Summary of Mapleton Fall Creek Neighborhood Land Use Plan meeting
November 12th

Approximately 12 individuals attended the November 12th Mapleton Fall Creek Neighborhood Land Use Plan meeting held at Trinity Episcopal Church. This was the eighth overall meeting in an 11 month planning process to develop an updated plan for the Mapleton Fall Creek neighborhood.

The topic for this meeting was to review the draft copy of the Mapleton Fall Creek Neighborhood Land Use Plan. Keith Holdsworth began the meeting with an overview of the draft.

One change was previously added to the existing draft: The northwest corner of Fairfield Ave. and Watson Blvd. was originally identified as special use. Two parcels located there were changed to Over 15 Residential Units Per Acre and 3.5-5 Residential Units Per Acre.

In addition, a concern was raised that some of the large homes in the 3400-3700 block of Washington Blvd. that are shown as Office Commercial are actually occupied as single family residences. A discussion was held on how to allow the change from residential to office and in some cases, back to residential. The consensus was that another Critical Area might be added to address this area. Some text might show that the houses should appear residential if they are used as offices. Parking should be in the rear, and not external alterations should appear to the front or side facades. The houses should not be allowed to convert to apartments either. This would enable the continued option to be used as a single family residence if needed. Part of this discussion included an apartment house on 36th Street. It was recommended that it be shown as Over 15 Residential Units Per Acre.

Critical Area #10 was discussed and it was recommended that it be extended east to Central Ave to include the parcels on the north side of 28th Street. The majority of these parcels are parking lots for Office Commercial uses. It was recommended a mix of uses may be appropriate on these parcels to take advantage of the greenway/bikeway recommendation from the Destination Fall Creek plan.

Critical Area #5 was discussed. It was asked if drinking establishments would be allowed in the recommendation. Staff indicated that drinking establishments are not necessarily excluded from a Community Commercial recommendation, but they would not be allowed in a C3C zoning, which is recommended for that critical area. Drinking establishments would need a C4 zoning, or a variance to the existing C3 zoning or proposed C3C zoning. This provision would not apply to restaurants which are allowed in the existing C3 and proposed C3C zoning.

Keith Holdsworth then presented a Commission Initiated Rezoning map with 21 locations that were suitable for rezoning. These rezonings are mostly corrections or modifications that would allow what is existing on the parcels now. City staff wishes to work with a neighborhood organization or CDC and the parcel owners to facilitate rezoning at no cost to the owners if they agree and sign off.

It was asked if the Proposed Commission Initiated Rezoning map, the Existing Land Use Map and the Existing Zoning Map could be added to the planning document.

It was then asked if there was any negative implication to rezoning a community garden to PK1. It was noted that you would have to rezone it back to a Dwelling zoning category if the owner wanted to build a house on the parcel once it stopped being a community garden.

It was noted that the Historic Meridian Park neighborhood pocket park had been added to the map.

The next steps in the adoption process were discussed.

Adoption is scheduled for December 18, 2013, at 1:00 pm in the Public Assembly room on the second floor of the City County Building.