Title: Review and Consideration to Adopt Moab Planning Resolution #01-2020, Conditionally Approving a Level II Site Plan for The Four Corners Community Behavioral Health (FCCBH) – Moab Clinic and Clubhouse on Property Located at 76 E 300 North (Nob Hill) Moab, Utah 84532 in the C-5, Neighborhood Commercial Zone and approving a reduction in required parking

Date Submitted: July 29, 2019
Staff Presenter: Cory P. Shurtleff, Assistant Planner
Property Owner: Four Corners Community Behavioral Health, Inc.
Applicant: MHTN Architects – Curtis Leetham, AIA
Location: 76 E 300 North (Nob Hill), Moab, Utah 84532
Zoning: C-5 Neighborhood Commercial

Attachment(s):
Exhibit A: Draft Planning Resolution #01-2020
Exhibit B: Application
Exhibit C: Project Narrative
Exhibit D: Plat
Exhibit E: Site Plan
Exhibit F: Letter to Moab City from Applicant
Exhibit G: Parking Study
Exhibit H: City Engineer Conditions
Exhibit I: Water Consultant Conditions

Options:
1. Approve Moab Planning Resolution #01-2020, 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 #01-2020 approving The Level II Site Plan for The Four Corners Community Behavioral Health – Moab Clinic and Clubhouse, with the reduced parking requirement of (35) spaces as approved by the Planning Commission, and 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 #01-2020, and satisfied prior to the issuance of a grading permit and/or building permit.

Comments included as Conditions of Approval are expressed in attachments:
   a. Exhibit H: City Engineering Conditions
   b. Exhibit I: Water Consultant Conditions

Background:
The application for this Level II Site Plan was received from MHTN Architects – Curtis Leetham, AIA, and land surveyor Dayton Law, Civil Solutions Group, on July 29, 2019.
The site plan application was reviewed by the Development Review Team (DRT) resulting in a list of comments on September 3, 2019. These comments were addressed by the applicant in a resubmittal on November 12, 2019. The DRT reviewed the resubmittal, resulting in a revised list of comments that were re-addressed between the applicants and staff.

At this time, after review of the resubmitted materials, the Site Plan Application has been submitted for review to the Moab City Planning Commission, on February 13, 2020.

**Project Description:**
Location: 76 E 300 North, Moab UT 84532  
Property Owner: Four Corners Community Behavioral Health  
Applicant: MHTN Architects – Curtis Leetham, AIA  
Parcel Size: 1.92 acres  
Zoning: C-5 Neighborhood Commercial Zone  
Proposed Use: Professional Office & Clinic  
Project Size: ~16,400 sf  
Parking: (35) total; (4) ADA

**Narrative Summary:**
The Four Corners Community Behavioral Health (FCCBH) Moab Clubhouse and Clinic is proposed as an ~16,400sf, 2-story wood frame structure that will house the organization’s functions which are currently serving the regional community out of two separate buildings.

The proposed FCCBH facility is split into two main functions with the ground-level consisting primarily of counseling offices and group rooms and the upper-level comprised of activity and training spaces related to the treatment and services provided by the organization.

Vehicular access to the facility will be provided via a new private drive that will connect to 300 N and the new parking lot with stalls for 35 cars including (4) ADA accessible stalls. While this parking is for both employees and patrons of the facility, it has been calculated with consideration that most of the patrons arrive at the facility by walking or bicycle. Covered accommodations for bicycle parking will be provided in the exterior court area on the west end of the facility near the Clubhouse entrance.

**Parking Reduction:**
The standard computation of the proposed use for Off-street parking and loading – Number of spaces, requires 55 parking spaces. The applicant is proposing 35 spaces, and requesting a parking requirement reduction as it is allowed in Municipal Code Title 17.09.220. Q. *Special Exceptions to the Parking Requirements*. This reduction can be approved by the Planning Commission if the applicant can prove the lower than minimum requirement is adequate for the needs of the development.
The applicant has submitted information supporting their requested reduction in parking. It is attached as Exhibit F. In their analysis, they calculated the number of staff spaces necessary at any one time, the number of clients they can see at any one time, and observations of client behavior. The staff has reviewed the request and parking study and supports the request.

**General Plan Compliance:**
The General Plan as expressed through the current Zoning Map designates this area as a C-5 Neighborhood Commercial Zone. Related uses such as Group Homes, Day Care, Professional Offices, and Public Buildings are permitted uses within this zone.