

Memorandum



TO: City of Moab Planning & Community Development

FROM: Craig Larsen

DATE: May 23, 2019

RE: My Place Hotel – Project Narrative

The purpose of this memo is to provide a project narrative or outline of the proposed My Place Hotel at 1520 North Main Street. The property is zoned Resort Commercial where hotels are a permitted use and consists of 7.02 acres. The proposed improvements consist of a 29,750 sf, 64 unit hotel, swimming pool and associated site improvements including 76 parking stalls, 5 of which are oversized. 64 parking stalls are required by City Code. Access to the hotel will be provided directly off of Highway 191 and essentially “complete” the existing 3 way intersection providing access to the frontage road serving the Holiday Inn Express and Archway Inn.

The City’s Comprehensive Plan contemplates appropriate development throughout the city and various commercial uses on North Main Street (Highway 191) including hotel accommodations and options for such. My Place Hotels are designed to provide everything you need and nothing you don’t for a comfortable nights rest. Each room is furnished with a full size refrigerator, microwave and 2 burner cooktop. Guests may prepare their own food in their guest rooms or take advantage of the variety of local restaurants. There will not be a restaurant in the hotel.

Environmentally sustainable practices are also proposed. These practices are expected to include solar panels, batteries for energy storage and electric vehicle chargers.

The proposed My Place Hotel meets the intent of the comprehensive plan for North Main Street.

