



## **PROJECT NARRATIVE**

### **Jail House Café Expansion**

April 12, 2022

Corey Shurtleff, Planning Director  
City of Moab Planning Department  
217 East Center Street  
Moab, UT 84532

Dear Corey,

We are pleased to submit the attached information for your review and consideration for the above referenced project. Chamberlin Architects has been engaged by the Will Petty to help him with the design and construction of a mixed-use development on his property indicated below.

Please accept the following as our General Project Report:

A. Project Description:

1. Location: 101 North Main, Moab, UT 84532
2. Acreage: 0.24 Acres.
3. Proposed Use: The property will be a mixed-use development consisting of space for dining and tavern on the 1st and 2<sup>nd</sup> floor with residential apartment(s) on the 3<sup>rd</sup> floor. Outdoor dining will be supported on the first-floor level organized around the courtyard.
4. Project Scope: The property will be a mixed-use development consisting of the original Jail House Café building with the addition of a four story (basement plus three floors above grade) building on the west portion of the property. The basement will contain support space for the building MEP, public restrooms, bakery/restaurant storage and residential storage. The first floor will provide space for a new commercial kitchen and expanded dining for the Jail House Café which will include use of the existing historic café building for seating. The second floor will contain a tavern (bar) area, family dining and support space. The third floor will be shelled initially with plans for developing 2-3 apartments for the Owner and staff.

· A P R O F E S S I O N A L C O R P O R A T I O N ·

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5. Building Height: 44' +/- above finished grade.

6. Building Area, gross  
Basement: 4,128 gsf  
First Floor: 4,600 gsf  
Second Floor: 3,700 gsf  
Third Floor: 3,700 gsf  
Total 16,128 gsf

B. Public Benefit:

The expansion of the Jail House Café will allow the Owner the ability to increase the dining capacity of the café, upgrade the cooking facilities, expand dining fare from breakfast only to three meals/day and increase the housing available in the downtown area. The exterior spaces will be developed to provide a beautifully landscaped courtyard for dining and public respite off of Main Street.

C. Project Compliance, Compatibility, and Impact:

1. Adopted Plans and/or policies

Mixed-use commercial and residential development on a currently under-developed site in the downtown core.

2. Land Use in the Surrounding Area:

Existing land use is Central Commercial Zone (C-3).

3. Site Access and Traffic Patterns:

The site is bounded by Main Street on the east and 100 Street on the south. The site is pedestrian accessible from these two streets. Vehicular service access including parking (3 spaces on-site) will come from the alleyway on the north side of the property.

4. Availability of Utilities:

Utilities are immediately available in the adjacent streets for all the primary utilities electric, gas, water, sanitary and storm. See civil drawings for additional information.

5. Special Demands on Utilities:

None are anticipated.

6. Effects on Public Facilities:

None are anticipated.

7. Parking: The Owner has had a parking study performed, see attached. We are requesting an exemption to providing on-site parking in excess of the spaces identified on the site plan due to the availability of parking in the immediate vicinity of the project site for patrons and staff.
8. Hours of Operation: Restaurant is projected to be open from 7am to 9pm. Tavern is projected to be open from 11am to 11pm.
9. Signage Plans: No signing of the property except for required traffic signage and building mounted signage (to be developed) is anticipated.
10. Site Soils and Geology:  
See attached Soils Report.
11. Impact of Project on Site Geology and Geological Hazards: The project is not anticipated to negatively impact the existing site geology. The response to potential geological hazards is shown in the attached Soils Report.

D. Zoning and Development Code:

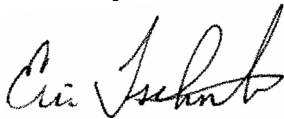
We hold that the planned development is in conformity with the current neighborhood's use and zoning.

E. Development Schedule and Phasing

Construction is planned to begin in the Fall/Winter of 2022 and is expected to take approximately 9-12 months. This is dependent upon receipt of the required planning approvals.

Let me know if you have any questions concerning the above information.

Sincerely,



Eric Tscherter, AIA, LEED AP