

Moab Planning Commission Agenda Item

Meeting Date: August 22, 2019

Amended

Title: Public Hearing and Possible Action on a Preliminary Plat for the Abbey Subdivision, located on Powerhouse Lane and consisting of 66 single household parcels, 16 twin home lots and 4 Estate Lots.

Disposition: Discussion and possible action

Staff Presenter: Nora Shepard, Planning Director

Attachment(s):

Attachment A: Application for the Abbey Subdivision

Attachment B: Project Narrative

Attachment C: Draft Preliminary Plat

Attachment D: Preliminary Traffic Study

Attachment E: Public Input

Recommended Motion:

I move to approve the Preliminary Plat for the Abbey Subdivision, located on Powerhouse Lane and Mill Creek Drive, consisting of 66 single family lots, 16 twin home lots and 4 estate lots. Prior to Final Plat Approval, the following conditions must be met:

- 1. The City Engineer shall review and approve all subdivision improvements, including street improvements and storm drainage**
- 2. The Final Plat submittal will have to include landscape and irrigations plans for review and approval.**
- 3. The Final Plat submittal will have to include details and specifications for all trails and open space, *including the creek trail.***
- 4. *The 20-foot-wide easement shown on the preliminary plat shall be modified to be a road intersection with Millcreek Drive.***
- 5. *Maximum building height and setbacks will subject to the requirements of the underlying zones.***
- 6. *The final plat shall include language that construction can occur within the floodplain, but that a finished floor elevation shall minimum elevation for the floodplain.***
- 7. *The developer will be required to execute a Subdivision Improvements Agreements at the time of final plat approval***

Project Data:

Applicant: Michael Bynum

Property Owner: Red Rock Partners, LLC

Location: Mill Creek Drive and Powerhouse Lane (both sides of the road)

Acreage: 21.53 acres

Proposed Use: 66 Single Household Lots, 16 Twin home Lots and 4 Estate Lots

Zoning: R-2 (Single Family and Two-household Residential) and RA-1 (Residential Agricultural Zone)
General Plan: Residential and Residential Agriculture
Special Permits: Flood Plain Permit required

Background:

An application for the Abbey Subdivision was submitted to the City on January 17, 2019. The original application was slightly different from the project as currently proposed. The changes have occurred during the review process. The project was reviewed by the Development Review Team on several occasions. There have been 3 rounds of comments and resubmittals.

Project Description:

Density - The Project Narrative attached as Attachment B was submitted when the original application was filed. The current proposal includes 4 lots of over an acre in the RA-1 Zone. There are 66 single household lots that range from 5,000 sf to 9001 sf with an average lot size of 6093 sf. All single-family parcels are over 5,000 sf as required by the R-2 Zone. The R-2 allows two household dwellings on parcels over 6,000 sf. All twin-home lots are over 6,000 sf in size with each half of the lots being greater than the minimum 3,000 sf.

Subdivision Configuration – The subdivision is on both side of Millcreek and Powerhouse Lane. The twin home lots are located along Millcreek Drive. Access to the twin home lots will be via Edward Lane and will not front on Millcreek Drive. The single household lots are behind (or west) of the twin home lots. The estate lots are located further back off the road. There is a loop road upon which most of the lots are located.

Roadway and Street Improvements – The streets shall follow the City of Moab Minor Street typical section, including sidewalks, curb, gutter and asphalt striping. Powerhouse Lane and Mill Creek Drive will be improved to the City of Moab minor street standard which includes curb, gutter and sidewalk. The intersection with Mill Creek Drive will be improved further to provide turn lanes and movements. Mill Creek Drive, adjacent to the development, will include a shared center turn lane, and bike lanes. Some minor pavement widening will be required. A Preliminary Traffic Study was Completed and is attached as Attachment D.

The 20-foot access connection to Millcreek Drive at the north end of the subdivision will be improved to be a full road connection. This will allow many future residents to turn off of Millcreek Drive before they get to Powerhouse Lane.

Open Space and Trail Connections – There is a greenway within the subdivision that runs north/south. The greenway will provide stormwater management facilities and open space for residents. A trail will be included through the green space area. A trail connection is planned from the Bonita Development to the south and could connect to a trail extension of the Mill Creek Parkway. A trail along the creek is also proposed that will help with interconnectivity with existing and future trails in Moab.

Storm Drainage – The City Engineer has been working with the project engineer on storm drainage. A drainage study was submitted with the original application. Prior to final plat approval, the City Engineer will further review and approve the drainage plan.

Floodplain – The Mill Creek Floodplain is located at the north end of the project. There will be no development in the floodway. Some of the parcels do contain portions of the floodplain. Building on those lots will be required to be toward the front of the properties and will have to have a finished floor elevation above the floodplain elevation. The City Engineer will need to issue a Floodplain Permit.

Water and Sewer – Sewer service will be provided by Grand County Water and Sewer Service Agency (GWSSA). Sewer will be provided for each lot. Drinking water will be provided by the City of Moab.

General Plan:

The proposed subdivision is consistent with the Moab City General Plan. The Future Land Use Plan shows the area as appropriate for residential development and residential agriculture consistent with the layout of this subdivision.

Code Compliance:

The proposed preliminary plat is consistent with the requirements for a preliminary subdivision plat as stated in Section 16.12.050 and 16.12.050.

Process:

A Preliminary Plat requires review by the Planning Coordinator, the City Engineer, the utility supervisor, the utility companies and other agencies. That review was completed. The Planning Commission is required to hold a public hearing before acting on the plat. An application for Final Plat will be required to be applied for, reviewed and approved by the City Council, with a recommendation from the Planning Commission. The Planning Commission will, therefore, also be reviewing the final plat.

Public Input:

The City has received written public input. That input is included in Attachment E.