



**Project #25-062  
Future Bookshop Rezone  
Located at approximately 404 Park Ave**

**REPORT SUMMARY...**

*Project Name:* Future Bookshop Rezone  
*Proponent / Owner:* Annie & Greg Waddoups / Jeffrey L. Petersen Estate  
*Project Address:* 404 Park Ave  
*Request:* Rezone  
*Current Zoning:* Traditional Neighborhood Residential (NR-6)  
*Type of Action:* Legislative  
*Hearing Date:* December 11, 2025  
*Submitted By:* Aimee Egbert, Planner I

**RECOMMENDATION**

Staff recommends that the Planning Commission **recommend approval** for a Rezone from Traditional Neighborhood Residential (NR-6) to Neighborhood Center (NC) for project #25-062, Future Bookshop, in the Traditional Neighborhood Residential (NR-6) zone located at 404 Park Ave, TIN #002-041-0008.

*Current Land use adjoining the subject property*

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Bear River Head Start & Agriculture
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

**PROJECT PROPOSAL**

This proposal is for a rezone from NR-6 to NC, to convert an existing home into a neighborhood, independent general bookstore and small coffee shop. The lot is a 0.52-acre corner lot near the intersection of Three Point Ave and Park Ave. Before being turned into a single-family home, the structure was originally built as a schoolhouse and then converted into a church building. Historically, this property is rooted in being a neighborhood hub. The applicants are, in the future, planning to revive this gathering spot legacy and create a space for the community to gather and interact, while boosting literacy. The existing primary structure will remain the same, the detached garage located in front of the dwelling will be removed with that space converted into a patio for gathering, and a parking lot will be added to the north of the house. The site is located a block west of the Aquatic Center.



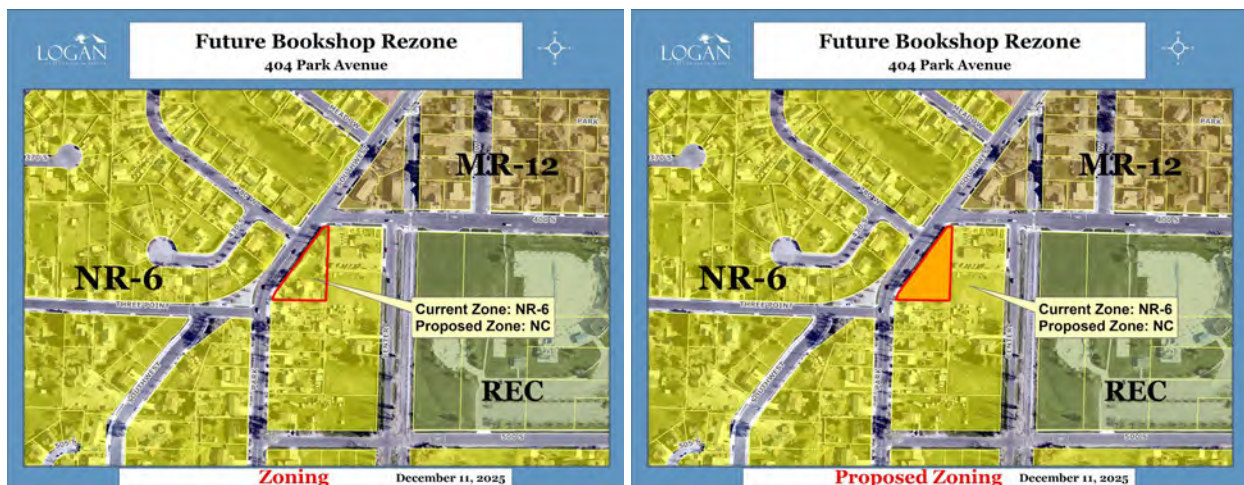
**Figure 1 shows the proposed property for rezone.**

## REZONE

The subject property is currently zoned NR-6, which permits single-family residential development at six (6) dwelling units per acre, with maximum building heights of 35 feet and a 25-foot front setback. The Future Land Use Plan (FLUP) designates the site as Detached Residential (DR).

The applicant is requesting a rezone from NR-6 to Neighborhood Commercial (NC) to allow a mix of small-scale commercial and residential uses intended to serve the surrounding neighborhood. The NC zone, as outlined in LDC §17.07.120, allows residential densities of up to 9 units per acre, although stand-alone residential projects are not permitted. Commercial establishments are limited to 5,000 square feet with the range of permitted uses limited to uses with minimal impacts on adjacent residential properties. Development standards further prohibit drive-through lanes/windows, outdoor storage, limit parking to the side and/or rear areas, and require 20% landscaping and usable outdoor space to enhance site aesthetics and buffering.

The Logan City General Plan identifies the NC zone as appropriate for modest, neighborhood-serving commercial services that are pedestrian-oriented and compatible with nearby residential areas. NC zones are typically applied in small, discrete locations and may function similarly to a small “floating” or “spot” zone rather than as larger mapped districts. Only five areas in the city are currently zoned NC, four sites on the east side of Logan and a recent addition located north of the fairgrounds. Development within the NC zone is expected to maintain neighborhood character and support walkability while providing limited, low-impact commercial opportunities.



## LAND USE

The Land Development Code (LDC) Table 17.08.040 permits a range of uses including offices, food services, sales and service, and community and urban agriculture in the NC zone. The applicant is proposing the rezone for a bookstore (sales and service) and a coffee shop (food service), all of which comply with permitted code allowances.

## SUMMARY

Staff recommends that the Planning Commission forward a recommendation of approval for the proposed rezone from NR-6 to Neighborhood Center (NC). The request aligns with the NC zone’s purpose of supporting small-scale, neighborhood-serving uses and is consistent with the site’s long-standing history as a community gathering place. The proposed bookstore and coffee shop concept fits within the types of uses permitted in the NC zone.

While the applicant has provided an illustrative description of how the property might be used, the current request is solely for a zoning map amendment. Approval of the rezone does not grant approval of any specific site layout, building modifications, or operational details. Once rezoned, any future development or use of the property must comply with the standards and allowed uses of the NC zone and will be subject to all applicable permitting and review

processes. Conditional Use Permits are required for larger commercial uses. For these reasons, staff finds the rezone compatible with the Logan City General Plan and advises approval.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received.

### **PUBLIC COMMENTS**

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

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 11/29/25, posted on the City's website and the Utah Public Meeting website on 12/1/25, and mailed to property owners within 300 feet on 11/24/25.

### **RECOMMENDED FINDINGS OF APPROVAL FOR REZONE**

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

1. The NC zoning district is intended to be neighborhood serving, pedestrian oriented and in locations that do not compromise neighborhood character.
2. While the FLUP and General Plan designate this area for single-family residential use, the NC zone is a floating zone that may be applied where neighborhood-serving uses are appropriate. Given the historic use of the building and the site's proximity to Bear River Head Start, the Logan Aquatic Center, the Cache County Fairgrounds, and Park Avenue, the property is well-suited for a small-scale Neighborhood Center.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. Park Avenue provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the change in 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.



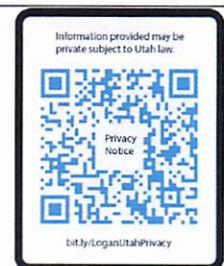
# APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> <b>Planning Commission</b>		<input type="checkbox"/> <b>Land Use Appeal Board</b>	<input type="checkbox"/> <b>Administrative Review</b>
Date Received 11/3/25	Zone/Neighborhood NR-6/WOODRUFF	Scheduled Meeting Date Dec. 11	Application Number PC 25-062
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 checked="" type="checkbox"/> Zone Change	<input type="checkbox"/> Other
PROJECT NAME (Do not use an address) Future bookshop rezone			
PROJECT ADDRESS 404 Park Avenue		COUNTY PLAT TAX ID # 02-041-0008	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Annie & Greg Waddoups (under contract to buy)		PHONE # [REDACTED]	
MAILING ADDRESS [REDACTED]		CITY [REDACTED]	STATE [REDACTED]
EMAIL ADDRESS [REDACTED]			
PROPERTY OWNER OF RECORD Jeffrey L. Petersen Estate		PHONE # n/a	
MAILING ADDRESS [REDACTED]		CITY [REDACTED]	STATE [REDACTED]
EMAIL ADDRESS n/a			
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  See attached document: proposing zoning change from NR-6 to NC		Total Lot Size (acres) .52	
		Size of Proposed New Building (square feet) n/a	
		Number of Proposed New Units/Lots n/a	
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 see attached	

**APPLICATION MUST BE ACCURATE AND COMPLETE**

**NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL**

City Council WORKSHOP 1/6/26  
HEARING 1/20/26



We are applying to ask the city to rezone the property at 404 Park Avenue (also known historically as 404 Southwest Street or 404 South 600 West) from NR-6 Traditional Neighborhood Residential to NC Neighborhood Center. We are currently under contract to buy this property from the estate of the former owner with the objective of establishing a neighborhood independent general bookstore and small coffee shop in 2026.

The property, before being turned into a single-family home in the 1950s, has a history originally as a schoolhouse and then an LDS church building, serving as an important neighborhood hub in past eras. We aim to revive that gathering spot legacy and create space for the community to gather and encounter each other as a neighborhood center, while also boosting literacy and community engagement and celebrating the power of story and books. Neighborhood-friendly programming plans include children's story times, book groups, author readings, and a yearly "block party" for the neighborhood.

We do not plan to change the outside elevation of the main building; however, we will likely remove the separate garage structure that sits in front of the building and will use that space as patio seating and as an unobstructed walk-up entrance to the bookshop. As indicated on the site plan, we will add a small off-street parking area to the property with up to 22 spots to accommodate the parking needs of the building in accordance with city requirements (official total square footage of the building is pending and the total number of parking spots may be rescaled accordingly). There will be landscaping between the sidewalk and the parking area.

The rest of the .52 acre lot will be beautifully landscaped and include benches and spots for neighbors and customers to sit outside and enjoy the setting.

