

## NICHOLS NAYLOR ARCHITECTS

10459 SOUTH 1300 WEST SUITE 201  
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(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 a 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 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 will operate during normal business hours. The gym amenity could be accessed by keycard 24 hours of the day. The shared office would be open during business hours.
6. The exception we are seeking is for shared parking for phase 1 and phase 2. After addressing the latest round of site plan review comments. Phase 2 is short 8 parking stalls. It is our intention to allocate the 8 western most parking stalls of phase 1 to phase 2. A cross access parking agreement has been drafted by the owners, and will be recorded against the phase 1 parcel. Phase 1 was provided with 134 total parking stalls. Based on the 72 units provided in phase 1 the required parking is 108 stalls leaving and excess of 26 parking stalls. The excess stalls are intended to support the commercial pad building located on the highway 191 frontage. Based on a lack of lease interest in the pad and a desire to provide more amenities for the apartments, the owners are planning to use the pad building as a gym amenity along with a shared work space. The floor plan is attached. The square footage of the proposed building is now 5,000 s.f. The gym amenity, including fitness room, cold plunge, sauna, and locker rooms will be 2,400 s.f. The shared workspace will be 2000 s.f. There will be a bike storage area of 300 s.f., and a building maintenance area of 300 s.f. If we calculate this building at 1 parking stall per 300 s.f. per section 17.09.220 sub heading N, we need 17 parking stalls. That leaves an excess of 9 parking stalls that could be allocated to Phase 2. That being said, we feel the number of parking stalls required by the pad building should be roughly half of the number required by code because the amenity building will be used primarily by residents of the development who already have parking stalls for their apartment. Based on useage, the owners would like to keep

the option open for outside users to have memberships at either the gym or the shared workspace.

The overall parking tabulation is as follows:

Parking Required:

Phase 1 72 units X 1.5 = 108 required

Phase 2 60 units X 1.5 = 90 required

Pad Building 5,000 s.f. / 300 = 17 required

Total= 215 parking spaces required

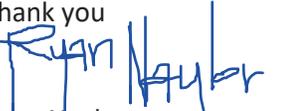
Parking Provided:

Phase 1 parking= 134 parking spaces

Phase 2 parking= 82 parking spaces

Total= 216 parking spaces provided

Thank you



Ryan Naylor

Nichols Naylor Architects