PAD Site Plan Application: Walnut Lane Apartments

Project Narrative

The City of Moab is applying for a Planned Affordable Development (PAD) site plan to redevelop 250 and 280 W Walnut Lane into a sustainable, affordable multifamily development called the Walnut Lane Apartments. The site is composed of two parcels owned by the City and totals 2.91 acres.

The current use of the property is a manufactured home park. When the City purchased the property in 2018, it served 37 units; 10 of the units have vacated over time, and the City has cleared out these sites to prepare for redevelopment, so it currently services 27 occupied units.

The City is applying for the PAD to redevelop the site into an 80-unit multifamily development, including apartments and duplexes. Collectively, the units will total approximately 37,567 square feet, or 29% of the site; 43% of the site will be dedicated for parking and vehicular circulation and 28% will be open space. The site plan currently includes 132 parking spaces and will be accessed from two driveways located on Walnut Lane and one pedestrian path from 200N.

The site plan includes a bike barn area near the central open space, and the City will collect feedback from the current tenants, surrounding neighborhood, and community about other amenities to include in the open spaces; such amenities could include, but are not limited to, picnic tables, a playground, outdoor fitness equipment, and shade structures. The City also proposes solar structures around the perimeter of the parking lot, which will shade the sidewalks and cars at the site and provide electricity to the buildings, lowering the development’s net energy use and residents’ utility costs.

The Walnut Lane Apartments will be built in three phases to ensure current tenants are not displaced during the redevelopment. The first phase will take place in the southeast corner of the site and includes four stacked 2-bedroom duplex units. The second phase will be in the southwest corner and will include one 24-unit apartment building with 1- and 2-bedroom units. Phases one and two will all be deed restricted, and all the current residents will be relocated into the first two phases of the project. Phase three will include 38 units, including two apartment buildings and nine stacked duplex buildings, and will be a mix of market rate and deed restricted units. 66 of the 80 units (82.5%) will be deed restricted in accordance with the PAD requirements, and the remaining 14 will be market rate. All units will be long-term rentals.