Revisions for Crescent Moon Village Dated July 2017

CRESCENT MOON VILLAGE
MIXED USE PLAN



Narrative
:

There has been much talk in City Planning Circles about a return to village as a community planning concept. The belief is that the contemporary village would create a stronger social structure within the community while providing for a more resource sustainable physical environment.

In today's world of high tech and Fed Ex convenience, much of our compulsion to travel from location to location is motivated more by habit than need. We have an opportunity to reinvent community planning and design by creating an interesting and stimulating environment with ease of access to vocation, avocation, education and commerce.

Crescent Moon Village provides our community with one of a variety of models for creation of village as a planning concept. It requires risk on the part of the development group as the market for this type of product is untested, a keen interest in the needs and desires of potential occupants, and a financial strategy that will win the confidence of investors and mortgage lenders. It requires a high level of cooperation on the part of the municipality as interpretation of complicated and often contradictory planning and building requirement will have to be navigated. We believe that the benefits outweigh the challenges, and cite areas of concern only as an acknowledgement of the task at hand.

The applicants approach to the planning of Crescent Moon Village is to paint a "broad brush" general concept of design where a reasonable amount of creative modification is allowed. The mixed use concept being pursued must take guidance from all the market forces which we are now encountering or anticipate encountering. Flexibility will weigh heavily on our successfully finding a sustainable market niche. We are therefore proposing that as design for the different components of our plan are more comprehensively delineated, we submit for approval the specifics of architecture and use on a project by project basis. We are hopeful that our specific planning which shall be created as demand dictates will not require an amendment to this C.U.P. process. Our ability to attract investment and market the project is dependent on some level of ce1iainty in our land entitlement.

The various uses listed below give the applicant an opportunity to experiment with and test a variety of compatible, yet very different residential and commercial

pursuits. The relationship between workspace and living space is being studied, as well as the type of work space which is acceptable or desirable. How people live and work, and live and play is being revisited. The aim is to allow for a less traditional environment in which engaging interaction promotes curiosity, community, and well being.

In the following text, we will attempt to describe how the various uses and architectural approaches differ, as well as establishing specifics for coverage, density, setbacks and height limits. The approach to the architecture will be similar to that which Kayenta is known for. The color, landscape and lighting are to be consistent with community standard.

The massing and geometries of the village will be taking on more of an urban village appearance, on the order of the architecture found at Coyote Gulch A1i Village. The use of two story construction and roof deck gardens will give Crescent Moon an emphasis

vertical at its center with steps or transition down at its boundary to lower profile structures consistent with the Willow Springs area.

ZONING

The zoning request is to overlay the C1 commercial zone with and RM Residential Multi-family zone allowing for the various land uses which are being contemplated. Some commercial uses associated with the village work space concept could border on light manufacturing and it is intended this type of use not be prohibited.

A variety of residential units of differing size and configuration are anticipated from residential studios and "lofts" to homes over two thousand square feet homes. Market will ultimately dictate size and density.

PARKING

An aggressive approach to off street enclosed parking includes garage space for every unit. This provides for secure and aesthetically acceptable storage and automobile parking. Guest parking for residential and their guest will be a minimum of one space per unit. Commercial guest parking will be provided per city standard for commercial workspace, retail, or office space.

It is anticipated that demand for commercial parking will be reduced as proximity to residential space allows access by foot. The development group is keenly aware of the need for adequate and convenient parking as it relates to the success of the endeavor.

ROAD ACCESS

Crescent Moon Trail is established as access to Crescent Moon Village from West Lake Drive. This access is established primarily to provide connectivity for Crescent Moon Village residential and studio spaces to Kayenta community proper. Original access off Hwy. 91 will continue to provide access for storage and Ivins Reservoir recreation site, as well as through ~~emergency~~ fully gated access to the Crescent Moon Village.

ROADS, GRADING AND UTILITIES

Road grades are established at plus or minus one foot. Pad elevations are established to provide for automobile and pedestrian access to site. Modification of pad elevation to accommodate configuration of constructed residence including change in levels within residence and to access outdoor living space will be established with final design of building plans and be submitted to Planning Commission for approval. All final road and utility plans will be submitted to Ivins Engineering and Pla1ming Staff for approval prior to construction.

LIGHTING

A general site lighting plan will be prepared per city standard to address and provide for adequate lighting for parking and walkways within the village. Prior to installation, construction plans shall be submitted for review and approved as required.

LANDSCAPE

Landscape shall be designed and installed in compliance with city standards, however Kayenta Landscape Guidelines and Plant List are incorporated into the planning.

CRESCENT MOON VILLAGE SUB-SITES

To help understanding the various uses that are being proposed, and to better define the criteria by which the sites will be developed. We will start by listing ~~nine (8)~~ (eleven) sub-sites, components which are part of the ~~7.85 acre site~~ (reduction due to additional parking) of Crescent Moon Village. We are requesting that the amended C.U.P. allow for the development of the site as outlined and expressed below, where specific uses, architectural conditions and site metrics are established.

1) ST1 RV Storage Complex
2) RS 14, RS 15 = BLD A; S 29 = BLD K Shop Site, Bldg. A & K
3) RS 17, RS 18, RS 19 = BLD B Additional RV Storage- Bldg. B
4) RS 1 – 4 = BLD I Building I Site and Architecture/ Bldg. I USE 1-4
5) RS 5 – 13 = R 5-20 Residential Site and Bldg. Configuration R 5-20
6) RS 20-28 = S 1 - 9 Residential/ Commercial Sites S 1-9
7) Included in #5 Commercial Studio Space S 1-8
8) Redistributed with new plan with new alignments and additional parking. IE: pathway and part of parking Open Space
9) Not approved in original CUP Commercial Open Storage
10) GS 30 = Residence with garage/shop space Residence with Garage/Shopspace
11) In conjunction with #5 - #6. The intent is to allow storage to be built until the market supports residential/studio. Alternative use of Studio Space S1

1) RV STORAGE COMPLEX

The RV Storage site is approximately 72,500 square feet. ~~Sixty seven hundred (6700) square feet will remain open space.~~ Open space is redistributed with new plan because of new alignments and the additional parking. Currently 26,000 square feet of enclosed storage consisting of five buildings occupy the site. The doors accessing the storage spaces face inward on large court like access areas blocking visibility from future
perimeter buildings. The exception is one space which faces north at the end of Bldg. E and is accessed by two large sectional doors. This space which is approximately 1300 square feet would be better utilized as a studio work space. The courtyard wall which separates courtyard access from Crescent Moon Trail must be rebuilt to allow for road alignment requirement. We are requesting that the use of this 1300 square feet space and access courtyard be changed to allow use as a studio workspace. A change of door treatment to a window wall would be an aesthetic improvement to the north side of Bldg. E, as viewed from Bldg. I. (This area of Bldg. E is currently being used as a gym)

2) SHOP SITE BLDGS.- A & K

Building A ~~is intended to be used as a shop and work space~~is being built to become two sites being a duplex with studios and a single residential with studio. Building K identified as John Reid's Woodworking Studio at 1500 square feet was previously approved and is currently ~~under construction~~ constructed and has a C of O.

~~The architecture of Building A is proposed to be similar in appearance to Building K. Building height is mitigated by excavating over one half of its height into the adjacent grade on the south, West, and No1ih. See Section B-B West.~~ Will match plans.

3) ADDITIONAL RV STORAGE -BLDG. B

~~The structure is proposed to be divided into eight large (1000 SF) RV Storage Units. It is anticipated that these storage bays would be well insulated and may offer air~~

~~conditioned space. The building is proposed to be excavated into grade significantly on its south and north wall.~~ There will be three residences with garage/shop space. With our current plan, we continue to anticipate the need for up to 16,000 sq. ft. of additional storage space as established in item 4 of previous approval of 4-10-07.

4) BUILDING I SITE AND ARCHITECTURE

As Kayenta's first venture into a multi-family residential/commercial mixed use concept, Bldg. I is constructed in the configuration of a four unit town home. Benefits are:

- An efficient architectural use of the building site.
- Perceived building cost savings.

Interesting features of the design include:

- Commercial access off of Crescent Moon Trail.
- Separate and private access to residential courtyards and living space on north side of building.
- The discovery and development of roof garden outdoor living space.

The Bldg. I site is 25,800 square feet, 5200 square feet of which is to remain as open space. The net 20,600 square feet of site is occupied by its four units buil din g. Four single car garages and a stand alone laundry and restroom facility are planned to be added and once approved would be built in the near future. Amending parking and access for Bldg. I is further delineated with construction and utility plans for Crescent Moon Trail Rd.

BUILDING I USE

Building I is constructed in a manner to allow for simultaneous commercial and residential uses. Two scenarios are being contemplated;

- Studio workspace combined with residential space, where the commercial studios located at the lower level south side of the building. A variety of commercial endeavors could be conducted from the workspace as may be restricted by ownership rental standards or covenants.
- Each of the four units is constructed to allow for two autonomous rental spaces; an upper one bedroom configuration and the lower space providing mini kitchen bath and sleeping/ living space. Various combinations of spaces could accommodate short term rentals, providing visitors an opportunity to experience Kayenta as part of a fan1iliarization process, with a myriad of activities to draw from. Bldg I is currently being used as the Crescent Moon Inn.

5) RESIDENTIAL SITES AND BUILDING CONFIGURATION ~~RS-20~~ R 1 - 9

Additional Residential units are single detached and duplex configuration as established in our schematic site plan proposal. Moving from four-unit configuration to a duplex configuration allows better cross light and view while continuing to provide for efficiency in land use. A two story configuration with an attached garage and the option of access to a roof garden area if desired provides for open air, yet private residences. Density is established at ~~8.6 units per acre~~ will vary with new plan. ~~The average residence requires a pad of 4,000 square feet net.~~

Residential building heights and set back requirements are as follows;

- Residential units are limited to two stories with roof garden access and roof garden shade structure.
- Residential units include one or two car garages as schematically represented.
- Height of building shall not be greater than 32 feet. Cross sections provide examples of stepped building height and massing. These schematics express the design concept of lowering the building height at the perimeter of the Village in an effort to transition building heights downward. The height of the perimeter

buildings is reduced to reflect the one story nature of the neighboring Kayenta homes.

- Building separation is a minimum ~~of ten feet~~ per code. ~~.~~
- Access loop driveway to be 20 feet in minimum width.
- At least one (assigned) guest parking space is available for each unit in addition to parking in residences own driveway.~~.~~

,. Building set-back from property line shall be a minimum of ten feet. Exceptions: Minimum set back from property line at north landscape buffer area easement may be three feet , and minimum setbacks from south complex boundary may be three feet provided any building built on applicants prope11y south of subject property respects the minimum building separation requirements established above.

6) RESIDENTIAL W/COMMERCIAL STUDIO

~~SR 1-9~~ RS Sites

We are requesting with this application an ability to respond to those clients whose needs would be met by providing both studio and residential use within the same structure. ~~We have identified this site as the best location to continue this studio/ residence configuration. We request that if this concept is successful it would be permitted in the residential area R5-R20 as well.~~ Consideration for adequate parking for commercial traffic as it relates to our parking criteria above would apply .

7) COMMERCIAL STUDIO

~~Studios S1-S8~~ RS Sites

Commercial studios (with mezzanines in some cases) shall be general around eight hundred square feet in size, and are proposed to be constructed with access from ~~Crescent Moon Trail~~ site roads. A partially shaded sidewalk system will connect the Studios and provide access to on street parking.

8) OPEN SPACE

The Open Space enhances the already openness that surrounds the area and complies with the zoning ordinance.

~~9)~~ Not Approved on original CUP

~~COMMERCIAL OPEN STORAGE~~

~~Alternative Use for Northwest Area R5-Rl2~~

~~An area of 20,000 SF is currently established as open storage. The continued use of this area as open storage as a transitional use would serve the need for the Kayenta Community. Kayenta will not continue to park construction equipment or use the area for storage of construction supplies. Arrangements are being made to move the more unsightly storage offsite. The need remains for an area to park and store in open storage, RV's, boats and automobiles in a secure and easily accessible area as an accessory use for the Kayenta residents only.~~

~~Our proposal is that landscape and other screening methods including "Studio Storage" space referred to above be built and planted to make the site aesthetically acceptable in its transitional use. Thought would be given to all grading, planting, and screening to allow much of the built open storage environment to transition into its final residential use as proposed therein .~~

10) RESIDENCE WITH GARAGE/SHOP SPACE RS Sites
~~Site 5 Rl 7-20 and site 3 Bid B of schematic site plan, both or either of the sites may be abandoned in their place and Residents with Garage/Shop space may be built. The schematic site plan Alternate Exhibit 2 provides a four unit configuration on each of the above mentioned sites.~~ The intent is to provide Garage/Shop space large enough to allow for a variety of "advocacy" projects from classic car restoration to RV Garage. The residential footprint of 1200 sq. feet is relatively modest in size. One guest parking space per unit would be provided.

11) ALTERNATIVE USE OF STUDIO SPACE ~~Sl THROUGH S8~~ RS Sites
All or ~~a p01iion of studio space~~ RS Sites schematically represented on site plan may be initially build as storage space. Sectional access door could later be removed and window and door walls built in there place as demand for retail and Service commercial space becomes viable. The architecture and site planning would be created to allow for such transitioning use.

R 5-20 (16 Units)
The site originally accommodating residences R 5-16 and Studio 1-5 is reduced and reconfigured in order to expand the site accommodating R 17-20. This allowed for the car collection studio to be constructed on that expanded site which was made available by the number reduction of residential units from 16 units to a new total of 9 units. This reconfiguration also allowed for an increase area reconfiguration of parking, access and cul-de-sac. Turn around area for fire lake park access and parking for efficient use of space, the eight approved studio units were added to the residential space and increased by one for security (or reduced by three with the deletion of studio work space approved on R17-20).
Site B alternative originally approved for four residential/work studios is reduced to three residential/work studios.
This amendment reconfiguration is approved at a TRC? With approval of car collection studio.
The intent of use associated with this application is for mixed residential use allowed commercial studio use (Light Manufacturing) with each residence.

Legend for Schematic Drawings

1) Schematic Site Plan Crescent Moon Village
2) Schematic Site Plan Crescent Moon Village (Alternate)
3) Cross Section ' A'
4) Cross Section C-C
5) Grading Plan Crescent Moon Village
6) Construction Drawings for Garages Bldg I

Development Requirements and Standards: See attached.

Table 8-2
Mixed Use Development Overlay District
Development Requirements and Standards

Development Requirement	Standard	Crescent Moon Village
Allowed Uses	As allowed by the two (2) Zoning Districts contained within the Mixed Use Development Overlay District.	See Table 33-1
Required Use Approval Procedure	A use allowed in either of the two (2) Zoning Districts contained within the Mixed Use Overlay District shall be reviewed and approved or denied as a Class I, Class II, Class III, Class IV, or Class V Use in a Mixed Use Development Overlay District, whichever is most res tr ict ive .	Application is for a Class V Conditional permit
Allowed Residential Density	As allowed by the applicable Agriculture, Residential Agriculture, Residential Estates, Single Family, or Multiple Residential Zone District included in the Mixed Use Development Overlay District.	All Residential Density
Minimum Lot Size	All lots used exclusively for a residential use shall meet the minimum lot size of the applicable Agriculture, Residential Estates, Single Family or Multiple Residential Zone District included in the Mixed Use Development Overlay District. All commercial, office, or mixed-use lots shall be of sufficient size to provide compliance with all building setbacks, landscaping, access, parking, and other standards as specifically provided by an approved Mixed Use Project Plan, or necessary for Use approval, as provided by this Ordinance.	Minimum Lot Size will meet or will be larger than the Multiple Residential Zone District
Required Open Space	A minimum open space area of ten percent (I 0%) of the Mixed Use Project Plan area shall be provided.	The open space area is over the (10%) of the Mixed Use Project Plan.

Dev'31opment Requirement	Standard	Crescent Moon Village
Open Space Use Regulations, Open Space Design Standards, Permanent Open Space Protections and Open Space Ownership and Maintenance	All matters related to Open Space Use Regulations, Open Space Design Standards, Permanent Open Space Protections, and Open Space Ownership and Maintenance options shall be governed by the requirements and provisions of Sections 704-17 to Section 704-21 herein.	In the Open Space there are some natural areas and some disturbed area that will be revegetated back to the natural.
Sensitive Lands	All sensitive lands areas, as defined by this Ordinance, and located within the boundaries ofa Mixed Use Project Plan area shall comply with all requirements of the Sensitive Lands Overlay District (SL). When any sensitive lands areas exist on any portion of a Mixed Use Development Overlay District (MU), the requirements of the Sensitive Lands Overlay District (SL) shall prevail, or as may be specifically provided by the approved Mixed Use Project Plan to achieve the purposes of this Ordinance.	Sensitive Lands requirements will be followed.
Maximum Building Size	The more restrictive of the two (2) Zoning Districts contained within the Mixed Use Overlay District, or as specifically provided by the approved Mixed Use Project Plan.	Maximum Building Size will meet or will be smaller than the Multiple Residential Zone District
Maximum Building Height	The more restrictive of the two (2) Zoning Districts contained within the Mixed Use Overlay District, or as specifically provided by the approved Mixed Use Project Plan.	The maximum building height for one story residential shall be 22 ft, two story residential shall be a maximum 32 ft, and storage/studio/garage shall be a maximum of 24 ft and Bid I as previously approved. All heights shall be measured from the lower floor level.
Minimum Required Front Yard Setback	The more restrictive of the two (2) Zoning Districts contained within the Mixed Use Overlay District, or as specifically provided by the approved Mixed Use Project Plan.	The Minimum Required Front Yard Setback for residential shall be 20 ft, and storage/studio/garage shall be 20 ft. All Minimum Required Front Yard Setback shall be measured from the edge of pavement.
Minimum Required Side Yard Setback	The more restrictive of the two (2) Zoning Districts contained within the Mixed Use Overlay District, or as specifically provided by the approved Mixed Use Project Plan.	The Minimum Required Side Yard Setback for residential shall be IO ft, and storage/studio/garage shall be 10 ft, except for accessory buildings(ie garage/laundry building@ Building I. All Minimum Required Side Yard Setback shall be measured from the building to building.

Development Requirement	Standard	Crescent Moon Village
Minimum Required Rear Yard Setback	The more restrictive of the two (2) Zoning Districts contained within the Mixed Use Overlay District, or as specifically provided by the approved Mixed Use Project Plan.	The Minimum Required Rear Yard Setback for residential shall be 3 ft , and storage/studio/garage shall be Oft. All Minimum Required Rear Yard Setback shall be measured from the building to property line.
Building Standards	All requirements for primary and accessory buildings shall be either as required by the two (2) Zoning Districts contained within the Mixed Use Overlay District, or as specifically provided by the approved Mixed Use Project Plan.	All requirements for primary and accessory buildings shall be either as required by the two (2) Zoning Districts contained within the Mixed Use Overlay District.
Minimum Off-Street Parking Requirements	As required by the two (2) Zoning Districts contained within the Mixed Use Overlay District. Total required off-street parking spaces may be determined by the review and acceptance by the City of a Shared Parking Analysis, conducted using accepted information and analysis methods, and approved and accepted as part of Mixed Use Project Plan. (See Section 20 I 3).	Per City Standard (Table 20-1 Table of Off-Street Parking Requirements)
Location of Off-Street Parking Areas	The location of all parking areas shall be considered understanding the visual and pedestrian amenity impacts of off-street parking areas. The relationships and placement of buildings, open spaces, vehicle and pedestrian facilities and off-street parking areas is a critical design element in Mixed Use areas and shall be considered by the Commission and Council prior to Mixed Use Project Plan approval.	Typically, Town & Country configuration of diagonal parking with landscape element integrated into scheme, and which is taken off of Crescent Moon Trail provides easy and convenient access to commercial locations. Residential parking is directed away from commercial corridor with an emphasis on garage enclosed parking. Guest parking does not obstruct garage access. Overflow parking is permitted in the driveway.

Dev,elopment Requirement	Standard	Crescent Moon Village
General Design Principles	All Mixed Use Project Plans shall be required to include measures of design, layout and other design elements that are generally characterized as traditional neighborhood design (TND) principles which may include residential designs that deemphasize garages which may be setback from the Frontline of the home or provided with side entry, street-side covered front porches, balconies and decks, wrap-around porches, streets designed for low vehicle speeds and which emphasize pedestrian facilities, off-street parking areas hidden from public striets, extensive use of street facing windows, pedestrian facilities and connections.	Residential outdoor living space is directed away from automobile access drives and streets. Views are to reservoir area, open space areas, and trails access. Both good pedestrian access and automobile access is provided to commercial space.
Architectural Design and Materials Requirements	The appropriate use of materials, colors, and other features indicative of the desert environment of the City. All buildings shall possess a similar architectural theme and have common architectural elements creating a unifying development character and design theme. All sides of buildings shall receive equal design consideration, particularly where exposed to pedestrian and/or vehicular traffic and adjacent properties.	Although building design is mixed one and two story configuration which differs from Kayenta traditional one story approval, all materials and colors are consistent with other Kayenta Homes and commercial spaces.
Building Orientation	All buildings shall address the street and provide architectural and other design elements to create a presence and attractive and inviting building-street relationship. All buildings shall provide windows, balconies, terraces, or other design features that are oriented to the street. Window shape and size shall be compatible from building to building. Tinted windows or windows with reflective film or glass are prohibited at street level.	Design consistent with existing Bldg.l.
:,igns	All Mixed Use Project Plans shall propose a consistent and unified signage scheme, such signage complying with the site and building design requirements and approval procedures, as provided by this Ordinance. Signs, utilizing the same materials and colors as used on the principal buildings are preferred.	City standards shall apply.

Development Requirement	Standard	Crescent Moon Village
Required Landscaping and Landscaping Plan	A Landscaping Plan shall be presented accompanying the proposed Mixed Use Project Plan, such landscaping plan complying with the site and building design requirements and approval procedures, as provided and required by this Ordinance.	City standards shall apply, however Kayenta Landscape guidelines and plant list are incorporated into planning.
Building and Site Lighting	A Building and Site Lighting Plan shall be presented accompanying the proposed Mixed Use Project Plan, such building and site lighting plan complying with the site and building design requirements and approval procedures, as provided and required by this Ordinance.	City Lighting and standards shall apply.
Street Widths	Necessary and appropriate street widths shall be determined during Mixed Use Project Plan review and approval by the Council, following the receipt ofa Planning Commission recommendation. All streets shall be designed and constructed to provide traffic calming strategies and necessary pedestrian connections and pedestrian and traffic compatibilities.	Streets shall be per Residential Private - Rural Cross Section No. 2 (attached), except the landscape buffer area could be reduced for parking or accessory buildings.
Other Site Design Requirements and Features	For all other building and site design elements the building and site design plans shall comply with the site and building design requirements and approval procedures, as provided and required by this Ordinance, or as may be further identified and required by the approved Mixed Use Project Plan.	Building and site design elements the building and site design plans shall comply with the site and building design requirements and approval procedures, as provided and required by this Ordinance.
Nuisance	No use shall be designed or operated to expose adjoining properties and uses to offensive noise, odors, dust, electrical interference, and/or vibration, or create any other nuisance.	No use shall be designed or operated to expose adjoining properties and uses to offensive noise, odors, dust, electrical interference, and/or vibration, or create any other nuisance.

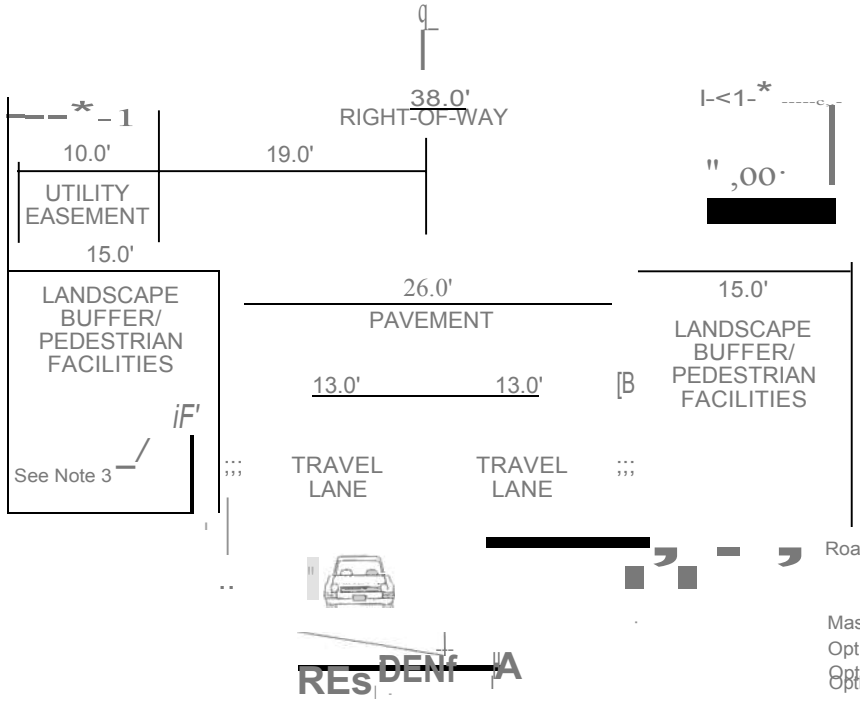
NOTE

1. Pedestrian facilities required on rural streets per the Transportation Master Plan Chapter 3. Sidewalk/trail shall be located within landscape buffer area. meandering where possible.

2. Residential driveways shall be constructed lo I<eep drainage within the roadway or natural drainage lo prevent nooding of private properly.

3. When driveable surface width (asphalt+ shoulders) is 32 feel or less, "No Parking" signs shall be installed on one side of the road per adoptecl fire code. Driveable surface shall not be less than 29 feel.

4. Pedestrian facilities are not required when traffic studies show a road has a volume of less than 200 vehicles per day. Otherwise, an 8' wide asphalt path on one side, or a 5' concrete sidewalk on both sides shall beinstalled.



* Sidewalk/ Trail easement, if required. Width varies per Road Side Drainage

Road Side Drainage (see Transporlal1on Master Plan Chapter 3)
Option A: 2' Curb & Gutter
Option B: Rock lined ditch
Option C: Unarmored ditch 1.5' road base

pRIVATE RLJRAL

sl1oulder required minimum.

SCALE
NONE
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SUITE 300
ST. GEORGE, UT B 770
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IVINS
UTAH
OUR HOME BENEATH THE BIG RED MOUNTAIN

Ivins City

RESIDENTIAL PRIVATE RURAL

CROSS SECTION NO.
2