Title: Consideration and Possible Approval of Planning Resolution #04-2021, A Planning Resolution Approving the Site Plan Application for the Radcliffe Phase II Site Plan, property located at 471 S Main Street, Moab UT 84532.

Disposition: Discussion and Possible Action

Staff Presenter: Nora Shepard, Planning Director, and Cory P. Shurtleff, Assistant Planner

Attachment(s):
- Exhibit 1: Draft Planning Resolution #04-2021
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Approved LLA Plat for Subject Parcel
- Exhibit 5: Site Plan

Options:
1. Approve with or without modifications;
2. Continue action on the item and give specific direction to the applicant and staff as to additional information needed;
3. Deny the Application.

Motion for Recommendation: I move that the Planning Commission approve Planning Resolution #04-2021, A Planning Resolution Approving the Radcliffe Phase II Site Plan Application, property located at 471 S Main Street, Moab UT 84532.

Applicant: Rob Radcliffe, Owner.

Background:
Rob Radcliffe, applicant and owner, submitted the City of Moab Pre-Application Meeting Request Form, with associated materials on December 2, 2020. This application was reviewed by the City of Moab Development Review Team, with comments sent back to the applicant and a Pre-Application Meeting held with the applicant and development team. Corey Middleton, Project Architect, and Rob Radcliffe submitted the Site Plan Application, with associated materials on February 11, 2021. This application was reviewed by the City of Moab Development Review Team on March 3, 2021. Applicants resubmitted materials to address DRT Comments March 19, 2021, and April 27, 2021. The amended submittal materials addressed outstanding DRT comments, at this point the Site Plan Application was submitted to the City of Moab Planning Commission for approval on May 27, 2021.

Project Summary:
Location: 471 S Main Street, Moab UT
Property Owner: Rob Radcliffe
Applicant: Rob Radcliffe and Corey Middleton, Architect
Parcel Size: 0.99 Acres
Current Zone C-3 Central Commercial Zone
Proposed Use: Existing Hotel, Proposed Pool and Laundry Facility

Narrative Summary:
Rob Radcliffe, owner of the Radcliffe Hotel currently under construction, purchased the adjacent parcel to the South of his property where the existing Chevrolet and Ford Dealership currently operates, at 481 South Main Street. Rob Radcliffe coordinated agreements to continue the existing Dealership use on the west side of the property, and proposed a lot line adjustment to expand the 471 S Main Street, Hotel property, on the east side of the subject parcels. This Lot Line Adjustment would allow the Hotel more area to reconfigure its existing pool plans and laundry facilities.

The applicants submitted a Petition to Vacate, Alter, or Amend a Plat to the Moab City Council, and the proposed Lot Line Adjustment was approved on April 13, 2021. They are now submitting the Site Plan Application to approve the proposed pool and laundry facility reconfiguration from the previously approved Radcliffe Hotel Site Plan.

Process: Site Plan Review
Section 17.67.050 of the Moab Municipal Code allows the Planning Commission to review and approve Level II Site Plan Applications. plat conversion of a Townhome Plat via Condominium Conversion, having been reviewed and recommended by Planning Staff, as it is defined by below:

17.67.050
Review Procedures.

D. Level II Applications. Level II applications shall first be reviewed by the DRT, which shall issue a staff report identifying recommendations for the project. The land use authority for Level II applications shall be the Planning Commission, which may approve, approve subject to conditions, or deny the application.

17.67.060
Approval Criteria.

A. The following criteria govern site plan approval:
   1. Compliance with applicable Moab ordinances and building codes;
   2. Availability of necessary utilities, including culinary water, sewer, electricity, natural gas, and the like;
   3. Consistency of the design with Moab advisory documents; and
   4. Accuracy and truthfulness of submittals or representations in the application.

B. Discretion to Grant Conditional Approval. The applicable land use authority has discretion to impose conditions during the review process that address: (1) deficiencies in the application; (2) performance of the design in providing efficient access, vehicle circulation, connectivity, pedestrian/nonmotorized vehicle access; (3) buffering of off-site
impacts; (4) storm water management and flood damage prevention; (5) landscaping and architectural design; (6) utility design issues; and/or (7) other provisions of Moab ordinances or advisory documents.

C. Statement of Reasons in the Event of Denial. Where an application is denied, the land use authority shall provide a statement of reasons explaining the basis for its denial.

D. Code Violations. The City may properly decline to review or approve any application where the property that is the location of the application has outstanding municipal code or building code violations. Where such violations exist, the City may decline further review of the application until such time as all violations are abated and applicable fines, fees, or taxes applicable to the property are paid. (Ord. 17-18 (part), 2017)