

Applicant Narrative: Request Rezone from R-2 to R-4

Moab City Staff is applying to rezone the parcels at 250 and 280 W Walnut Lane from a split-zone of R-2 to the north and R-4 to the south to a continuous R-4 zone. The requested rezone will change 1.62 of the 2.91 acres from R-2 to R-4. The current use of the property is a residential mobile home park, and the City intends to redevelop the parcels to multifamily housing, which are both permitted uses in the R-4 but not in the R-2 zone. The adjacent properties are a mix of R-2, R-4, and C-2 zones and include single-family residential and healthcare services uses.

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.

The change will comply with the City's Future Land Use Plan, which designates the area as residential. Additionally, it is best planning practice to rectify split-zoning when possible, so this amendment will ensure the City is following best planning practices.

The rezone will not create any impacts that will require mitigation for the current uses on the site. It will bring a nonconforming use in the R-2 zone into a more appropriate zone district. Once the zoning is corrected, the City intends to proceed to create a master plan to redevelop the existing mobile home community into a higher density, affordable development for Moab residents. City staff plans to use the Planned Affordable Development (PAD) for this redevelopment and will address necessary mitigation impacts at that time.