

NICHOLS NAYLOR ARCHITECTS

10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN UT, 84095
(801) 487-3330



1-20-2026

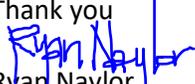
Moab City Planning Commission

Commissioners,

The following narrative is in conjunction with the attached Special Exception application for phase II of the Red Rock Flats apartments.

1. The proposed project will provide an additional 60 units of market rate apartments along with the agreed amount of AEH units outlined in the annexation agreement.
2. The proposed use is consistent with the current zoning district surrounded by other housing that will be part of USU and with its location in between the existing single family residences will provide a buffer to the busy highway.
3. The proposed site is ideal for the use with its proximity to Highway 191, USU extension, and location at the outer edges of Moab city.
4. The use will emit minimal noise, glare, dust, pollutants, or odor as it is in the best interest of the residence for all of these to be at a minimum.
5. These are residences which do not have hours of operation. The leasing office which will be located on phase 1 but utilized by both phases would employ 2-3 employees during regular business hours.
6. The exception we are seeking is to the buffer and screening requirements. Along the south boundary which abuts residential we will be installing a concrete retaining wall that will sufficiently screen the property to the South. The grade transition of the existing topography ranges from 17'-0" high at the East to 6'-0" high at the west and will be topped by a 6'-0" decorative metal fence that will tie to phase 1. The limited spacing between the retaining wall and the building along with the steep grades do not make this area amenable to planting trees. We are proposing native seeding above the retaining wall. At the West boundary which also abuts residential, there is a natural wash that will act as a buffer. We have also added a 4'-0" high opaque fence to screen headlights along with the required trees. There will also be shrubs planted between the curb and fence. The change in grade from the edge of our parking lot varies from 5'-0" high at the south west corner to 13'-0" high at the northwest corner. The east boundary is with phase 1 of the same development. The two phases will function as 1 contiguous development so providing screening and landscape buffer between the two parts should not be required. It is our owner's intention to eliminate this property line at a future date, but this cannot be accomplished until the second phase buildings are constructed. Buffering should not be required along the North property as that abuts a street.

Thank you


Ryan Naylor

Nichols Naylor Architects



EXISTING SITE AERIAL PHOTO

PLANT SCHEDULE PHASE 2

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE
	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
EVERGREEN TREES	
	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
	PINUS EDULIS / PINYON PINE
ORNAMENTAL TREES	
	VITEX AGNUS-CASTUS / CHASTE TREE
SHRUBS	
	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
	EPHEDRA VIRIDIS / MORMON TEA
	HESPERALOE PARVIFOLIA / RED YUCCA
	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
	RHAMNUS FRANGULA 'RON WILLIAMS' / FINE LINE® ALDER BUCKTHORN
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES	
	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
PERENNIALS	
	SALVIA AZUREA / AZURE SAGE

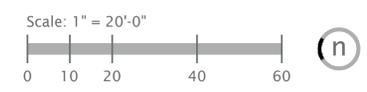
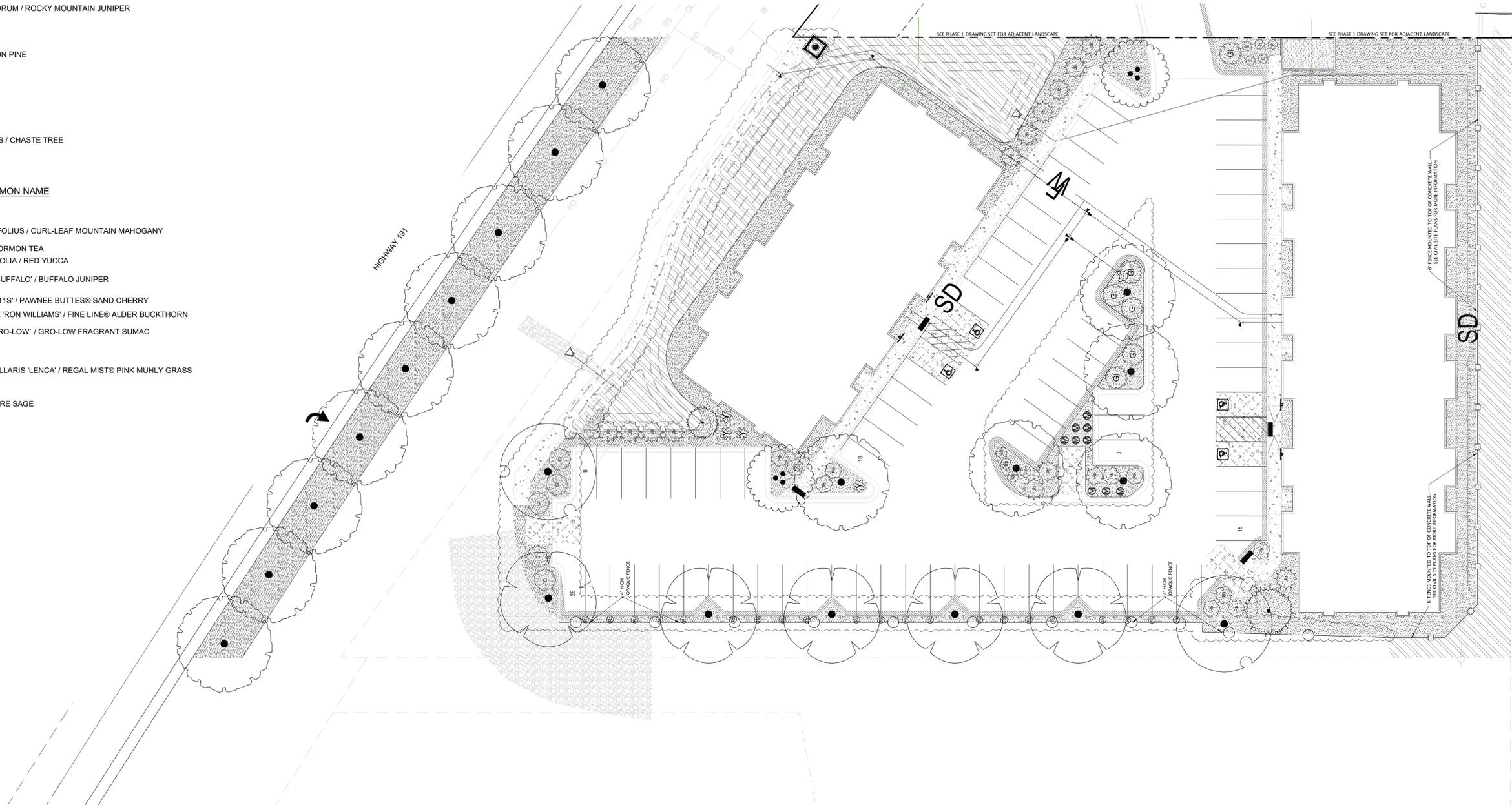
GROUND COVERS			
	ARTIFICIAL TURF	N/A	209 SF
	NATIVE SEED MIX	BED	7,638 SF
	PLANTING BED - 4" DEPTH ROCK MULCH / 4" DEPTH INSTALL OVER DEWITT PRO5 FABRIC	BED	14,305 SF

LANDSCAPE CALCULATIONS
 RECREATIONAL AMENITY AREA: 200 SF. REQ. 208 SF. PROVIDED
 PARKING LANDSCAPE - 15% OF PARKING LOT AREA: 3,941 SF. REQ. - 15% / 5,367 SF. - 20.4% PROVIDED* --
 STREET FRONTAGE LANDSCAPE - 15' LANDSCAPE STRIP: 4,095 SF REQ. / 4,095 SF PROVIDED
 BUFFER LANDSCAPE 15' BUFFER: **

LIVE PLANT COVERAGE - 25% OF LANDSCAPE AREA***: 9,947 SF REQ. /22,352 SF PROVIDED.

3,891SF TREE CANOPY COVERAGE--. --9,179 SF SHRUB AND NATIVE SEED

*PARKING LOT LANDSCAPE BASED ON 10' OFFSET FROM BACK OF PARKING LOT CURB.
 **DUE TO SHARED DRAINAGE ALONG THE WEST EDGE OF THE PROJECT WITH ADJACENT PROPERTY OWNER, A FULL PERIMETER BUFFER OF LANDSCAPING IS NOT POSSIBLE.
 *** TOTAL LANDSCAPE AREA IS CALCULATED BY TOTAL SITE MINUS BUILDINGS, HARDSCAPE, AND GULLY DRAINAGE AREA (GULLY AREA IS FROM EXISTING AND PROPOSED TOP OF BANK)



PROJECT NUMBER
25-222

REVISIONS
 RECREATIONAL AMENITY ADD JAN 26, 26'
 PARKING LOT & SIDEWALK UPDATE FEB 19, 26'

SHEET TITLE
LANDSCAPE DETAILS

PROJECT/OWNER
 RED ROCK FLATS PHASE 2
 1410 S. HIGHWAY 191
 MOAB CITY, UT, 84532

ARCHITECT

 10/31/2025

NICHOLS • NAYLOR
 ARCHITECTS
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DATE
10/31/2025

SHEET NUMBER
LP101