



## Moab City Council Agenda Item

Meeting Date: January 14, 2020

### Title:

ACTION ITEM – DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 2020-01 APPROVING A ZONING MAP AMENDMENT FOR PROPERTY OWNED BY THE CITY OF MOAB AT 193 WALNUT LANE FROM R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD RESIDENTIAL ZONE TO R-4 MANUFACTURED HOUSING RESIDENTIAL ZONE, AND AMENDING THE CITY OF MOAB OFFICIAL ZONING MAP

**Date Submitted:** October 24, 2019

**Staff Presenter:** Kaitlin Myers, Senior Project Manager

**Applicant:** City of Moab

**Location:** 193 Walnut Lane (mailing addresses 250 & 280 W Walnut Lane)

**Zoning:** Currently split-zoned with R-2 Single-Household and Two-Household Residential Zone to the north and R-4 Manufactured Housing Residential Zone to the south; requesting R-4 to be applied for both parcels.

### Attachment(s):

Exhibit A: Draft Ordinance #2020-01

Exhibit B: Applicant Statement

Exhibit C: Property Survey

Exhibit D: Vicinity Map showing surrounding uses and zoning

**Options: City Council is being asked to discuss and possible approve Ordinance 2020-01 approving for the requested rezone. Options for action include:**

1. Approve Ordinance 2020-01 with or without edits; or
2. Deny Ordinance 2020-0 with specific findings supporting the recommendation; or
3. Continue or table action to a later meeting with specific direction to the City Staff and Applicant as to additional information needed to make a decision.

**Motion for recommending approval:** I move to approve Ordinance #2020-01, approving the zone changes for Community Rebuilds based on the findings required by Moab Municipal Code 17.04.060 Map amendment approval criteria.

### Background Information:

In late 2018, the City of Moab purchased two parcels located at 193 Walnut Lane. The current use on the property is a residential mobile home park, and the City intends to redevelop the parcels into a mixed-income multifamily housing project. The property is split-zoned, with R-2 (Single-Household and Two-Household Residential Zone) to the north and R-4 (Manufactured Housing Residential Zone) to the south. The requested rezone will change 1.62 of the 2.91 acres from R-2 to R-4 so the entire property will be



in the same zone district.

**Parcel Description:**

The current use of the property is a residential mobile home park and includes thirty-six (36) mobile homes. The City intends to redevelop the parcels to a mix-income multifamily housing development. Both manufactured housing and multifamily housing are permitted uses in the R-4 but not in the R-2 zone. All utilities are available to the site but will need significant improvements for the redevelopment. The adjacent properties are a mix of R-2, R-4, and C-2 zones and include single-family residential, multifamily residential, a mobile home park, overnight accommodations, and healthcare services uses.

**Zoning Map Change Criteria:**

Section 17.04.060 of the Moab Municipal Code sets forth criteria to consider with reviewing a Zoning Map Amendment. The criteria are listed below followed by a response or analysis by city staff as follows:

*17.04.060 Map amendment and approval criteria. The Planning Commission and City Council shall consider the following criteria in reviewing a proposed map amendment.*

*A. Was the existing zone for the property adopted in error?*

Staff Comment: It is likely the property was split-zoned in error, as the established R-2 zone was drawn down the center of the right-of-way for 200 N and does not follow property boundaries for three parcels along Walnut Lane.

*B. Has there been a change of character in the area including, but not limited to: the installation of public facilities or new utilities; other approved zone changes; new growth trends; deterioration of existing development; or the need for development transitions?*

Staff Comment: The property is located near the Hoodoo Hotel and Hoodoo Apartments, which are in various stages of completion. The Hoodoo has constructed one employee apartment building and a hotel and plans to develop overnight casitas and an additional phase of employee housing apartments.

However, neither the property itself nor many of the other adjacent parcels have changed character or undergone any substantial improvements. Once the property is rezoned, the City intends to proceed with redeveloping the property. Any new project on this site will be evaluated for its impact on City infrastructure and new improvements will be determined at the time of site plan or Planned Affordable Development application.

*C. Is there a need for the proposed zoning within the area or community?*

Staff Comment: Yes. The current use on the property is not permitted in the R-2 zone, and it is best planning practice to correct a split-zoning error when possible.



*D. Is the proposed zoning classification compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated?*

Staff Comment: The proposed zone change is compatible with the surrounding area. The adjacent properties are a mix of R-2, R-4, and C-2 zones and include single-family residential, multifamily residential, a mobile home park, overnight accommodations, and healthcare services uses.

*E. Will benefits be derived by the community or area by granting the proposed zoning?*

Staff Comment: Rezoning the property to R-4 will grant the City a higher residential density to develop more affordable and attainable housing for the community. Additionally, PAD developments are not permitted in the R-2 zone, so by amending the zone, the City will be able to use the PAD to redevelop the property.

*F. Are adequate facilities available to serve development for the type and scope of development suggested by the proposed zoning classification? If utilities are not available, can they be reasonably extended?*

Staff Comment: The facilities will need to be improved to serve a higher-density multifamily development. City staff plans to use the Planned Affordable Development (PAD) for this redevelopment and will address necessary mitigation impacts at that time, but they can be reasonably improved to serve the increased density proposed for this site.

*G. Does the application conform with the provisions of the Moab General Plan, the Land Use Code, and applicable agreements with affected governmental entities?*

Staff Comment: The Future Land Use Map of the General Plan shows this property as Residential, reflecting the current R-2 and R-4 zoning. As stated in the Project Narrative submitted by the applicant (Exhibit B), the zone change will comply with the elements, goals, and policies of the Moab General Plan, including the following:

- *Promote a variety of housing types and neighborhoods for primary residences.*
- *Encourage housing opportunities for a variety of needs and income levels.*
- *Promote strategies that improve the ability of all Moab residents to have access to affordable, quality housing.*

**Comparison of Uses:**

The following table shows the permitted uses in the R-2 and R-4 zones.

<b>Permitted Uses in the R-2 Zone</b>	<b>Permitted Uses in the R-4 Zone</b>
ADUs	ADUs
Agriculture	Agriculture
Daycare	Boys' and girls' schools and correctional institutions
Foster care homes	Daycare
Group homes	Group homes
Home occupations	Home occupations



One household dwellings and accessory uses	Mobile home parks and subdivisions
Places of worship	Multi-household dwellings
Planned unit developments	One household dwellings and accessory uses
Public facilities	Places of worship
Public libraries	Planned unit developments
Public parks and public recreation buildings	Public facilities
Schools	Public libraries
Two-household dwellings and accessory uses	Public parks and public recreation buildings
	Schools
	Two-household dwellings and accessory uses

**Planning Commission Action:**

On December 12, 2019, the Planning Commission held a public hearing on this zoning map amendment change. There were 4 comments made by the public. The comments were primarily from residents in Walnut Lane. Their primary concern was being displaced. The staff talked to the property owners and reassured them that they would not be displaced. One Comments was from the neighborhood adjacent to Walnut Lane. They did not necessarily oppose the project but wanted to make sure that it went through all the proper approval processes.

The Planning Commission unanimously recommends approval of the Ordinance.