

PLANNING RESOLUTION #15-2019

A RESOLUTION RECOMMENDING APPROVAL OF A ZONING MAP AMENDMENT FOR PROPERTY OWNED BY ROBERT AND KELLY WARD AT 545 KANE CREEK BOULEVARD, FROM R-3 MULTI-HOUSEHOLD RESIDENTIAL ZONE TO C-4 GENERAL COMMERCIAL ZONE, AND AMENDING THE CITY OF MOAB OFFICIAL ZONING MAP

WHEREAS, Robert and Kelly Ward, (“Owner”) submitted an application for an amendment to the Official Zoning Map for the City of Moab, Utah;

WHEREAS, the approximate 2.35-acre property is currently zoned R-3 (Multihousehold Residential) and the Applicant has requested a zoning map amendment to C-4 (General Commercial); and

WHEREAS, the property is undeveloped and there is C-4 Zoning in the immediate vicinity; and

WHEREAS, Applicant is aware that a site plan may be required for development if the amended zoning is approved; and

WHEREAS, Applicant provided the Planning Commission (Commission) with an application and the appropriate documents as required in MMC Section 17.04; and

WHEREAS, the Commission reviewed the application in a duly advertised public hearing held on September 12, 2019, to review the allowed uses in the R-3 and the C-4 zoning districts; and

WHEREAS, the Commission determined that the amendment to the zoning map is in accordance with the General Plan and development trends of the community to provide a necessary transition buffer between commercial and residential zoning; and

WHEREAS, having evaluated the staff report, statements from the Applicant and the public, the Commission concluded that the proposed change in the zoning for this property was an acceptable amendment to the Official Zoning Map; and

WHEREAS, the Commission has determined that the review standards in Moab Municipal Code chapter 17.04.060, *Map amendment approval criteria*, have been met as follows:

- A. The proposed zoning classification for commercial use is compatible with the majority of surrounding uses and impacts to the existing development can be mitigated,
- B. Adequate facilities are available to serve the type and scope of the development suggested by the proposed zoning classification,
- C. The surrounding residential uses will be buffered from other residential development in the area; and
- D. The application conforms to the provisions of the Moab General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MOAB, UTAH, having considered public comment, Staff comments, and discussion of the pertinent aspects of the proposed development, by adoption of Planning Resolution #15-2019, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, the Planning Commission favorably recommends that City Council approve the application to rezone the Ward Property in the R-3 Multihousehold Residential Zone to C-4 General Commercial Zone.

Allison Brown
Chair

Date