

CITY OF MOAB ORDINANCE NO. 2023-01

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 1492 S (AGGIE BLVD.) HIGHWAY 191, MOAB, UT 84532, PARCEL (01-0018-0002), AMENDING 11.57 ACRES FROM R-4 MANUFACTURED HOUSING RESIDENTIAL ZONE, TO C-4 GENERAL COMMERCIAL ZONE.

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

- a. Applicant, Nathan Schellenberg with Clyde Moab, LLC, on behalf of the owner of record, Utah School and Institutional Trust Lands Administration, submitted an application to amend the Zoning Map to change the zoning on Parcel 01-0018-0002, at approximately 1492 S (Aggie Blvd) Highway 191, Moab, UT, described as:

Beginning at a point which is North 01°18'54" West 658.40 feet along the East section line and North 90°00'00" West 155.73 feet from the East 1/4 corner of Section 18 Township 26 South Range 22 East of the Salt Lake Base and Meridian said point being a point on the Westerly Right of Way of Aggie Blvd and running thence South 88°48'33" West 1156.65 feet; thence North 30°36'07" East 630.71 feet; thence North 01°16'06" West 124.15 feet; thence North 88°43'36" East 494.07 feet to a point on said Westerly Right of Way of Aggie Blvd said point also being a point on the arc of a non-tangent curve to the left having a radius of 394.00 feet; thence along said Westerly Right of Way through the following three (3) courses: Southeasterly 385.84 feet along the arc of said curve through a central angle of 56°06'32", the radial direction bears South 82°14'14" East, to the point of tangency; thence South 48°20'46" East 111.76 feet to a point on the arc of a non-tangent curve to the right having a radius of 416.00 feet; thence Southeasterly 271.82 feet along the arc of said curve through a central angle of 37°26'15", the radial direction bears South 41°37'44" West, to a point of non-tangency said point being the point of beginning.

Contains 11.57 acres.

- b. The request is to change the zoning on the subject property from R-4 Manufactured Housing Residential to C-4 General Commercial Zone, to, approximately 11.57+/- acres of R-4 zoned land will be changed to C-4 zone consistent with the proposed development of high density residential for the property, for a total of approximately 32.34+/- acres of C-4 zoned land; and
- c. The subject parcel has frontage on Aggie Blvd. Surrounding Zoning includes: C-4 General Commercial Zone, and R-4 Manufactured Housing Residential Zone; and
- d. The Applicant submitted review materials to the Planning Commission with a sufficiently complete application and the appropriate documents as required in MMC Section 17.04. The Planning Commission reviewed the application in a duly noticed public hearing held on January 26, 2023, where the item was positively recommended for approval to City Council

by the Planning Commission; and

- e. The Planning Commission determined that the amendment to the zoning map 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 Planning Commission concluded that the proposed change in zoning for this property was an acceptable amendment to the Official Zoning Map; and
- f. The Planning Commission and City Council have determined that the review standards in Moab Municipal Code chapter 17.04.060, Map amendment approval criteria, have been met as follows:
 - i. The proposed zoning classification to facilitate a higher density residential use is compatible with the approved surrounding uses and any impacts to the existing area can be mitigated,
 - ii. Adequate facilities are available to serve the type and scope of development suggested by the proposed zoning classification,
 - iii. The rezone will benefit the City by providing the need for high density residential uses.
 - iv. 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 #2023-01, 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 **CONDITIONALLY APPROVES** the application to rezone 11.57 acres of property located at approximately 1492 S (Aggie Blvd) Highway 191, Moab, UT 84532, Parcel (01-0018-0002). Amending the subject parcel zone from R-4 Manufactured Housing Residential Zone to C-4 General Commercial Zone, amending the Official Zoning Map, with the following conditions:

- 1. All comments shall be addressed to the satisfaction of the Moab City Planning Director and Moab City Engineer, including:
 - a. The Aggie Apartments Phase III Development Agreement shall be completed prior to adoption of ordinance No. 2023-01.

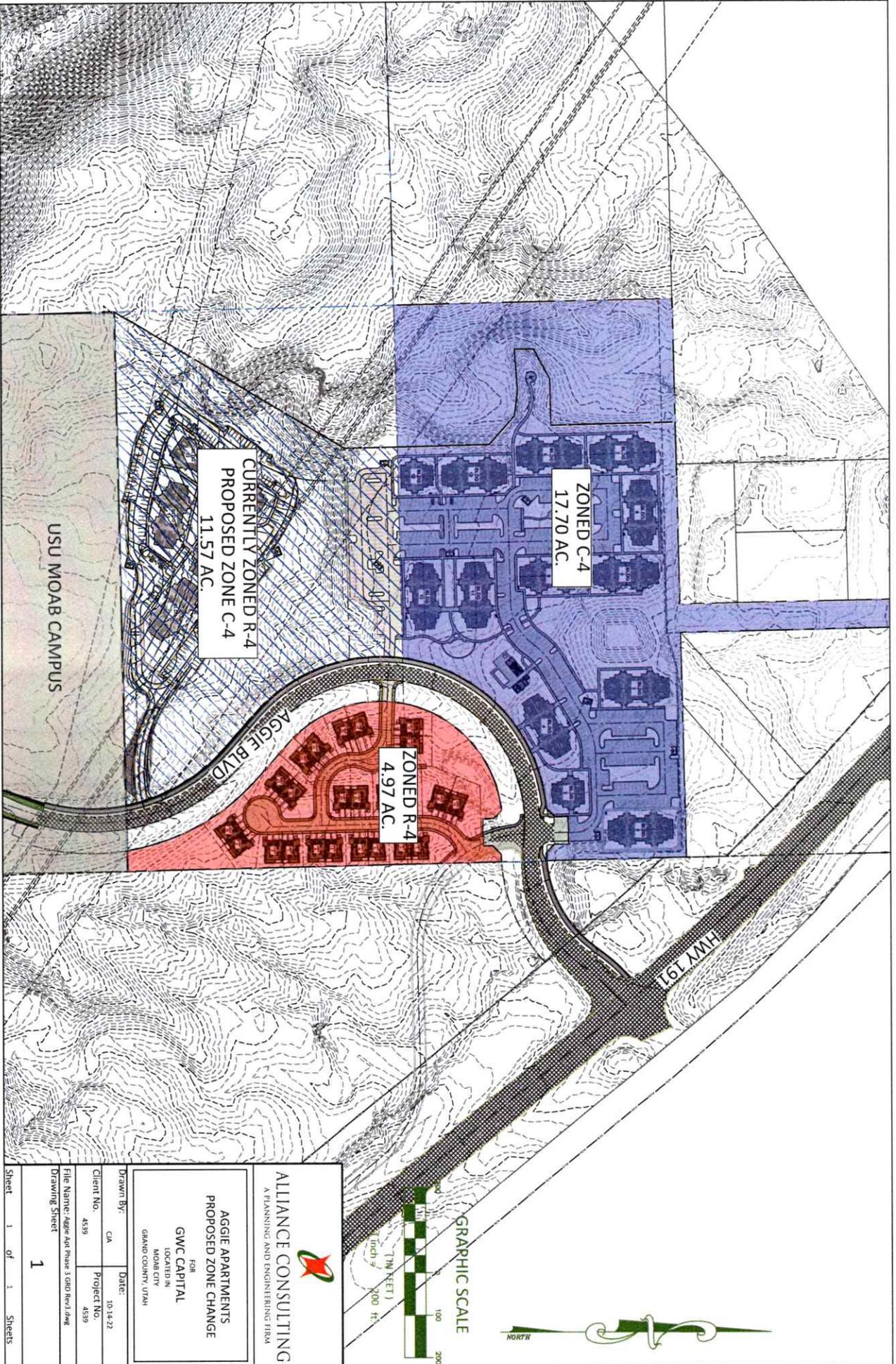
PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on April 11, 2023.

SIGNED: _____

Joette Langianese, Mayor

ATTEST: _____

Sommar Johnson, Recorder



ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

AGGIE APARTMENTS
PROPOSED ZONE CHANGE

FOR
GWC CAPITAL
LOCATED IN
MOAB CITY
GRAND COUNTY, UTAH

Drawn By:	CA	Date:	10-14-22
Client No.:	4539	Project No.:	4539
File Name: Aggie Apt Phase 3 GDD Rev3.dwg			
Drawing Sheet			
1			
Sheet 1 of 1 Sheets			

City of Moab Official Zoning Map

Map Notes:

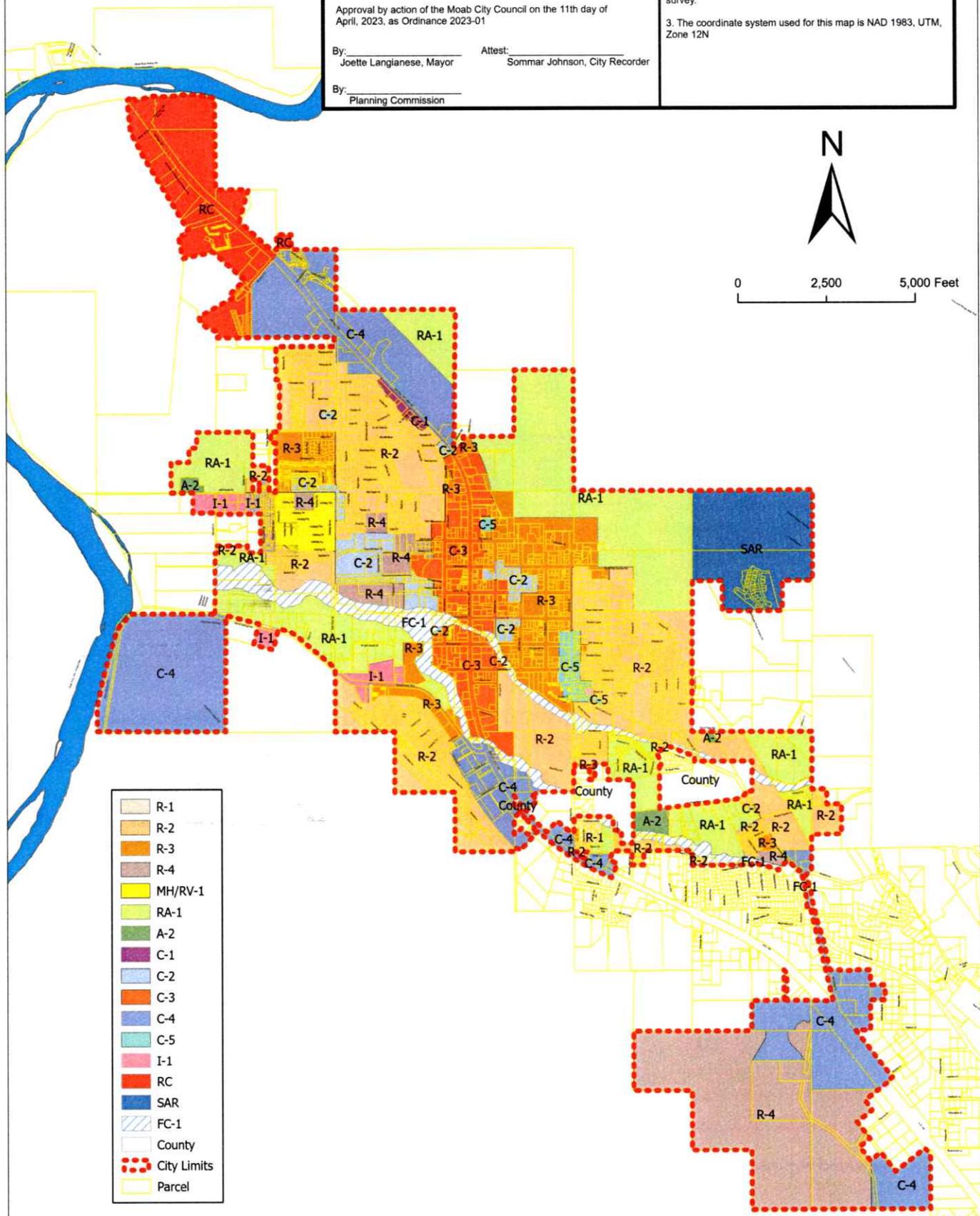
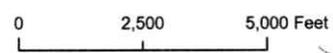
1. This map edition incorporates all zone changes approved prior to April 11, 2023.
2. Parcel boundary lines shown hereon are based on record data and may not accurately reflect the location of actual parcel boundaries located by title research and a professional land survey.
3. The coordinate system used for this map is NAD 1983, UTM, Zone 12N

APPROVAL

Approval by action of the Moab City Council on the 11th day of April, 2023, as Ordinance 2023-01

By: _____ Attest: _____
 Joette Langianese, Mayor Sommar Johnson, City Recorder

By: _____
 Planning Commission



	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
	Parcel

City of Moab
Official Zoning Map