

Moab Planning Commission Agenda Item
Atlas Apartments Level II Site Plan Application
Meeting Date: April 28, 2022

Title: Consideration and Possible Conditional Approval of Planning Resolution #02-2022, A Planning Resolution Conditionally Approving the Preliminary Level II Site Plan and Final Phase I Site Plan for the Atlas Apartments on Property Located at 719 West 400 North, Moab UT 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Planning Resolution #02-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Recorded County Plat
- Exhibit 4: Civil Site Plan
- Exhibit 5: Landscaping Site Plan
- Exhibit 6: Phase I Floor Plans & Elevations

Options:

1. Conditionally Approve Moab Planning Resolution #02-2022, 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.

Recommended Motion: I move that the City of Moab Planning Commission Conditionally Approve Planning Resolution #02-2022, A Planning Resolution Conditionally Approving the Preliminary Level II Site Plan and Final Phase I Site Plan for The Atlas Apartments on Property Located at 719 West 400 North, Moab UT 84532, with the following condition:

- a. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval.

Background:

The applicant and property owner, Ben Byrd, submitted the appropriate applications and submittal materials for the Level II Site Plan on April 4, 2022. The Site Plan Application was reviewed by the Development Review Team (DRT) on April 6, 2022. Following the response to the DRT comments in the resubmittal materials, the DRT found the outstanding comments were sufficiently addresses to submit to the Planning Commission for Conditional Approval, with the remaining comments to be addressed prior to Building Permit Approval. At this time the Site Plan Application has been submitted for review by the Moab City Planning Commission, on April 28, 2022;

proposed as a conditional approval pending the completion and submittal of outstanding comments and materials.

Project Description:

Location: 719 West 400 North, Moab UT 84532

Property Owner: Ben Byrd

Applicant: Ben Byrd, Jeff Pillus Set Engineering

Parcel: 01-0002-0012 (170675 sf) (3.91 acres)

Zoning: R-4 Manufactured Housing Residential Zone

Proposed Use: Residential Multi-Household Apartments

Project Size: 80-unit Multi-Household Apartment Development

Parking: 129 spaces (71 Covered, 58 Uncovered); 3 ADA

Narrative Summary:

The proposed development consists of 12 Multi-Household Dwelling units and complete site infrastructure in Phase I. Future phase development of Building B with 20 units, Building C with 20 units in Phase II; Building D with 8 units, Building E with 6 units, Building F with 14 units, a Facility Building with Office, Mail, Gym, and Pool in Phase III. The proposed development will maintain private utility infrastructure on site, and operate as a private development property.

Process: Site Plan Review

Section 17.67.050 of the Moab Municipal Code (MMC) regulates the Review Procedures for a Level II Site Plan Application. The Planning Commission acting as the Land Use Authority shall provide the approval of the submitted Atlas Apartments Site Plan Application, Planning Resolution #02-2022, based on the Approval Criteria identified in MMC Section 17.67.060.

17.67.050

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.