Moab Planning Commission Agenda Item
April 22, 2021
Public Hearing and Possible Action

Title: Walnut Lane PAD Preliminary Site Plan Approval
Date Submitted: February 24, 2021
Staff Presenter: Nora Shepard
Property Owner: City of Moab
Applicant: City of Moab, represented by Kaitlin Myers, Special Projects Manager
Location: 250 and 280 W Walnut Lane
Zoning: R-4 Manufactured Housing Residential Zone

Attachment(s):
Exhibit A: Project Narrative provided by the applicant
Exhibit B: Preliminary Site Plan and Phasing Plan
Exhibit C: MMC Section 17.68 Planned Affordable Development (PAD)
Exhibit D: Phase 1 Floor Plans and Elevations
Exhibit E: Affordable Housing Plan
Exhibit F: Planning Resolution No. _____ (to be provided prior to the meeting)
Exhibit G: Staff Analysis of Performance Standards

Proposed Action:
The Planning Commission will hold a public hearing, followed by discussion and potential action on the Walnut Lane PAD Preliminary Site Plan

Options for Action:
1. Approve the Preliminary Site Plan by adoption Resolution number ____, a resolution approving the Preliminary Site Plan for Walnut Lane located at 240 and 280 W Walnut Lane for a redevelopment to include 80 units.
2. Continue action to a later meeting with specific direction to the staff and applicant as to additional information needed to take action on the plan
3. Deny the Preliminary Site Plan with specific findings supporting the denial.

Background:
Moab City purchased the property at 250 and 280 Walnut Lane in 2017. The current use is a manufactured home park with 37 units, 10 of which had been vacated over time. The property now contains 27 occupied units. The City’s intent was to purchase the property to redevelop the site for approximately 80 units under the Planned Affordable Development (PAD) section of the MMC. The City Council directed staff to move forward with redevelopment of the site and to ensure that the current tenants are not displaced during the redevelopment. Since the City purchased the property, there have been significant maintenance issues and the City serves as the property manager at this time. The intent is for all the units to be apartments that are rented out to qualifying tenants.

A Request for Qualifications was issued, and the City hired a development team to assist in project development and design. The team includes local architects and engineers who
understand some of the unique characteristics of this site and of Moab. Over the past several months, the team has been working with City Staff, existing residents of Walnut Lane, and service providers to develop an overall site plan for the property and to develop more detailed planning for phase 1. The goal is to be able to move forward with phase 1 as soon as possible. Both the Preliminary Site Plan for a PAD and the Final Site Plan for phase 1 (City Council approval) must be approved prior to commencement of construction.

Project Description:
Parcel Size: 2.91 acres
Zoning: R-4 Manufactured Housing Residential Zone
Proposed Use: 80 rental units

Narrative Summary:
The applicant has prepared a Project Narrative that is provided as Exhibit A. I include some of the information in this staff report as follows:

“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.”

The Preliminary Site and Phasing Plan is attached as Exhibit B
Process:
The City adopted the PAD provisions of the MMC in Spring of 2019. Since that time, no applications have been processed under the PAD (Section 17.68 of the MMC, attached as Exhibit C).

The intent of the PAD is described as follows:
*The purpose of this chapter is to allow planned affordable developments (PAD) that provide incentives for the development of affordable housing. To qualify, PAD affordable housing units are subject to deed restrictions that preserve the affordability of the units for a period of not less than fifty years. The affordability controls provided in this chapter are voluntary, entered into by contract between the City and the applicant in exchange for the zoning concessions authorized herein."

The Planning Commission reviews and approves the Preliminary Plan. Section 17.068.060 A4 of the MMC states:

"Planning Commission Review. Preliminary plat or preliminary site plans that have completed staff review will be forwarded to the Planning Commission with a staff recommendation. The Planning Commission shall hold a public hearing to review the application and receive public comment, and it may: (a) approve the application; (b) deny the application; (c) approve the application subject to conditions; or (d) table the application pending receipt of additional information.

a. At preliminary plat/plan review the applicant shall demonstrate that the plat or plan meets all submittal and performance criteria. Final construction drawings are not required, but all submittals must demonstrate the feasibility of the final design and conformity with this chapter, applicable codes, and design standards."

There are specific performance standards required in section 17.68.050. The preliminary plans have been designed to meet the performance standards. Exhibit G lists the standards followed by staff comments as to this projects compliance.

The Final Site Plan for each phase will require approval by the City Council as an ordinance incorporating all the design drawings, the final plan, the conditions and all development agreements comprising the Pad.

The Planning Commission is being asked to approve the overall Preliminary Plan. The process set forth in the MMC requires the project to receive Site Plan Review consistent with Section 17.67 Site Plan Review.

Phase 1
While the City Council is the review authority for each final phase, the following information is provided to the Planning Commission as background information. The first phase, as shown Exhibit B, will take place on the southeast corner of the site and includes four stacked 2-bedroom units for a total of 8 units. All the bottom floor units will be ADA accessible. This area contained manufactured homes that have been vacated and removed or relocated to provide the space for phase 1. There will also be site improvements done that are necessary for the first phase and to lay the groundwork for the subsequent phases.
The units in the first phase are proposed to be modular units built by IndieDwell. Attached as Exhibit D are some preliminary floor plans and elevations. Meetings have been held with the current residents of Walnut Lane to review and comment on design, location, and color. Final specifications of these first 8 units are being developed with input from the residents.

**Affordable Housing Development Plan**

An important part of a PAD Development is an Affordable Housing Plan. The City Council will be responsible for approving the Affordable Housing Plan. The draft Plan is attached as Exhibit E.

The Walnut Lane Apartments shall include 80 units for rent; 66 of the units (82.5%) shall be deed restricted per the PAD eligibility requirements, and 14 units shall be market rate. The project is located on 2.91 acres, includes 132 parking spaces, and shall be accessed by two driveways from Walnut Lane and one pedestrian path from 200N. The project manager, Kaitlin Myers, has been working with the Housing Authority of Southern Utah (HASU) to prepare necessary deed restrictions and to discuss enforcement and management of the deed restrictions.