

Moab Planning Commission Agenda Item
Western Spirit Redevelopment Level II Site Plan Application
Meeting Date: May 12, 2022

Title: Consideration and Possible Approval of Planning Resolution #05-2022, A Planning Resolution Approving the Western Spirit Redevelopment Level II Site Plan on Property Located at 478 East Mill Creek Drive, Moab UT 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

Exhibit 1: Draft Planning Resolution #05-2022

Exhibit 2: Vicinity Map

Exhibit 3: Recorded County Plat

Exhibit 4: Site Plan & Civil Plan

Options:

1. Approve Moab Planning Resolution #05-2022, with or without modifications; or
2. Continue or table item 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 Approve Planning Resolution #05-2022, A Planning Resolution Approving Level II Site Plan for The Western Spirit Redevelopment on Property Located at 478 E Mill Creek Drive, Moab UT 84532.

Background:

The applicant, Courtney Kizer, Architectural Squared, representative for the Owner of record, Cycling Resources Inc, Ashley Korenblat, for 478 E Mill Creek Drive, Moab UT 84532, submitted the appropriate applications and submittal materials for the Level II Site Plan on March 31, 2022. The Site Plan Application was reviewed by the Development Review Team (DRT) on April 4, 2022. Following the response to the DRT comments in the resubmittal materials, the DRT found the outstanding comments were sufficiently addressed to submit to the Planning Commission for Approval. At this time the Site Plan Application has been submitted for review by the Moab City Planning Commission, on May 12, 2022.

Project Description:

Location: 478 E Mill Creek Drive, Moab UT 84532

Property Owner: Cycling Resources Inc, Ashley Korenblat

Applicant: Courtney Kizer

Parcel: 01-0MBO-0055 (22,925 sf) (0.52 acres)

Zoning: C-5 Neighborhood Commercial Zone

Proposed Use: Redevelopment of Existing Use, Professional Office and Employee Dwellings

Project Size: 6023sf office building (4 employee dorm units)

Parking: 24 spaces (4 ADA, 10 Standard Spaces, 5 (10) tandem spaces)

Narrative Summary:

Narrative provided by Applicant:

“Included in the attached files are documents pertaining to the demolition of an existing building and new construction of a 6000 SF office building for Western Spirit Cycling at 478 E Millcreek Drive, Moab, UT 84532. The property currently functions as a headquarters for the cycling company in a small, older building. In accordance with the City of Moab LUC, the renovation of the property will maintain its function as a commercial property but increase the size of useable space and streamline the operations of the business. There are 4 ADA and 10 standard parking spaces proposed. There are an additional 10 tandem spaces for employee use that will double as trailer parking during off season times when guest parking requirements are limited to non-existent. Thus, a total of 24 spaces are provided.

Renovations include approximately 4650 SF of conditioned interior space, 1350 SF of unconditioned interior storage and mechanical space and 2,400 SF of useable outdoor space. 4 dorm rooms are included on the ground level and will be appropriately fire separated from the business functions of the rest of the building.

Two-way access to the site is provided from Oliver Circle and Mill Creek Drive. An additional one-way entry drive is provided on Mill Creek Drive.”

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 Western Spirit Redevelopment Site Plan Application, Planning Resolution #05-2022, 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.