

Moab Planning Commission Agenda Item

Meeting Date: August 22, 2019

Title: Public Hearing and Possible Action on a Preliminary Plat for the Abbey Subdivision, located on Powerhouse Lane and consisting of 66 single family lots and 16 twin home lots.

Disposition: Discussion and possible action

Staff Presenter: Nora Shepard, Planning Director

Attachment(s):

- Attachment A: Application for the Abbey Subdivision
- Attachment B: Project Narrative
- Attachment C: Draft Preliminary Plat
- Attachment D: Preliminary Traffic Study
- Attachment E: Public Input

Recommended Motion:

I move to approve the Preliminary Plat for the Abbey Subdivision, located on Powerhouse Lane and Mill Creek Drive, consisting of 66 single family lots, 16 twin home lots and 4 estate lots. Prior to Final Plat Approval, the following conditions must be met:

1. The City Engineer shall review and approve all subdivision improvements.
2. The Final Plat submittal will have to include landscape and irrigations plans for review and approval.
3. The Final Plat submittal will have to include details and specifications for all trails and open space.

Project Data:

Applicant: Michael Bynum
Property Owner: Red Rock Partners, LLC
Location: Mill Creek Drive and Powerhouse Lane (both sides of the road)
Acreage: 21.53 acres
Proposed Use: 66 Single Household Lots, 16 Twin home Lots and 4 Estate Lots
Zoning: R-2 (Single Family and Two-household Residential) and RA-1 (Residential Agricultural Zone)
General Plan: Residential and Residential Agriculture
Special Permits: Flood Plain Permit required

Background:

An application for the Abbey Subdivision was submitted to the City on January 17, 2019. The original application was slightly different from the project as currently proposed. The changes have occurred during the review process. The project was reviewed by the Development Review Team on several occasions. There have been 3 rounds of comments and resubmittals.

Project Description:

Density - The Project Narrative attached as Attachment B was submitted when the original application was filed. The current proposal includes 4 lots of over an acre in the RA-1 Zone. There are 66 single household lots that range from ___ to ___ with an average lot size of _____. All single-family parcels are over 5,000 sf as required by the R-2 Zone. The R-2 allows two household dwellings on parcels over 6,000 sf. All twin-home lots are over 6,000 sf in size with each half of the lots being greater than the minimum 3,000 sf.

Subdivision Configuration – The subdivision is on both side of Millcreek and Powerhouse Lane. The twin home lots are located along Millcreek Drive. Access to the twin home lots will be via Edward Lane and will not front on Millcreek Drive. The single household lots are behind (or west) of the twin home lots. The estate lots are located further back off the road. There is a loop road upon which most of the lots are located.

Roadway and Street Improvements – The streets shall follow the City of Moab Minor Street typical section, including sidewalks, curb, gutter and asphalt striping. Powerhouse Lane and Mill Creek Drive will be improved to the City of Moab minor street standard which includes curb, gutter and sidewalk. The intersection with Mill Creek Drive will be improved further to provide turn lanes and movements. Mill Creek Drive, adjacent to the development, will include a shared center turn lane, and bike lanes. Some minor pavement widening will be required. A Preliminary Traffic Study was Completed and is attached as Attachment D.

There are two access points proposed off existing public roads and there is a 20-foot wide easement provided that can be used by emergency personnel.

Open Space and Trail Connections – There is a greenway within the subdivision that runs north/south. The greenway will provide stormwater management facilities and open space for residents. A trail will be included through the green space area. A trail connection is planned from the Bonita Development to the south and could connect to a trail extension of the Mill Creek Parkway.

Storm Drainage – The City Engineer has been working with the project engineer on storm drainage. A drainage study was submitted with the original application. Prior to final plat approval, the City Engineer will further review and approve the drainage plan.

Floodplain – The Mill Creek Floodplain is located at the north end of the project. There will be no development in the floodway. Some of the parcels do contain portions of the floodplain. Building on those lots will be required to be toward the front of the properties and will have to have a finished floor elevation above the floodplain elevation. The City Engineer will need to issue a Floodplain Permit.

Water and Sewer – Sewer service will be provided by Grand County Water and Sewer Service Agency (GWSSA). Sewer will provided for each lot. Drinking water will be provided by the City of Moab.

General Plan:

The proposed subdivision is consistent with the Moab City General Plan. The Future Land Use Plan shows the area as appropriate for residential development and residential agriculture consistent with the layout of this subdivision.

Code Compliance:

The proposed preliminary plat is consistent with the requirements for a preliminary subdivision plat as stated in Section 16.12.050 and 16.12.050.

Process:

A Preliminary Plat requires review by the Planning Coordinator, the City Engineer, the utility supervisor, the utility companies and other agencies. That review was completed. The Planning Commission is required to hold a public hearing before acting on the plat. An application for Final Plat will be required to be applied for, reviewed and approved by the City Council, with a recommendation from the Planning Commission. The Planning Commission will, therefore, also be reviewing the final plat.

Public Input:

The City has received written public input. That input is included in Attachment E.