

NARRATIVE – ABBEY SUBDIVISION

Red Rock Partners, LLC respectively submits a preliminary plat application to create Abbey Subdivision, a residential subdivision. The approximate 21.53-acre property lies in both the R-2 and RA-1 zoning designations and will create 79 lots and the potential to construct for up to 65 single family dwellings and 28 twin homes. Most of the lots are designed to be 5,000-6,000 square feet; except for five 1-acre lots in the RA-1 zone. The 6,000 square foot lots fronting Mill Creek Drive can be developed with twin homes.

The proposed subdivision meets the intent of the R-2 zone as stated in Section 17.45.010 and provided below:

The objective in establishing the R-2 residential zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-1 residential zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The principal uses permitted in this zone shall be one-family and two-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods.

The proposed subdivision complies with both the R-2 and RA-1 development standards and allowable uses. The General Plan encourages development that preserves residential quality of life. The subdivision demonstrates compliance with the following Goals and Policies of Element 3: Land Use and Growth,

GOAL 1: GENERAL

➤ Encourage a diverse, compact, and efficient land use pattern that promotes resident quality of life and is aligned with the city's character, economy, and vision.

Policy 1: Encourage development to consider the appearance, design, financial impact, and amenities of the community.

Action Steps:

- a. Emphasize connectivity and walkability in order to facilitate healthy lifestyles and decreased vehicle reliance.
- d. Encourage redevelopment, infill development, aesthetics and pedestrian access in the downtown area.
- f. Encourage compact development patterns

The proposed subdivision provides a compact and efficient land use pattern and promotes quality of life for future residents through connection to existing trails and sidewalks and providing open space. The proposed subdivision is infill development and improves sidewalks and connectivity to Mill Creek.

GOAL 4: RESOURCE PROTECTION

➤ Ensure the protection of Moab's natural and scenic resources.

Policy 1: Require development to consider impacts on the natural environment and protect cultural and historical resources.

Action Steps:

b. Continue to encourage the establishment of green ways, parks, trail corridors, and open space within new development.

Policy 2: Encourage the establishment of open space and natural areas throughout the city.

Action Steps:

a. Consider greenbelts and greenways as forms of open space for area residents.

The proposed subdivision provides for a central greenway, trail corridors and open space.

GOAL 8: RESIDENTIAL

➤ Promote a variety of housing types and neighborhoods for primary residences.

Policy 1: Work with developers and neighborhoods to promote different, densities and forms.

Action Steps:

a. Promote walkable, bikeable neighborhoods through continued improvements to sidewalks, pedestrian amenities, bicycle lanes, and street crossings.

b. Promote compact design and development that maximizes the efficiency of City services.

The subdivision is thoughtfully designed to integrate stormwater management into a central green space. Walking trails are planned to connect to a trail extension in the Mill Creek corridor. The owners hope to provide a very walkable, aesthetically pleasing and livable subdivision for generations to come.

The remainder of this narrative addresses engineering, streets and stormwater considerations in the subdivision.

1. Roadway and Street Improvements

- a. The street layout was developed to optimize site layout and create a livable and safe neighborhood. New subdivision streets shall be City of Moab Minor Street typical section. Cul de sacs meeting City requirements are proposed at strategic locations. Emergency access easements have been provided at the SW and NE corners of the project as requested by the Moab Valley Fire Department

- b. Powerhouse Lane will be improved to the City of Moab typical Minor Street section with the exception of the first block at the intersection of Mill Creek Dr. This will be improved to provide appropriate turn lanes and movements.
- c. Mill Creek Drive will be improved to the City of Moab Minor Collector typical section, adjacent to the proposed subdivision. This will include the shared center turn lane and bike lanes which are currently located on Mill Creek Dr. Some minor pavement widening will be required on the west side of Mill Creek Dr. to provide for full lane widths as defined in the Minor Collector typical section
- d. See the Overall Site Plan and Preliminary Traffic Study in the appendix for additional information.

2. Site Improvements

- a. As an amenity to the community, a Greenway is planned running north/south through the center of the project. This greenway will provide stormwater management facilities and open space for the residents. A trail connection is planned from the Bonita Development to the south west through the proposed greenway, which will connect to a trail extension in the Mill Creek corridor.
- b. See the Overall Site Plan in the appendix for general site layout.

3. Grading, Drainage, and Stormwater Runoff

- a. Overlot grading will be required to develop the site as proposed. The general scheme is to direct runoff to the central Greenway Corridor where it can be managed and effectively create an amenity for the project.
- b. As mentioned, the proposed Greenway corridor will provide a corridor to manage stormwater runoff. A decentralized approach is proposed which involves conveying runoff to the greenway through traditional stormwater collection systems, and then providing multiple detention and water quality facilities through the Greenway to meet City of Moab stormwater management criteria.
- c. The Mill Creek Floodplain is located at the north end of this phase of the project. All lots are proposed outside of the floodway. However, some lots are within the floodplain where overlot grading will be completed to create buildable lots above the floodplain as required by FEMA. A CLOMR or LOMR is not anticipated as required for this approach.
- d. Stormwater management during construction will be provided using industry standard Construction Phase Best Management Practices (BMPs). Appropriate state and local permits will be obtained.
- e. See the attached Overall Drainage Plan and Preliminary Drainage Report in the appendix for additional information.

4. Water Sewer Facilities

- a. Sewer service in this subdivision is provided by Grand Water and Sewer Service Agency (GWSSA). The subdivision will develop sewer infrastructure as required to provide service to each lot. Proposed sewer mains will connect to the existing sewer mains in Powerhouse Lane and Mill Creek Drive. The sewer system will be designed meeting GWSSA criteria.
- b. Domestic Water service is provided by the City of Moab. There are City water mains located in Powerhouse Lane and Mill Creek Drive. The subdivision will develop water infrastructure to provide service to each lot and for fire protection throughout the subdivision. Water main connections are proposed in the Powerhouse Lane corridor.
- c. See the Overall Utility Plan in the appendix for preliminary utility layout.

5. Franchise Utilities

- a. Electric, Gas, Telecom service will be provided for each lot
- b. There are overhead power lines located along the east side of Mill Creek Dr. and the north side of Powerhouse Lane. These overhead lines may require relocation to accommodate the Mill Creek Dr. and Powerhouse Lane improvements.