

ZONING MAP AMENDMENT MATRIX

**MUNICIPAL CODE ANALYSIS
SECTION: 17.040.060**

Title	Section	Factor	Finding	Rationale
Map amendment approval criteria	17.04.060	The Planning Commission and City Council shall consider the following criteria in reviewing a proposed map amendment:		
		A. Was the existing zone for the property adopted in error?	Complies	The land was not necessarily zone C-4 in error. However, the Utah State University master plan designated the property and area for residential uses in 2012 when the property was annexed. At that time, the zoning was generally placed in straight lines, not knowing where future development would physically take place.
		B. Has there been a change of character in the area including, but not limited to: the installation of public facilities or new utilities; other approved zone changes; new growth trends; deterioration of existing development; or the need for development transitions?	Complies	Utah State University started developing the Moab Campus. As part of developing the Campus, USU will need to provide housing as it grows. The proposed residential units are meant to meet this need.
		C. Is there a need for the proposed zoning within the area or community?	Complies	There is a need throughout the Moab City area for housing. This will help meet the requirements for Moab's General Plan in providing different housing types.
		D. Is the proposed zoning classification compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated?	Complies	There are no foreseen adverse impacts. The area is undeveloped at this time except for the initial campus building and any new development will meet City Code requirements.
		E. Will benefits be derived by the community or area by granting the proposed zoning?	Complies	Goal 8 of the City's General Plan is to provide a greater diversity of development types. The new proposed twin homes fulfills a need in the City for higher density than single-family uses.
		F. Are adequate facilities available to serve development for the type and scope of development suggested by the proposed zoning classification? If utilities are not available, can they be reasonably extended?	Complies	The reason for the zone change is so that the development Aggie Townhomes Phase II will meet City Code requirements. The proposed development has been reviewed by all utility departments. Any upgrades will be installed as necessary.
		G. Does the application conform with the provisions of the Moab General Plan, the Land Use Code, and applicable agreements with affected governmental entities? (Ord. 08-03 (part), 2008)	Complies	The zoning amendment will support the City's general Plan, USU's Master Plan for Moab, the criteria found in the Pre-annexation agreement and submitted all the requirements for a complete application.