

Moab Planning Commission Agenda Item

Meeting Date: February 27, 2020

Title: Review and Potential Action to Adopt Moab Planning Resolution #02-2020, Conditionally Approving a **Level II Site Plan for The Kane Creek Condominiums** on Property Located at 443 Kane Creek Boulevard Moab, Utah 84532

Date Submitted: September 12, 2019

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Property Owner: Kane Devco, LLC

Applicant: Architectural Squared, Courtney Kizer

Location: 443 Kane Creek Boulevard, Moab, Utah 84532

Zoning: R-3, Multi-Household Residential Zone

Attachment(s):

Exhibit A: Draft Planning Resolution #02-2020

Exhibit B: Application

Exhibit C: Project Narrative

Exhibit D: Plat

Exhibit E: Site Plan

Options:

1. Approve Moab Planning Resolution #02-2020, with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Site Plan Application, giving specific findings for decision.

Motion for Approval: I move to adopt Moab Planning Resolution #02-2020 approving The Level II Site Plan for the Kane Creek Condominiums, with the following condition:

1. All outstanding engineering comments shall be addressed to the satisfaction of the City Engineer as conditions of approval for Planning Resolution #02-2020, and satisfied prior to the issuance of a building permit. Comments included:
 - a. Fire and service lines are using a single line from the water main (C-300). There should be accomplished with two connections on the water main line. One for 8" fire service line, the other one for 3" service line. Meter should be located on the City ROW but not on the sidewalk. Please contact the Water Superintendent Levi Jones, if you have any question regarding water line.
 - b. We need a deed for the dedication of the road right-of-way before approving the plan.
 - c. Please correct the project name on the cover sheet.
 - d. Please make sure the final plan set is signed and sealed.
 - e. Please put City Engineer approve signature line on final civil plan set.

Background:

The Site Plan Application was initially submitted September 12, 2019 and was reviewed by the Development Review Team (DRT). The DRT comments were sent to the applicant October 4, 2019. The applicant resubmitted revised plans on December 12, 2019. The DRT comments on the revised plans were sent to the applicant January 21, 2020. The applicant replied with revised plans addressing outstanding comments on February 6, 2020. The remaining comments that the City Engineer has outlined must be met as conditions of approval prior to issuance of a building permit. At this time the Site Plan Application is being submitted for review to the Moab City Planning Commission, on February 27, 2020.

Project Description:

Location: 443 Kane Creek Boulevard, Moab UT 84532
 Property Owner: Kane Devco, LLC
 Applicant: Architectural Squared, Courtney Kizer
 Parcel Size: 2.16 acres
 Zoning: R-3, Multi-Household Residential Zone
 Proposed Use: Condominium Plat, Multi-Household Residential
 Project Size: 37,355 sf; (28,205 sf) finished living space
 Number of Units: (47) units
 Parking: (71) spaces; Including (2) ADA, (1) ADA Van
 1st Floor Area requirements: Units at least 500 sf

Narrative Summary:

The subject lot is currently zoned R-3 which includes multifamily residential as a use by right at a density of 2000 sf of site area per unit. No change in zoning is being requested. The lot is currently unimproved.

The proposed development will include (47) individual units on a 94,090 sf (2.16 Acre) lot resulting in a density of 21.75 units/ acre, maximum number of units is (47.05). Units vary from 500 sf to 735 sf.

The proposed scheme has (2) buildings with a total footprint area of 16,560 sf which correlates to a site coverage of 17.6%. 460 sf of open space is provided for each unit between open landscaped areas and roof top gathering spaces.

(1.5) exterior off-street parking spaces are provided for each residential unit for a total of (71) off-street parking spaces. The vehicular access points are proposed; one from Kane Creek Blvd and a second from Mountain View Drive.

General Plan Compliance:

The General Plan as expressed through the current Zoning Map designates this area as a R-3, Multi-Household Residential Zone. The proposed use is permitted within this zone.