

## Moab Planning Commission Agenda Item

Meeting Date: July 25, 2019

PL-19-0115

**Title:** Review and Consideration to Adopt Planning Resolution XX-2019, Conditionally Approving a Level II **Site Plan for Moab My Place Hotel** on Property Located at 1520 N. Main Street in the RC, Resort Commercial, Zone

**Staff Presenter:** Nora Shepard, Planning Director

**Attachment(s):**

Attachment A: Draft Resolution XX-2019

Attachment B: Application

Attachment C: Project Narrative

Attachment D: Civil Landscape Plans

Attachment E: Signage

Attachment F: Elevations and Floor Plans

Attachment G: RC Code Compliance Matrix

**Options:** Conditionally Approve as submitted, deny, or modify or continue with specific direction to staff and applicant on additional information needed or modifications to be made.

**Applicant:** Craig Larsen, Legacy Design Group

**Recommended Motion:** I move to adopt Planning Resolution #??-2019 conditionally approving a level II Site Plan for Moab My Place Hotel subject to the following conditions:

1. All outstanding engineering comments shall be addressed to the satisfaction of the City Engineer prior to the issuance of a grading permit and/or building permit.
2. All outstanding public works comments shall be addressed to the satisfaction of the Public Works Director prior to the issuance of a grading permit and/or building permit.
3. All exterior lighting shall comply with the requirements of Moab Municipal Code Section 17.31.050.
4. All signage must comply with the requirements of Moab Municipal Code Section 17.31.040(F) and will be reviewed and approved under a separate sign permit.
5. All Landscaping shall comply with the requirements of the Moab Municipal Code including but not limited to parking lot required landscaping.
6. Development is subject to the Assured Workforce Housing Ordinance and must execute a Land Use Restriction Agreement with City Council prior to the issuance of a building permit.

**Background:**

An application for this Level II Site Plan was received from Mr. Craig Larsen with Legacy Design Group on May 22, 2019. The first review by the Development Review Team (DRT) resulted in a list of comments from the DRT, all of which will need to be addressed prior to issuance of grading or building permits on the site.

Prior to this application being filed, a Hillside Permit was recommended by the Planning Commission and approved by the City Council. The site plan application is consistent with that approval.

**Project Description:**

Location: 1520 North Main Street, Moab UT

Property Owner: My Thirty Five One, LLC

Applicant: Craig Larsen at Legacy Design Group

Parcel Size: 7.02 Acres

Zoning: RC Resort Commercial

Proposed Use: Hotel (Lodging is a permitted use in the RC Zone)

Project Size: 29,398 sf

Number of Rooms: 64

Parking: 76, 5 of which are oversized (64 parking spaces required)

Building Height: 3 floors with a height of 36 feet with sections of parapet reaching 43.6 feet as permitted by 17.12.180

Amenities: Swimming Pool, in-unit kitchenettes

**General Plan Compliance:**

The General Plan Land Use Map designates this area as Resort Commercial. The proposed Hotel Use is consistent with the Resort Commercial Land Use designation.

**RC Zone Compliance:**

Attachment F is a Code Compliance matrix that lists the applicable standards and compliance with those standards. The Moab My Place Site Plan, with conditions, is compliant with the RC zone standards.