AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT 478 MILL CREEK DRIVE, MOAB UT, AMENDING THE SUBJECT PARCEL ZONE FROM R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD RESIDENTIAL ZONE, TO C-5 NEIGHBORHOOD COMMERCIAL ZONE.

WHEREAS, the following describes the intent and purpose of this ordinance:

a. Applicant, Ashley Korenblat, and property owner, Cycling Resources Inc. has applied to rezone parcel #01-0MBO-0055 located at 478 Mill Creek Drive, Moab UT 84532. Taxing description of parcel: BEG N 691.4 FT & E 434.2 FT FROM SW COR SEC 6 T26S R22E; N 27°10'E 86 FT; S 6°49'E 30 FT; S 75°20'E 13.5 FT; S 70°21'E 135.4 FT; S 3°47'W 144.3 FT; NW'LY WITH 5° CURVE AT N R/W MILLCREEK DR. THE CHORD OF WHICH BEARS N 56°18'W 236.2 FT TO BEG 0.53 AC --(THIS IS PART OF LOT 69; BOWEN PLAT; NICHOLS-BOWEN SUBD.) ; and

b. To amend the subject parcel zone from R-2 Single-Household and Two-Household Residential Zone, to C-5 Neighborhood Commercial Zone; and

c. The subject parcel zoned R-2 is approximately 0.53 acres; and

d. The property is currently operating as a legal non-conforming use, as the Western Spirit Cycling commercial business, with proposed continued use for the immediate future; and

e. The adjacent zones include the C-5 Neighborhood Commercial, the R-2 Single-Household and Two-Household Residential Zone, and the R-4 Manufactured Housing Residential Zone. The adjacent properties include land use of residential and commercial; and

f. The applicant provided the Planning Commission with an application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly advertised public hearing held on December 10, 2020, where the item was positively recommend for approval to City Council; and

g. The Planning Commission determined that the amendment to the zoning maps is in accordance with the General Plan and development trends of the community. Having evaluated the staff report, statements from the applicant and the public, the Planning Commission concluded that the proposed change in zoning for this property was an acceptable amendment to the Official Zoning Map; and

h. The Planning 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 redevelopment suggested by the proposed zoning classification,

   C. The surrounding uses will be buffered from other residential and commercial development in the area; and

   D. The application conforms to the provisions of the Moab General Plan.
NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed zone change, by adoption of Ordinance #2021-01, does herby 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 City Council approves the application to rezone the property located at 478 Mill Creek Drive, Moab UT 84532, to C-5 Neighborhood Commercial Zone, amending the Official Zoning Map, is hereby APPROVED.


SIGNED: ________________________________
   Emily Niehaus, Mayor

ATTEST: ________________________________
   Sommar Johnson, Recorder