

1. Narrative describing the project and its relationship to and compliance with the elements, goals, and policies of the Moab General Plan.

When the current Community Rebuilds (CR) campus was established, CR replaced overnight rentals and a second home with workspace and housing for our organization and housing VISTA's and other community interns, many of whom do not receive pay for their service. This change helped reinforce the long-term residential character of our neighborhood. CR is proposing a change in the zoning of the campus properties in order to provide more opportunities for affordable housing and workspace for our program. These changes will further reinforce the neighborhood's residential character and advance several components of the City of Moab General Plan.

Changing 140 S to C-2 Commercial-Residential zoning will allow us to build an ADA accessible office along the public street. The current CR workspace is located down a flag lot on the neighboring property. We receive a wide variety of visitors, from potential homeowners to USDA representatives, who have occasionally knocked on other doors down the street in search of our workspace. 140 S is currently bordered by C-2 zoned parcels (Cali Cochitta and Wabi Sabi Thrift Store). The proposed zone change would consolidate the C-2 zone along 200 E. We will also add a deed restriction prohibiting future overnight accommodation development on this parcel. We intend to preserve all of the dwellings on our properties as affordable housing in perpetuity.

The 140 S zone change to C-2 supports Goal 7: Commercial within Element 3: Land Use and Growth in the City of Moab General Plan by promoting appropriate commercial developments while maintaining quality of life for residents. We will transform the existing blank, unlandscaped parking lot into a beautiful landscape surrounding the new office. This change will improve the walk down 200 E and improve the transition between commercial and residential areas in our neighborhood.

Changing 150 S to R-3 Residential zoning will maintain this more secluded flag lot as a residential area. This parcel currently contains a bunkhouse for CR volunteer interns and the current office will be converted into additional affordable housing for AmeriCorps VISTA's and other interns who serve the Moab community.

The 150 S zone change to R-3 supports Goal 2: Affordable Housing within Element 4: Housing in the City of Moab General Plan by improving the ability of all Moab residents to access to affordable, quality housing.