

CITY OF MOAB ORDINANCE NO. 2021-01

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT 478 MILL CREEK DRIVE, MOAB UT, AMENDING THE SUBJECT PARCEL ZONE FROM R-2 SINGLE-HOUSEHOLD AND TWO-HOUSEHOLD RESIDENTIAL ZONE, TO C-5 NEIGHBORHOOD COMMERCIAL ZONE.


WHEREAS, the following describes the intent and purpose of this ordinance:

- a. Applicant, Ashley Korenblat, and property owner, Cycling Resources Inc. has applied to rezone parcel #01-0MBO-0055 located at 478 Mill Creek Drive, Moab UT 84532. Taxing description of parcel: BEG N 691.4 FT & E 434.2 FT FROM SW COR SEC 6 T26S R22E; N 27°10'E 86 FT; S 60°49'E 30 FT; S 75°20'E 13.5 FT; S 70°21'E 135.4 FT; S 3°47'W 144.3 FT; NWLY WITH 5° CURVE AT N R/W MILLCREEK DR. THE CHORD OF WHICH BEARS N 56°18'W 236.2 FT TO BEG 0.53 AC --(THIS IS PART OF LOT 69; BOWEN PLAT; NICHOLS-BOWEN SUBD.) ; and
- b. To amend the subject parcel zone from R-2 Single-Household and Two-Household Residential Zone, to C-5 Neighborhood Commercial Zone; and
- c. The subject parcel zoned R-2 is approximately 0.53 acres; and
- d. The property is currently operating as a legal non-conforming use, as the Western Spirit Cycling commercial business, with proposed continued use for the immediate future; and
- e. The adjacent zones include the C-5 Neighborhood Commercial, the R-2 Single-Household and Two-Household Residential Zone, and the R-4 Manufactured Housing Residential Zone. The adjacent properties include land use of residential and commercial; and
- f. The applicant provided the Planning Commission with an application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly advertised public hearing held on January 14, 2020, where the item was positively recommended for approval to City Council; and
- g. The City Council determined that the amendment to the zoning maps is in accordance with the General Plan and development trends of the community. Having evaluated the staff report, statements from the applicant and the public, the City Council concluded that the proposed change in zoning for this property was an acceptable amendment to the Official Zoning Map; and
- h. The City Council has determined that the review standards in Moab Municipal Code chapter 17.04.060, Map amendment approval criteria, have been met as follows:
 - A. The proposed zoning classification for commercial use is compatible with the majority of surrounding uses and impacts to the existing development can be mitigated,
 - B. Adequate facilities are available to serve the type and scope of redevelopment suggested by the proposed zoning classification,
 - C. The surrounding uses will be buffered from other residential and commercial development in the area; and
 - D. The application conforms to the provisions of the Moab General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, having considered public comment, staff comments, and discussion of the pertinent aspects of the proposed zone change, by adoption of Ordinance #2021-01, does hereby find, determine, and declare, that the applicable provisions of the Moab Municipal Code and the intent of the Moab General Plan can be met;

AND, FURTHERMORE, the City Council approves the application to rezone the property located at 478 Mill Creek Drive, Moab UT 84532, to C-5 Neighborhood Commercial Zone, amending the Official Zoning Map, is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on January 26, 2021.

SIGNED: 
 648EB4724EC84DD
 Emily Niehaus, Mayor

ATTEST: 
 Sommar Johnson, Recorder



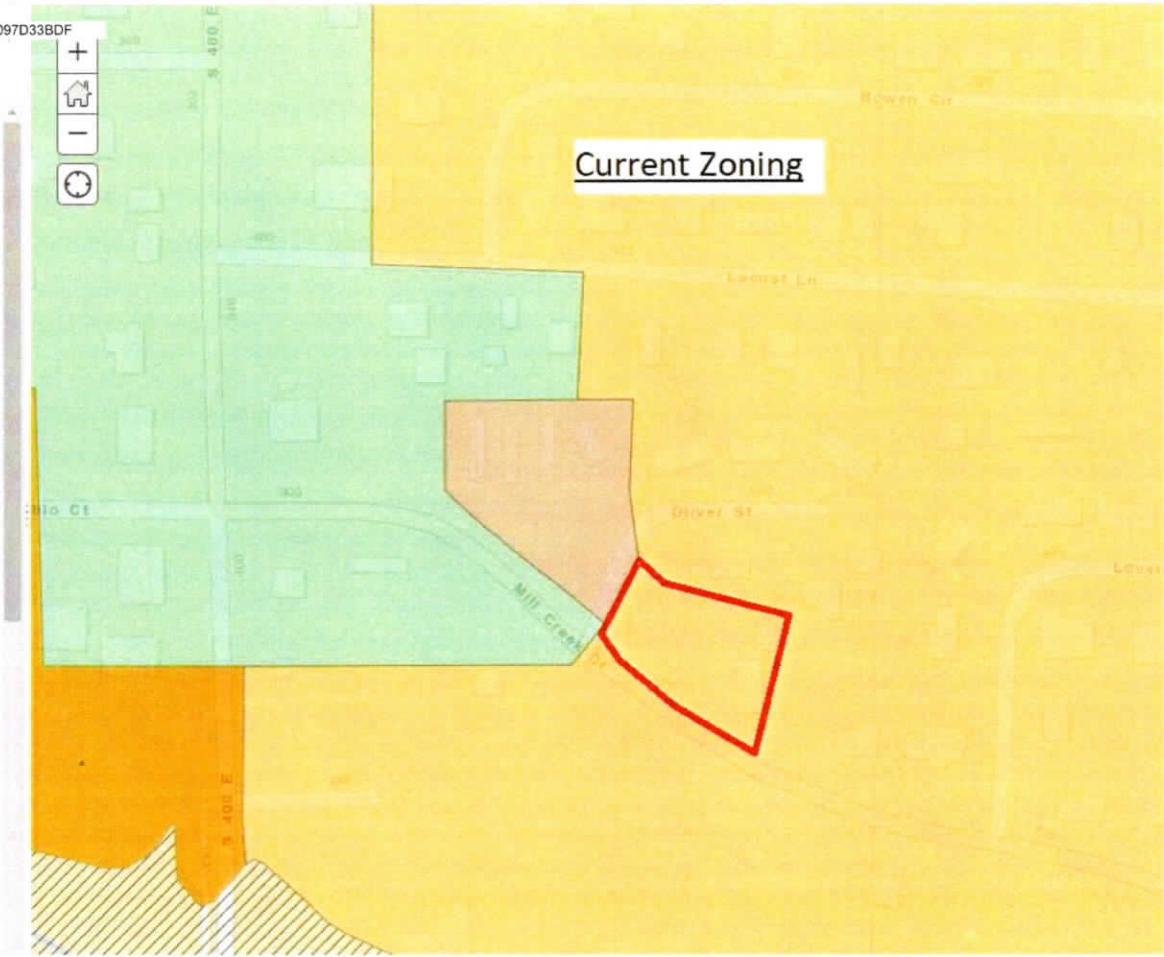
Legend

Moab City Limits



Moab City Zoning

- R-1
- R-2
- R-3
- R-4
- MH/RV-1
- RA-1
- A-2
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- RC
- SAR
- FC-1
- County



Current Zoning

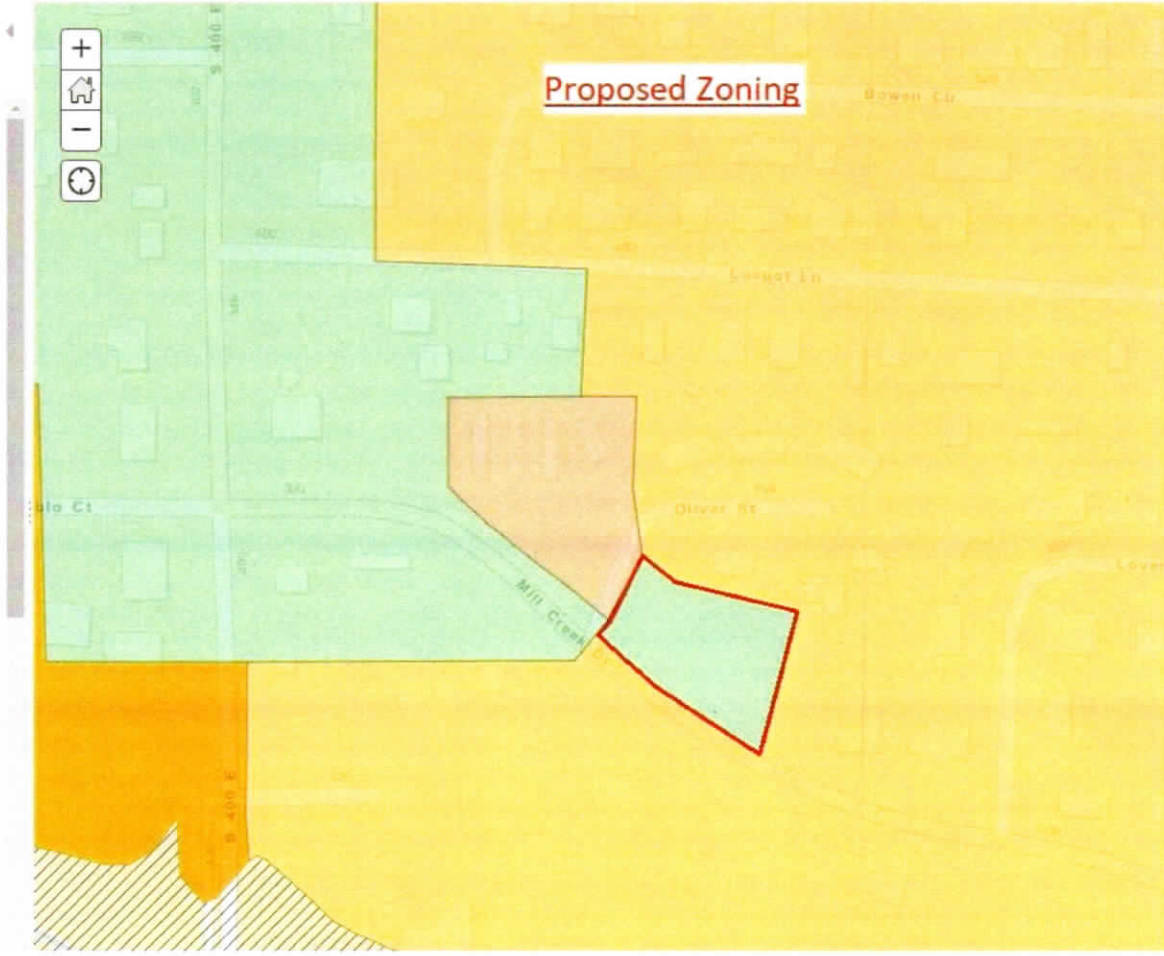
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Proposed Zoning

City of Moab Official Zoning Map

APPROVAL

Approval by action of the Moab City Council on the 9th day of February, 2021, as Ordinance 2021-01

By: _____
Emery Hartman, Mayor

Attest: _____
Summer Johnson, City Recorder

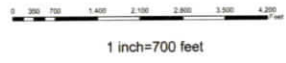
By: _____
Planning Commission

Map Notes
 1. This map edition incorporates all zone changes approved prior to February 8, 2021.
 2. Parcel boundary lines shown herein are based on recent data and may not accurately reflect the location of actual parcel boundaries located by the research and a professional land survey.
 3. The coordinate system used for this map is NAD 1983 UTM, Zone 12N.

Legend

City Zoning

- R-1
- R-2
- R-3
- R-4
- MH/RV-1
- RA-1
- A-2
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- RC
- SAR
- FC-1
- County
- City Limits
- Ownership Parcels



City Of Moab Official Zoning Map

