

Moab Planning Commission Agenda Item
Aggie Apartments Phase I Site Plan Application
Meeting Date: October 13, 2022

Title: Consideration and Possible Conditional Approval of Planning Resolution #11-2022, A Planning Resolution Conditionally Approving the Aggie Apartments Phase I, Level II Site Plan on property located at 1492 S (Aggie Blvd.) and Highway 191 Moab, Utah 84532

Disposition: Discussion and Possible Action

Staff Presenter: Anna Anglin, Zoning Administrator
Cory P. Shurtleff, Planning Director

Attachment(s):

- Exhibit 1: Draft Planning Resolution #11-2022
- Exhibit 2: Vicinity Map
- Exhibit 3: Civil Site Plans
- Exhibit 4: Renderings & Elevations

Options:

1. Conditionally Approve Moab Planning Resolution # 12-2022, 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 #11-2022, A Planning Resolution Conditionally Approving the Level II Site Plan for the Aggie Apartments Phase I Project located at 1492 S Highway 191 (Aggie Blvd) Moab, Utah, with the following conditions:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval, including:
 - a. A lighting plan which complies with the requirements of Sections 17.09.060 through 17.09.069.
 - b. The proposed detention pond will require a 6-ft fence and install a warning sign along with submitting a mitigation plan for the basin hazard.

Applicant: GWC Capital, Brook Cole (Developer)

Background: Brook Cole with GWC Capital, on behalf of the State of Utah School and Institutional Trust Lands, is requesting approval to develop a 14.87-acre parcel located at approximately 1492 S Highway 191 (Aggie Blvd), Moab UT. The applicant initially submitted the appropriate application and submittal materials for the Level II Site Plan on June 14, 2022. The Site plan Application was reviewed by the Development Review Team (DRT) on July 6, 2022. Following the response to DRT comments in the Resubmittal materials, submitted August 31, 2022, the DRT found outstanding

comments were sufficiently addressed. At this time, the Site Plan Application has been submitted for review by the Moab City Planning Commission, on October 13, 2022.

Project Summary:

Location: 1492 S Highway 191 (Aggie Blvd), Moab UT
 Property Owner: State of Utah School and Institutional Trust Lands
 Applicant: GWC Capital, Brook Cole (Developer)
 Parcel: Proposed 14.87 acres of parcel #'s 01-0018-0001 & 01-0018-0002
 Current Zones: C-4 General Commercial & R-4 Manufactured Housing Residential
 Proposed Use: Residential Multi-Household Apartments
 Project Size: 288-unit apartment development
 Proposed Parking: 434 spaces

Narrative Summary (Provided by Applicant):

The SITLA-Moab project site is located at the south end of the City of Moab on the south side of Highway 191, approximately two miles south of the center of Moab. The project site for this first phase site plan application includes a 40-acre parcel on the north side of the Utah State University (USU) campus parcel, which is a contiguous part of a larger 327-acre parcel owned by the State of Utah School and Institutional Trust Lands Administration (SITLA). The 40-acre parcel is divided through the middle by two different zoning districts – C-4 General Commercial Zone on the north half and R-4 Manufactured Housing Residential Zone on the south half, and also includes a 66' wide strip of land that extends north to the Highway 191 right-of-way which will be used for installation of a new sanitary sewer line. The project site's existing topography and slopes vary considerably, with slopes in excess of 15%. Therefore, the site plan application will also comply with the Hillside Developments submittal requirements.

For this resubmittal, the 40-acre SITLA-Moab parcel will be subdivided into a 14.87-acre, one lot subdivision that will include 12-unit and 24-unit apartment buildings and associated parking areas, a community clubhouse building with swimming pool and hot tub facilities, common outdoor recreation open spaces and gathering spaces, pedestrian connectivity sidewalks, and vehicular driveways. The first phase of development is intended to provide the adjacent USU campus development with affordable housing for students and faculty, along with outdoor recreation opportunities and active recreation at the clubhouse. The proposed development data for phase one includes the following:

Parcel 1

- Total area: 14.81 acres
- (11) 24-unit apartment buildings and (2) 12-unit apartment building – 288 residential units
- (1) clubhouse building with swimming pool and hot tub amenities
- Total building area: 113,558.91 square feet (17.6% of subdivision area)
- 434 parking spaces provided; 432 parking spaces required (1.5 spaces per residential unit)
- Parking lot landscape area required: 23,508.17 square feet (15% of parking lot area)

- Parking lot landscape area provided: 30,983.14square feet (19.8% of parking lot area)

The development of the initial one lot subdivision and construction of the apartment buildings is anticipated to be completed over a single phase.

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 Aggie Apartments Phase I 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.