

Project #22-049
100 West Executive Suites
Located at 162 South 100 West

REPORT SUMMARY...

<i>Project Name:</i>	100 West Executive Suites
<i>Proponent / Owner:</i>	Justin Campbell / JABAA LLC
<i>Project Address:</i>	162 South 100 West
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Town Center 1 (TC-1)
<i>Type of Action:</i>	Quasi-Judicial
<i>Date of Hearing:</i>	August 25 th 2022
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-049, 100 West Executive Suites, for the properties located at 162 South 100 West, TIN# 02-046-0019.

Current Land use adjoining the subject property

<i>North:</i>	TC-1: Commercial Uses	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	TC-1: Commercial Uses	<i>West:</i>	PUB: Logan High School

PROJECT PROPOSAL

The 0.60-acre project site contains the old Wonder Bread store/bakery building and is located across 100 West from Logan High School. The relatively flat “L” shaped project site has approximately 158 feet of street frontage. This is a proposal to demolish the existing building and construct a new 5-story extended stay hotel building. The proposal includes a parking structure located on the first floor with hotel suites located on floors 2-5. Landscaping and a dumpster pick-up are planned along the south and perimeter of the project site. The podium style building is shown with brick, stucco, wood composite and metal trim building materials.



Figure 1 shows the front façade of the proposed building along 100 West.

LAND USE

The project area is zoned Town Center 1 (TC-1). The TC-1 zone has been established to encourage a mix of retail, office, commercial, entertainment, residential, hospitality and civic uses within a compact, walkable urban core focused in downtown Logan. Hotel land uses are permitted outright in the TC-1 zone. Hotel use is defined as transient sleeping accommodations and may or may not include on-site restaurants, conference rooms and banquet facilities. Hotels are intended for short term stay, not long-term residential uses. Residential occupancy is defined as 30 days or more rental periods. The area surrounding the project site includes office, retail, live entertainment venues, and restaurant uses, along with Logan High School and the Logan Recreation Center.

DESIGN REVIEW

The LDC 17.43 requires Design Review Permit approval for new commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.



Figure 1 shows the proposed site plan

SITE PLAN

The TC-1 zone allows for dense development with minimal setbacks, lot coverage, or open space requirements. Lot coverage is permitted to be 100%, building frontages are required to be a minimum 75% at the front setback, and no open space or useable outdoor space is required. At approximately 88% lot coverage, and 93% frontage, the proposed project meets frontage and lot coverage requirements in the LDC as submitted.

Setbacks

The setback requirements in the TC-1 zone for residential buildings are as follows:

Front (Min/Max): 0'-10'

Side: 0-5'

Rear: 5'
Surface Parking (Front): 10'
Surface Parking (Side/Rear): 5'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (100 W): 4'
Side (North): 5'
Side (South): 5'
rear (East): 5'
Parking: 5' (structured and not subjected to surface parking regulations)

As submitted, the project meets the requirements of the LDC.

Access & Circulation

The main vehicle access to the building is via a driveway along 100 West to the structured parking on the main floor near the northwest corner of the building. In addition to the main driveway, a smaller single-wide driveway along the south border is shown for garbage dumpster access. Internal vehicular circulation serpentine through and around the main floor parking structure with most stalls being positioned on the perimeter. Pedestrian access and circulation are via the main front door near the north corner connecting to the sidewalk along 100 West. A second stairwell on the south side of the building also provides pedestrian access to 100 West. As proposed, the project meets access and circulation requirements in the LDC.

Parking

For hotel parking requirements in the TC-1 zone, the LDC requires one (1) parking stall per every one (1) hotel room plus four (4) additional stalls for employees, etc. The proposal shows 50 parking stalls within the parking structure and one (1) additional stall near the dumpster area for a total of 51 parking stalls. The applicant has submitted an alternative parking plan to the Director of Community Development for a 5.6% reduction in the overall requirement. The alternative plan included vacancy data, anticipated use of ride share, micro-mobility devices, and off hour demand of cleaning employees to guests for reasons to reduce. This hotel is intended to have a maximum of two employees on-site. The Director has the discretion of allowing up to a 15% parking reduction. Reductions of more than 15% must be approved by the Planning Commission. As conditioned, the project meets parking requirements.

BUILDING DESIGN

Materials

The LDC 17.12.020 states that a mixture of building materials is required for all building elevations. Permitted materials include masonry, stucco, wood, fiber cement board, or metal. Stucco (EIFS) is only permitted when sufficient detail and interest is provided to the surface. The proposed building materials include grey brick, stucco, wood composite and painted metal trim. As conditioned, the project meets the requirements in the LDC.

Transparency

Transparency requirements for the TC-1 zone are as follows:

Ground Floor: 60%
Upper Floors: 20%

Proposed transparency:

Ground Floor: 40%
Upper Elevations: 40%

The transparency on the ground floor is proposed as wall openings in the brick material to the main level parking and the two pedestrian entrances. In addition to the wall openings, there is approximately 8 feet of planter strip along the front of the building that could be landscaped with shrubs and narrow trees to help break-up and screen the areas of blank brick wall. Also, metal trellis material has been used on similar project approvals to achieve fenestration requirements when parking is located behind the front facade. As conditioned with additional landscaping and/or metal trellising for a total of 60% fenestration on the ground floor, the project meets the requirements of the LDC.

Building Height

Building heights in the TC-1 zone are limited to 55' along any street facing property line and may be increased at a ratio of 1 vertical foot for every 2 horizontal feet up to a maximum height of 80'. The proposed building, excluding decorative parapet elements, is shown at 55 feet tall. The project complies with building height regulations in the LDC as submitted.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet, and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project complies with the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Engineering
• Water	• Environmental

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/03/21 and the Utah Public Meeting website on 5/1/21. Public notices were mailed to all property owners within 300 feet of the project site on 4/26/21.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The Design Review Permit authorizes a 50-room hotel building for transient sleeping land use (no long-term residential uses (more than 30 days) are allowed)
3. The alternative parking plan for 51 parking stalls (5.6% reduction) has been approved by the Director of Community Development.
4. The proposed ground floor west façade, shown with 40% fenestration shall have additional landscaping and/or metal trellising to bring the total up to 60% fenestration.
5. Landscaping (shrubbery) shall be used to screen cars parked inside the structure adjacent to the two wall openings south of the driveway entrance.
6. Building materials shall match the submitted architectural drawings.

7. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
8. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Weather protection shall be provided above all pedestrian entrances.
12. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

a. Fire – contact 435-716-9515

- Access issues around the perimeter of the building, aerial apparatus access required. Fire Department access insufficient around the perimeter of the building.
- With a height greater than 30 ft. aerial fire apparatus is required according to IFC D105 within 15 ft. to 30 ft. on one side of the building, absent of obstructions. A complete fire flow analysis shall be provided by applicant. Required fire flow will be determined using the type of construction, fire area square footage and if fire sprinklers are installed. The exact type of construction may unknown at this time, but is most likely Type II for parking and Type IIIB for apartments. This review will be evaluated as such. Subject to change if the construction type is determined to be different. According to Table C102.1 a fire flow requirement of 10,500 gpm requires 8 accessible hydrants
- There are existing hydrants in the area. At least one hydrant is required within 100 feet of each fire Sprinkler Fire Department Connections (FDC). Discussions required for additional fire hydrants.

b. Engineering - contact 435-716-9160

- Provide water shares or in-lieu fee for increased demand to City system for the new development.
- Area being developed is less than 1 acre, therefore State requirements for onsite retention of the 90% storm, a Storm Water Pollution Prevention Plan, and a Notice of Intent are not required. Development must however retain/detain the 100-year storm event per City Storm Water Design Standards.
- It appears that development has made an effort to have access to underground parking to align with parking lot access on west side of 100 West. If this is not in alignment with the west side access, relocate development access to align with west side access.
- Dedicate a Public Utility Easement in the landscaped areas between the building and property line.
- No site utilities shown in review documents, will address all utilities for compliance to City standards during the building permit design review process.
- All existing utility service lines to development that are not used with the new development shall be capped at the City main line.
- Remove all existing access approaches to the site and restore curb and gutter to be high back curb and park strip areas
- All new accesses through City right of way shall be a minimum of 8" thick concrete

c. Water/Cross Connection – contact 716-9627

- The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port.
- Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.

- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
- Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-1 rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, during and after construction.

d. Environmental – contact 716-9761

- Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of the enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. As conditioned, proposed project provides required off-street parking.
4. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high-capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 100 West provide access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 7/18/22	Planner	Zone/Neighborhood TC-1 / ELLIS	Scheduled Meeting Date Aug. 25	Application Number PC 22-049
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME 100 West Executive Suites				
PROJECT ADDRESS 162 South 100 West			COUNTY PLAT TAX ID # 02-046-0019	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Justin Campbell			PHONE # 435.753.2850	
MAILING ADDRESS 2120 North Main Street, North Logan, UT 84341		CITY	STATE	ZIP
EMAIL ADDRESS justinc@cartwright-aec.com				
PROPERTY OWNER OF RECORD Jabaa LLC			PHONE #	
MAILING ADDRESS 40 West Cache Valley Blvd, Suite 9A Logan, UT 84341		CITY	STATE	ZIP
EMAIL ADDRESS jabaallc@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 50 executive suites for short or long term stay. 1st level - Parking structure concrete podium construction - 50 parking stalls - 20,000 sqft 2nd - 5th Levels - Wood framed construction - 15,230 sqft per level 2nd Level Outdoor Usable Space - 4,400 sqft (roof of parking structure) 5th Level Outdoor Usable Space - 1,100 sqft			Total Lot Size (acres) .60	
			Size of Proposed New Building (square feet) 80,920	
			Number of Proposed New Units/Lots 50	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

APPLICATION MUST BE ACCURATE AND COMPLETE

NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -



162

195

153

196

51

3

202

90

72

58

52

100 W

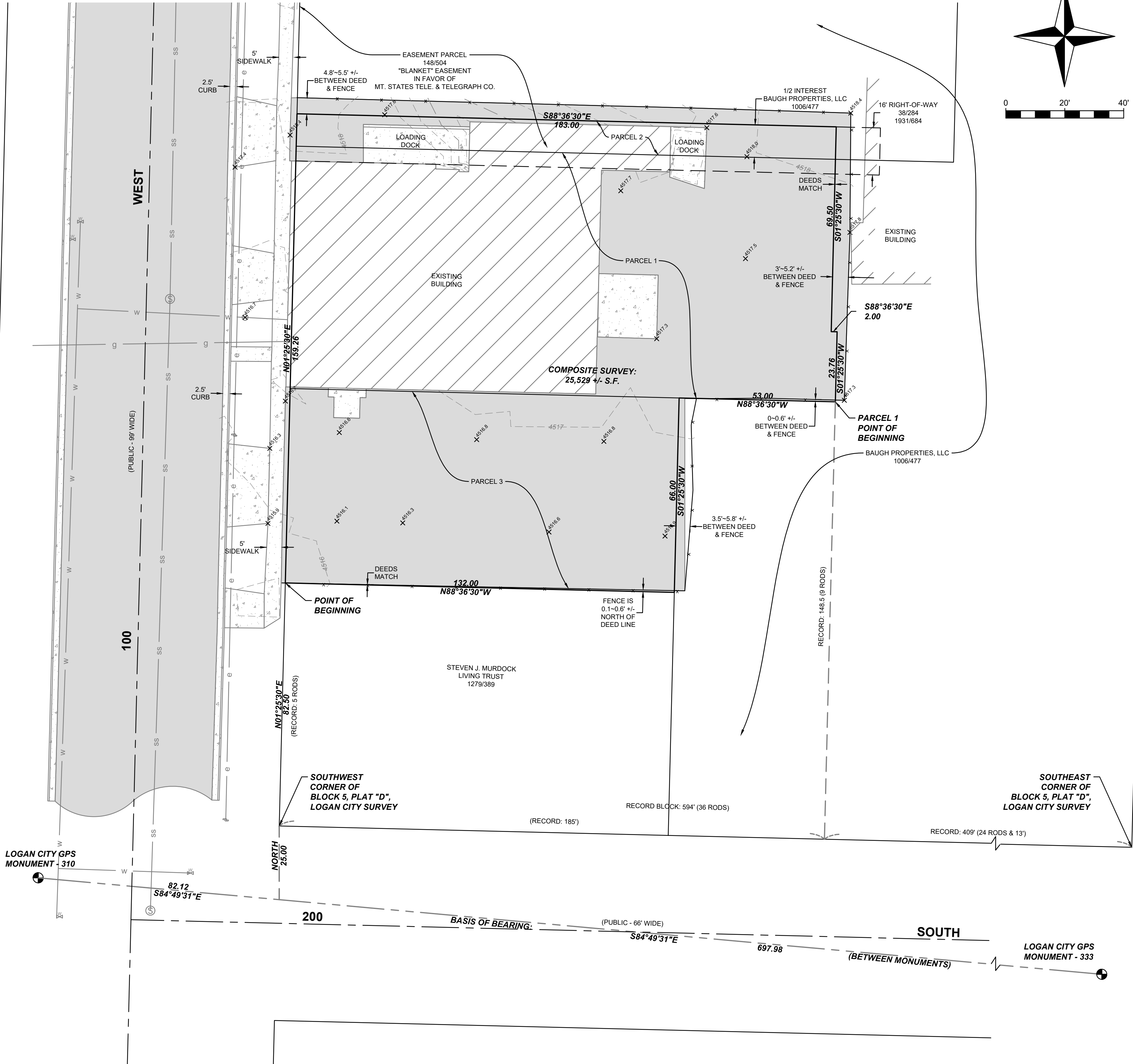
200 S

8/9/2022



VICINITY MAP
NTS

LEGEND	
	ASPHALT
	CONCRETE
	BUILDING
	POWER POLE
	WATER METER
	WATER VALVE
	SEWER MANHOLE
	POWER LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	FENCE LINE



- NOTES**
- The purpose of this Survey is to provide a Boundary and Topographical Survey & Certification for the parcel shown and described hereon. A Fence Line Description is also provided for the use of our client and their Title Company in the event that they wish to acquire Boundary Line Agreement(s) with the adjoining properties.
 - A Title Commitment prepared by Cache Title Company, Inc., Logan, Utah, File No. 00053736 AH, Commitment Date: September 30, 2020 was utilized in the preparation of this Survey. Civil Solutions Group, Inc. is entitled to rely on the accuracy of this document, and is not liable for errors and omissions based on the reliance of said Title Report. Unless noted otherwise, all record parcels and title exceptions/easements noted on this Survey are referenced from this document.
 - The Basis of Bearing for this Survey is the calculated State Plane Bearing of S84°49'31" E along the monument line between Logan City GPS Monuments LC-310 & LC-333 located on 200 South at approximately 100 West and Main Street, respectively. The physical location of Block 5, as well as all deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) if shown hereon is based on the NAVD88 elevation of 4514.70 published by Logan City on Logan City GPS Monument LC-310 located on the west side of 100 West at 200 South.
 - #5 rebar & cap to be set at all boundary corners unless noted otherwise hereon.
 - This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
 - Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
 - The physical location of Block 5 was determined by creating a 99' and 66' wide right-of-way over the existing street improvements of 100 West and 200 South, respectively.

**LEGAL DESCRIPTIONS
FROM TITLE REPORT**

(DEED REFERENCES & ASSUMED PARCEL NUMBERS ADDED FOR CLARIFY)

PARCEL 1 (DEED 1931/684)
Beginning 9 rods North of a point 24 rods and 13 feet West of the Southeast Corner of Block 5, Plat "D", LOGAN CITY SURVEY; and running thence North 23.76 feet; thence West 2 feet; thence North 58.5 feet; thence West 183 feet; thence South 82.26 feet; thence East 185 feet to beginning.

PARCEL 2 (DEED 1931/1724)
ALSO: Beginning 230.76 feet North of the Southwest Corner of Block 5, Plat "D", LOGAN CITY SURVEY, and running thence North 11 feet; thence East 188 feet; thence South 11 feet; thence West 188 feet to beginning.

PARCEL 3 (DEED 1931/684)
ALSO: Beginning at a point 5 rods North of a point 36 rods West of the Southeast Corner of Block 5, Plat "D", LOGAN CITY SURVEY; thence running North 4 rods; thence East 4 rods; thence South 4 rods; thence West 8 rods to beginning and being situate in the NE1/4 of Section 4, Township 11 North, Range 1 East of the Salt Lake Meridian.

SURVEY DESCRIPTIONS

COMPOSITE DEED DESCRIPTION

A portion of Block 5, Plat "D", LOGAN CITY SURVEY located in the NE1/4 of Section 4, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point located N1°25'30"E (record: North) along the Block line 82.50 feet (record: 5 rods) from the Southwest Corner of Block 5, Plat "A", LOGAN CITY SURVEY, said corner being located by Survey as S84°49'31"E 82.12 feet along the monument line between Logan GPS Monuments LC-310 & LC-333 and North 25.00 feet from Logan City Monument LC-310; thence N1°25'30"E (record: North) along the Block line 159.26 feet; thence S88°36'30"E (record: East) 183.00 feet; thence S1°25'30"W (record: South) 69.50 feet; thence S88°36'30"E (record: East) 2.00 feet; thence S1°25'30"W (record: South) 23.76 feet; thence N88°36'30"W (record: West) 53.00 feet; thence S1°25'30"W (record: South) 66.00 feet; thence N88°36'30"W (record: West) 132.00 feet to the point of beginning.
Contains: 25,529+/- s.f.

COMPOSITE FENCE LINE DESCRIPTION

A portion of Block 5, Plat "D", LOGAN CITY SURVEY located in the NE1/4 of Section 4, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point located N1°25'30"E (record: North) along the Block line 82.50 feet from the Southwest Corner of Block 5, Plat "A", LOGAN CITY SURVEY, said corner being located by Survey as S84°49'31"E 82.12 feet along the monument line between Logan GPS Monuments LC-310 & LC-333 and North 25.00 feet from Logan City Monument LC-310; thence N1°25'30"E (record: North) along the Block line 164.72 feet; thence along an existing fence line the following 6 (six) courses and distances: S88°25'00"E 187.70 feet; thence S0°15'00"W 40.50 feet; thence S1°55'00"W 57.00 feet; thence N89°23'00"W 50.20 feet; thence S3°27'00"W 65.35 feet; thence N88°52'00"W 135.54 feet to the point of beginning.
Contains: 27,487+/- s.f.

SURVEYOR'S CERTIFICATE

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BOUNDARY & TOPOGRAPHICAL SURVEY

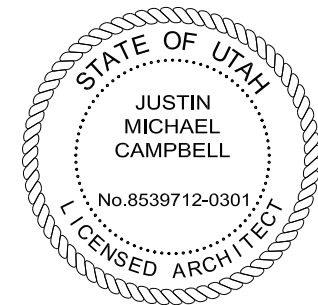
LOCATION: BLOCK 5, PLAT "D", LOGAN CITY SURVEY,
NE1/4 OF SECTION 4, T11 NORTH, R1E, S.L.B&M
LOGAN, UTAH.
PROPERTY OF: NEEDHAM FAMILY PARTNERSHIP, LLC
PREPARED FOR: JABAA, LLC

MARK	DATE	DESCRIPTION

SCALE:	DRAWN BY:
1"=50'	C. BOWN
DATE:	PROJECT #:
11-10-20	20-278



A2 PARKING MAIN LEVEL
SCALE: 1/8" = 1'-0"



100 WEST EXECUTIVE SUITES

162 SOUTH 100 WEST
LOGAN, UT 84321

CARTWRIGHT PROJECT #	120120
DATE:	2/25/2021
DRAWN BY:	BFL
CHECKED BY:	JMC
APPROVED BY:	JMC

REVISIONS	
DATE	DESCRIPTION

PARKING
STRUCTURE MAIN
LEVEL PLAN

A101



C2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



A2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2850
F435 753.2851
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<http://www.cartwright-aec.com>

STATE OF UTAH
JUSTIN
MICHAEL
CAMPBELL
No. 8539712-0301
LICENSED ARCHITECT

100 WEST EXECUTIVE SUITES

162 SOUTH 100 WEST
LOGAN, UT 84321

CARTWRIGHT PROJECT #		120120
DATE:		2/25/2021
DRAWN BY:		BFL
CHECKED BY:		JMC
APPROVED BY:		JMC
REVISIONS		
Δ	DATE	DESCRIPTION

WEST & SOUTH
ELEVATIONS

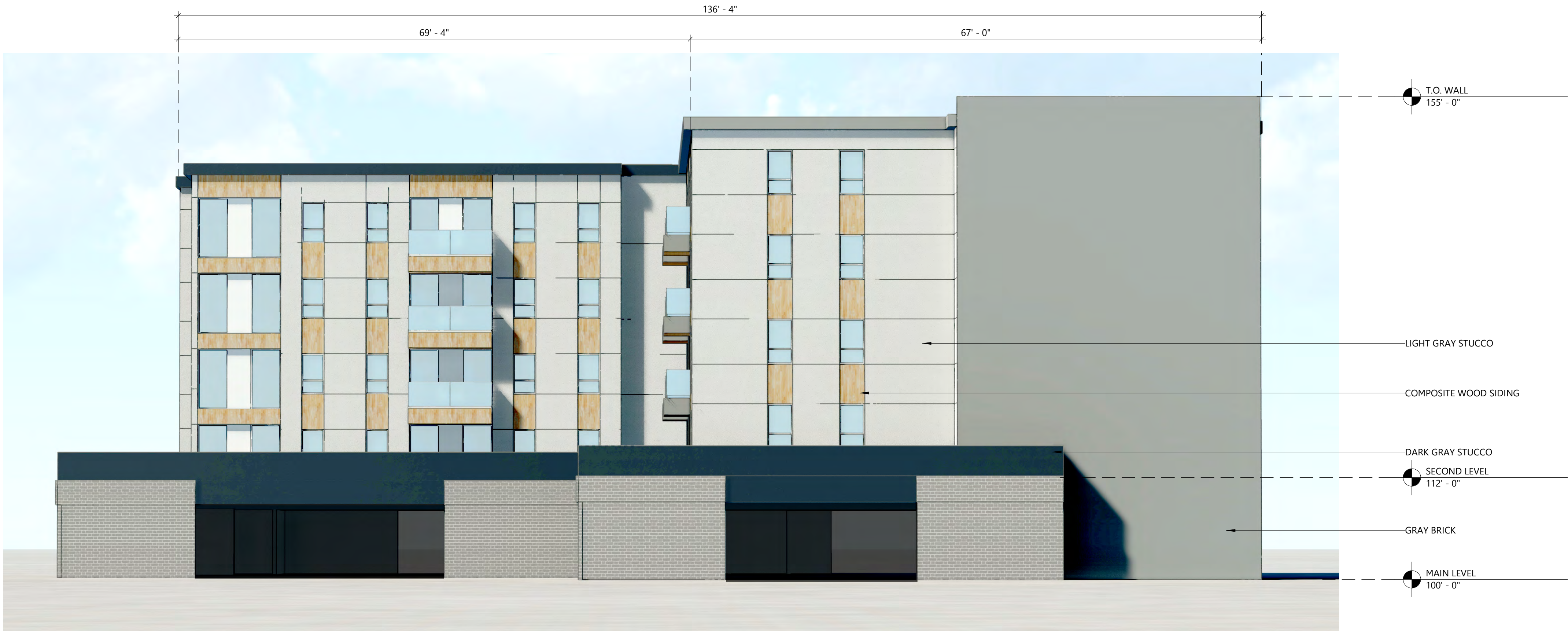
A201

DESIGN REVIEW PERMIT

7/16/2022 8:36:14 AM



C2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

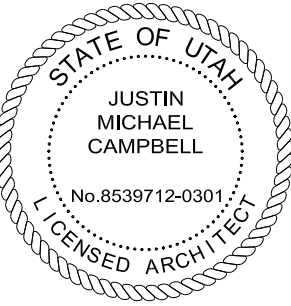


A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2850
F435 753.2851
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100 WEST EXECUTIVE SUITES

162 SOUTH 100 WEST
LOGAN, UT 84321

CARTWRIGHT PROJECT #	120120
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CHECKED BY:	JMC
APPROVED BY:	JMC

REVISIONS	
 DATE	DESCRIPTION

NORTH & EAST
ELEVATIONS

A202

DESIGN REVIEW PERMIT

7/16/2022 8:36:14 AM

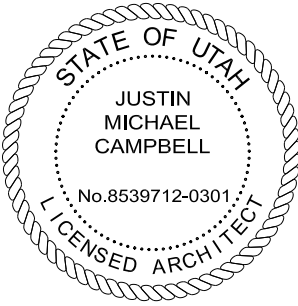


A2 NORTH WEST PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS	
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NORTHWEST
PERSPECTIVE
ELEVATION

A203

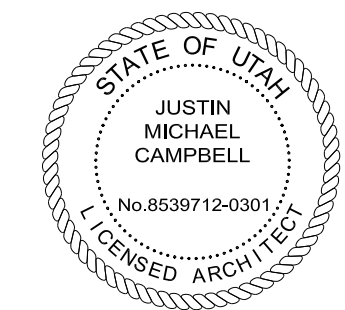


A2 SOUTHWEST PERSPECTIVE ELEVATION
SCALE: 1/8" = 1'-0"

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APPROVED BY:	JMC

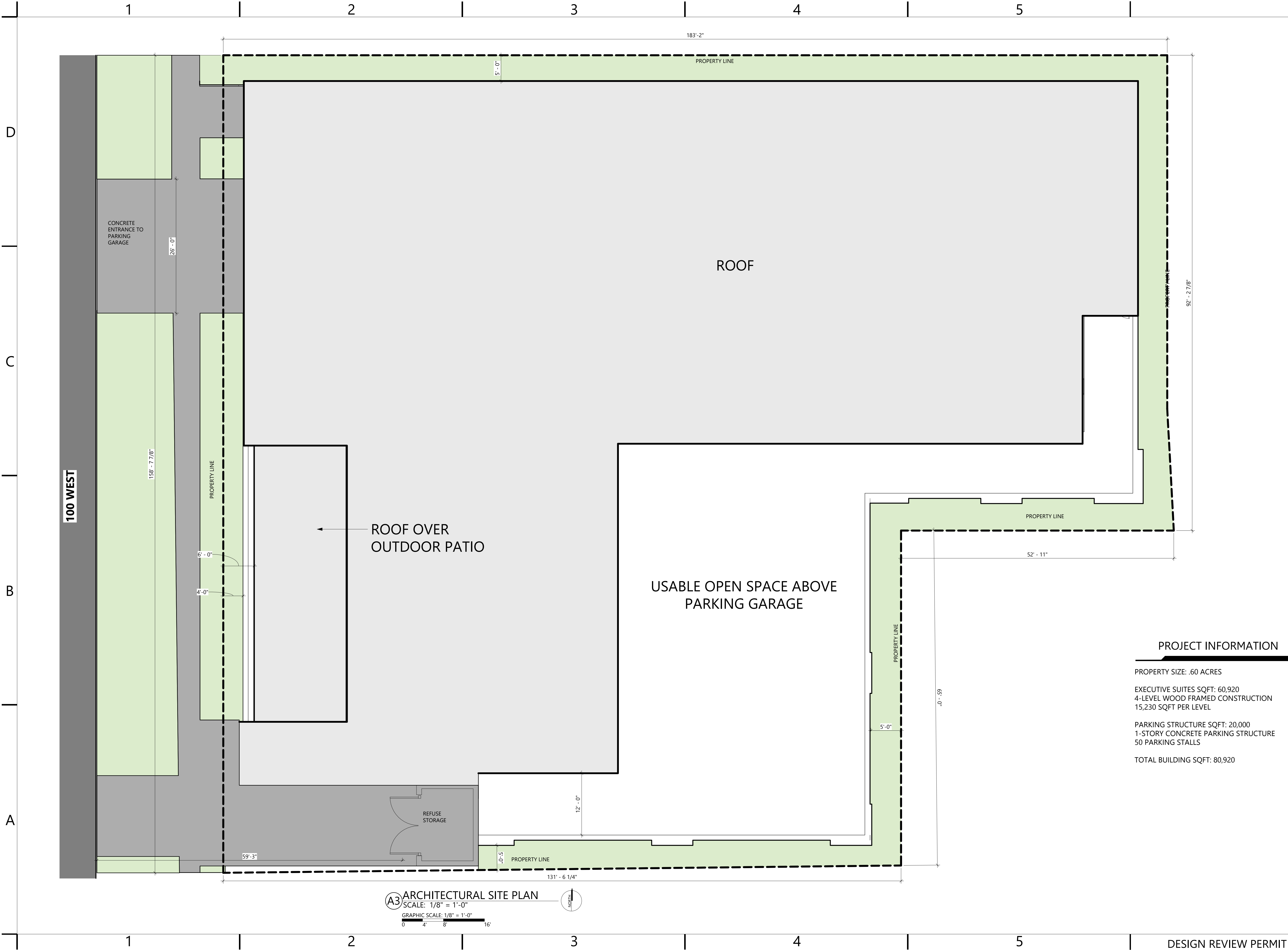
REVISIONS	
DATE	DESCRIPTION

SOUTHWEST
PERSPECTIVE
ELEVATION

A204

DESIGN REVIEW PERMIT

7/16/2022 8:36:14 AM



A3 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

PROPERTY SIZE: .60 ACRES
EXECUTIVE SUITES SQFT: 60,920
4-LEVEL WOOD FRAMED CONSTRUCTION
15,230 SQFT PER LEVEL
PARKING STRUCTURE SQFT: 20,000
1-STORY CONCRETE PARKING STRUCTURE
50 PARKING STALLS
TOTAL BUILDING SQFT: 80,920

CARTWRIGHT
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JUSTIN
MICHAEL
CAMPBELL
No. 8539712-0301
LICENSED ARCHITECT

100 WEST EXECUTIVE SUITES

162 SOUTH 100 WEST
LOGAN, UT 84321

ARCHITECTURAL
SITE PLAN

AS101

DESIGN REVIEW PERMIT

7/18/2022 8:36:16 AM

TO: Logan City Planning and Zoning Department

DATE: 8/15/22

PROJECT: 100 West Executive Suites

SUBJECT: Alternative Parking Plan

NORTH LOGAN

2120 N. Main Street
North Logan, Utah
84341

T 435-753-2850

F 435-753-2851

This letter intends to present an Alternative Parking Plan to the Logan City Planning Department for the 100 West Executive Suites Project Located at 162 South 100 West in Logan. The Executive Suites business model falls under the commercial use of hotel/hospitality. Executive suites operate differently than a traditional hotel. While a patron may stay for one night, these suites have amenities to accommodate a more extended stay. Such amenities include a kitchen and laundry facilities within the suite.

Project Information:

Project Size:

- 4-Story Building
- Approximately 80,920 Square Feet

Parking Structure: Main Level

- 50 Parking Stalls

Executive Suites: Levels 2-4

- 50 Total Suites

Other Project Amenities

- Secured Bicycle Storage in Parking Structure

Zoning Requirements and Information:

- Zone: Town Center 1 (TC-1)
- Commercial Use: Hospitality
- Hotel Parking Requirement: 1 Stall per Suite plus 4 Additional Spaces (17.31.040)
 - 54 Total Stalls Required for this Project:
 - 50 Stalls - One Stall per Suite
 - 4 Additional Spaces

MEMORANDUM (continued)

PROJECT: 100 West Executive Suites
SUBJECT: Alternative Parking Plan

DATE: 8/15/22

Proposed Alternative Parking Plan Proposal: 50 Total Parking Stalls

17.31.050.A.2 Allows for the approval of a parking count reduction up to 15% of the require parking calculation. Per the hotel parking requirement, this project requires 54 stalls. We propose a 4-stall reduction to **50 total parking stalls**; this is a **7.4%** parking reduction. The parking requirement can reduced for the following reasons:

- 2021 State of Utah's Travel and Tourism Industry reports
 - 2020 46.7% Occupancy Rate (the rate was down due to COVID-19)
 - 2019 63.4% Occupancy Rate (pre-pandemic rate)
 - The requested 7.4% reduction maintains the parking count above the pre-pandemic occupancy rates
- Increased interest in electric-powered bicycles
- Increased interest in ride-sharing services (Lyft, Uber, Aiport Shuttle Service)
- Increased businesses that provide delivery for take-out meals
- Increased businesses that provide delivery for grocery goods
- Walking proximity (1 city block) to 3 different bus stops
- Proximity to Cache Valley Transit Center located at 150 East 500 North
 - 20-minute walk
 - 8-minute bicycle ride
- Proximity to Surrounding Services and Recreation (all within three city blocks)
 - Logan and Cache Valley Performing Arts Facilities
 - Multiple Restaurants
 - Grocery and Convenience Stores
 - Other Services (banks, retail stores, post office, courts, city and county offices, churches)

By: Justin Campbell - Architect

END OF MEMORANDUM