

Moab Planning Commission Agenda Item
Planning Resolution No. 08-2022
Meeting Date: July 28, 2022

Title: Consideration and Possible Conditional Approval of the Level II Site Plan for the 2x3 Townhomes & Condominiums Project on Property Located at 175 South 300 East, Moab UT 84532

Disposition: Discussion and Possible Action

Staff Presenter: Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Vicinity Map
- Exhibit 2: Project Narrative
- Exhibit 3: 2x3 Townhomes Site Plan Drawings
- Exhibit 4: Landscaping Plan
- Exhibit 5: Renderings
- Exhibit 6: Planning Resolution No. 08-2022

Options:

1. Conditionally Approve the Site Plan Application;
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to decide; 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 the Level II Site Plan for the 2x3 Townhomes & Condominiums Project on Property Located at 175 S 300 E, Moab UT 84532, with the following condition:

1. All comments shall be addressed to the satisfaction of the Moab City Engineer, and Planning Director prior to Building Permit Application Approval. Comments include:
 - a. The project will need a Condominium and Townhome plat. The application should include CC&R's and HOA information according to state law.
 - b. Resubmitting a Lighting Plan indicating the changes required by the last DRT comment review which were: In response to the Applicant's comment on Sheet A105 regarding parking lot safety lighting and permitted lumen count, it has been determined that several fixtures are considered exempt (safety-related) from lumen count. This allows for more parking safety related light fixtures to be installed. With the removal of eight (8) Landscape Lighting LED Horizontal Step Lights at 68 lumen per fixture and thirteen (13) Vex LED Outdoor Wall Sconces at 199 lumens per fixture, the Applicant has an additional 3,131 lumens to assign to recommended parking lot safety lighting minimums.

Background:

The applicant, Courtney Kizer, initially submitted on behalf of the property ownership, Kyle Kaiser, the appropriate applications, and submittal materials for the Level II Site Plan on March 28, 2022. The Site Plan Application was reviewed by the Development Review Team (DRT) on

April 6, 2022. Following the response to DRT comments in the Resubmittal materials, submitted June 29, 2022, the DRT found the outstanding comments were sufficiently addressed. At this time the Site Plan Application has been submitted for review by the Moab City Planning Commission, on July 28, 2022.

Project Description:

Location: 175 S 300 E, Moab UT 84532

Property Owner: Kyle Kaiser

Applicant: Courtney Kizer

Parcel: 01-0B01-0004 (42,845.09 sf) (0.99 acres)

Zoning: R-3 Multi-Household Residential Zone

Proposed Use: Residential Multi-Household Apartments

Project Size: 8-Unit Townhomes and 13-Unit Condominium Multi-Household Apartment Development

Parking: 38 spaces

Narrative Summary:

Provided by Applicant:

Included in the attached files are documents pertaining to the demolition of an existing building and new construction of an 8-unit Townhome building and 13-unit Condo building on behalf of Kyle Kaiser at 200 E 300 S, Moab, UT 84532. The property is currently a vacated mobile home park. In accordance with the City of Moab LUC, the renovation of the property will maintain its function as a residential property but increase the number of units available to the community. There are 2 ADA and 20 standard surface parking spaces proposed. There are an additional 16 spaces in enclosed, dedicated townhome garages. Thus, a total of 38 spaces are provided.

The condominium building includes 10,800 SF of conditioned interior space, 650 SF of covered patio space & 2,500 SF of covered circulation.

The townhome building includes 15,200 SF of conditioned interior space, 3,700 SF of interior garages & 3,400 SF of outdoor patio space.

Two-way access to the site is provided from 200 East as well as 300 South.

Please let me know if there is any additional documentation you need in order to process our application.

Much appreciated,

Courtney Kizer, AIA, LEED BD&C, NCARB

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 2x3 Townhomes Site Plan Application 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.