Crescent Moon Village
Mixed Use Plan

Narrative:

There has been much talk in City Planning circles about a return to the 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 FedEx 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 requirements 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 applicant's 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 certainty 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 standards.

The massing and geometrics of the village will be taking on more of an urban village appearance, on the order of the architecture found at Coyote Gulch Art 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 an RM Residential Multi-family zone allowing for the various land uses which are being contemplated. Some commercial

uses associated with the village workspace concept could border on light manufacturing and it is intended this type of use not to 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. 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 guests will be a minimum of once 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 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 the 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 the Planning Commission for approval. All final road and utility plans will be submitted to Ivins Engineering and Planning 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 eleven sub-sites, components which are part of the 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. STI 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 =R5-20 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 C.U.P Commercial Open Storage.
10. GS 30 = Residence with garage/shop space
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. Open space is redistributed as per 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 foot 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 being built to become two sites being a duplex with studios and a single residential with studio. Building K identified as John Reids's Woodworking Studio at 1500 square feet was previously approved and is currently constructed and has a C of O. Will match plans.

3) ADDITIONAL RV STORAGE- BLDG. B

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. It is constructed in the configuration of a four unit townhouse.

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 the north side of the building.
- The discovery and development of roof garden outdoor living space.

The Bldg. The 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 unit building. 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. It 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 familiarization 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 (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 option of access to a roof garden area if desired provides for open air, yet private residences. Density is established as per new plan.

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 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 setback 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 property south of subject property respects the minimum building separation requirements established above.

6) RESIDENTIAL W/COMMERCIAL STUDIO -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. Consideration for adequate parking for commercial traffic as it relates to our parking criteria above would apply.

7) COMMERCIAL STUDIO -RS SITES

Commercial studios (with mezzanines in some cases) shall be generally around eight hundred square feet in size, and are proposed to be constructed with access from 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 the surrounds the area and complies with the zoning ordinance.

9) Not Approved on original C.U.P

10) RESIDENCE WITH GARAGE/SHOP SPACE -RS 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 -RS SITES

All RS Sites schematically represented on site plan may be initially built as storage space. Sectional access doors would later be removed, window and door walls built in their 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 increased 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 R 17-20.

Site B alternative originally approved for four residential/work studios is reduced to three residential/work studios.

This amendment reconfiguration is approved at TRC? With approval of the 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.