



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: March 26, 2021	<b>REQUESTS:</b>
Item #: P21-070	The applicant is submitting a request for a Zoning Compliance Verification for the property located at 245 N Glenwood Street, legally known as LOT 7 BLK. 1, ORIGINAL TOWNSITE OF JACKSON
Planner: Katelyn Page	For questions, please call Katelyn Page at 307-733-0440, x1302 or email to the address shown to the left. Thank you.
Phone: 733-0440 ext. 1302	
Email: <a href="mailto:kpage@jacksonwy.gov">kpage@jacksonwy.gov</a>	
<b>Owner:</b> Marilyn Hartman PO Box 2642 Jackson, WY 83001	
<b>Applicant:</b> Frank Paniszczyn 19030 Kimber Creek Ln Cypress, TX 77429	
<b>Please respond by:</b> <b>April 9, 2021 (Sufficiency)</b> <b>April 16, 2021 (with Comments)</b>	

**Owner:**

Marilyn Hartman  
PO Box 2642  
Jackson, WY 83001

**Applicant:**

Frank Paniszczyn  
19030 Kimber Creek Ln  
Cypress, TX 77429

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto:alangley@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | www.townofjackson.com  
Jackson, WY 83001

Fees Paid \_\_\_\_\_

*For Office Use Only*

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

**Please note:** Applications received after 3 PM will be processed the next business day.

**PROJECT.**

Name/Description: Change of Use from Long Term Rental to Short Term Rental  
Physical Address: 245 N. Glenwood St., Jackson Wy  
Lot, Subdivision: Lot 7, Block 1, Original Townsite of Jackson PIDN: 22-41-16-28-4-06-016

**PROPERTY OWNER.**

Name: Marilyn R. Hartman Phone: 307-690-1814  
Mailing Address: 1700 Bassett St. Unit 1009, Denver Co ZIP: 80202  
E-mail: 307-690-1814  
Marilynjacksonhole@yahoo.com

**APPLICANT/AGENT.**

Name: Frank Paniszczyn Phone: 817 323 9656  
Mailing Address: 19030 Kimber Creek Ln Cypress, TX ZIP: 77429  
E-mail: paniszczynfrank@comcast.net

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<input type="checkbox"/> Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: N A Environmental Analysis #: N A  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

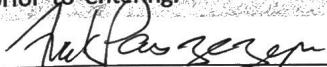
**Will pay on phone**

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at [www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF](http://www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF).

**Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent

Frank Paniszczyn  
Name Printed

2.1.21

Date

Contracted Buyer  
Title

**LETTER OF AUTHORIZATION**

MARILYN R. HARTMAN, "Owner" whose address is: 1700 Basalt St Unit 10  
Denver, Co 80202

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

more specifically legally described as: LOT 7, BLOCK 1, ORIGINAL TOWNSITE  
OF JACKSON WY 83001 (AKA: 245 N. GLENWOOD ST JACKSON WY)

(If too lengthy, attach description)

HEREBY AUTHORIZES FRANCIS AND DE RHOND PANISZCZYK OR THEIR LLC as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Marilyn R. Hartman

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Colorado

)

COUNTY OF Denver

)

SS.

The foregoing instrument was acknowledged before me by Marilyn R. Hartman this 6th day of January, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: July 23, 2021

(Seal)

COLLIN FLYNN HOPKINS NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20194028793 MY COMMISSION EXPIRES JULY 31, 2023
--



y2consultants.com  
307 733 2999

# CONSULTANTS

ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

Teton County Planning  
P.O. BOX 1687  
Jackson WY, 83001

March 25, 2021

## **RE: ZCV for 245 N Glenwood; Development Analysis**

Dear Planning Staff,

This ZCV request and accompanying narrative is intended to verify the compliance of the proposed development options for 245 North Glenwood. The following information and attachments are being submitted for compliance review with the Teton County Land Development Regulations. Please review and verify the following information.[\\_](#)

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# EXISTING CONDITIONS

The following sections describe the existing conditions of 245 North Glenwood (the property) at the time of this report.

## PROPERTY DETAILS

The property located at 245 N Glenwood (PIDN 22-41-16-28-4-06-016) is owned by Marlyn R. Hartman, Living Revocable Trust and currently exists as mixed use Commercial and Long-Term Rentals. The property platted in 1901 as lot 7 of Glenwood Block 6 consists of a 50'x140' lot (Appendix A). The property is currently zoned as Commercial-Residential-2 in the Town of Jackson zoning overlay and is located within the Town of Jackson Lodging Overlay.

## EXISTING PHYSICAL DEVELOPMENT AND USES

Located on the property is a 3 story 4800 sf (habitable) wood frame building constructed in 1992 (Appendix B). A full description of the existing physical development provided by the Town of Jackson Clerks Records is included in Appendix B. The habitable square footage of the property is divided evenly among the three floors. The property currently exists as mixed-use commercial on the ground floor and residential apartment rentals on the upper 2 floors. The top floor consists of a single 1600sf 2 BR 2BA residential apartment unit and the middle floor is split evenly as two 800sf 2 BR 1BA residential apartment rental units.

Leases on the residential apartment units expire on May 31, 2021. The lease for the ground floor retail expires October 31<sup>st</sup> 2022 with the option to be extended until May 31<sup>st</sup> 2023. All development proposed in this narrative honors the existing leases and would not commence until the expiration of existing leases.

## EXISTING PARKING

The existing alley side parking area provides seven (7) parking spaces meeting the design requirements of LDR 6.2. These parking spaces are allocated for the tenants residing in the upper floor residential apartment units.

The Glenwood side of the property currently provides four (4) parking spaces allocated for the existing ground level retail use. The front parking area does not conform to the 30' required parking setbacks from primary and streets as included in the development regulations outlined in LDR 2.2.12.

# DEVELOPMENT PROPOSAL #1 – CONVENTIONAL LODGING USES

This section describes a development proposal under which there is a change of use from the existing commercial and residential apartments to a scenario in which all units are ultimately developed into higher density Conventional Lodging Uses and one (1) residential apartment unit as allowed in the Lodging Overlay. This development would occur in two phases aligning with the expiration of existing leases.

For this zoning compliance verification, we are requesting verification of the following proposed change of uses, housing mitigation calculations and parking requirement calculations.

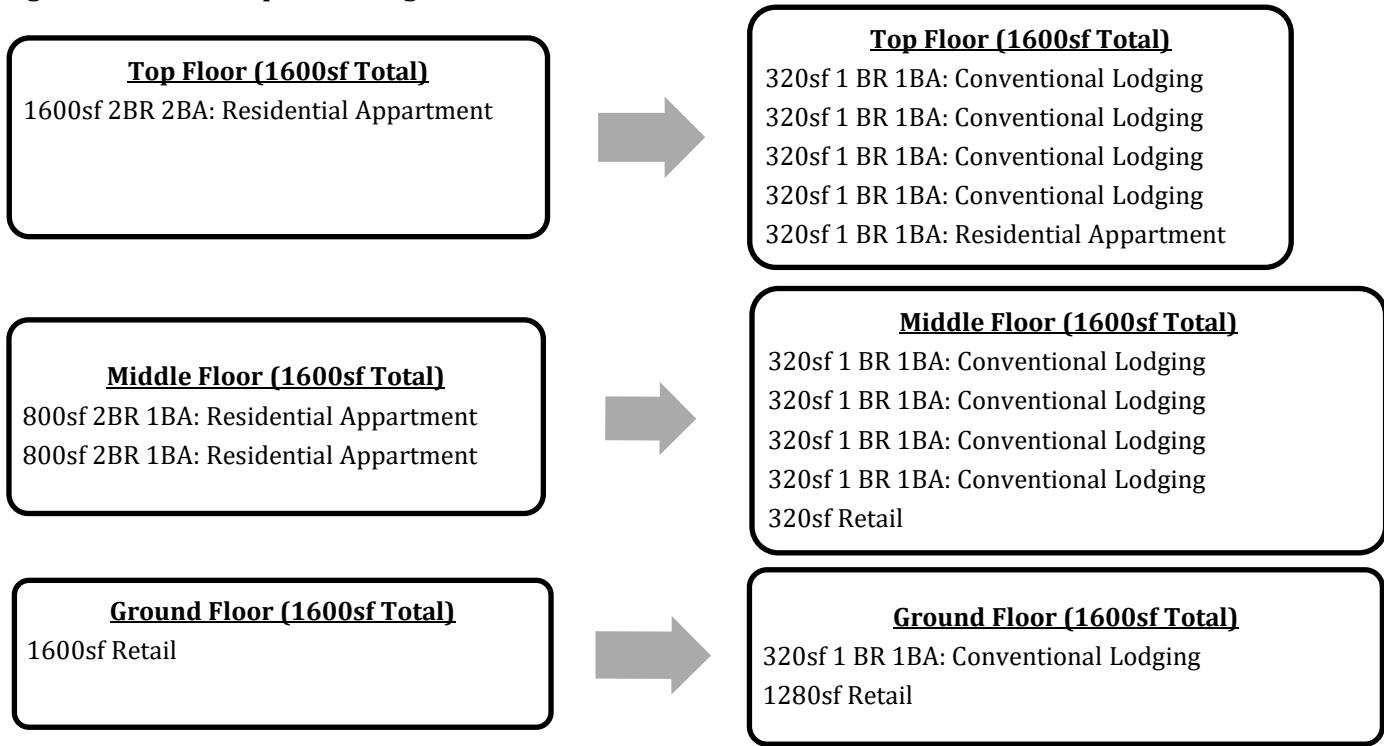
## PHASE 1 – CONVENTIONAL LODGING USES

Phase 1 of development under this option involves a change of use from existing residential apartments on the middle and top floors of the property to a mix of conventional lodging and a residential apartment. To accommodate wheelchair adaptable lodging, a negotiation between the property owner and the current leaseholder of the ground floor retail portion of the building will be attempted to trade approximately 320sf of the existing retail space for an equivalent square footage on the middle level. This negotiation is sought for the development of a single 1BR 1BA ground floor conventional lodging use to provide wheelchair adaptable lodging in the first phase. Phase 1 of development does not propose any additional development square footage and is projected to commence upon the expiration of the top and middle floor leases on 5/32/21.

### (a) Existing Conditions & Proposed Change of Use

The following illustrates the existing conditions and proposed Change of Use.

**Figure 1: Phase 1 Proposed Change of Use**



**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

**(b) Parking Conformity**

The applicable parking calculations for the proposed Phase 1 development are as follows.

$$\text{Conventional Lodging Parking} = 0.75/\text{room}$$

*LDR 2.2.12C*

$$\text{Residential Apartment Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$$

*LDR 2.2.12C*

**Table 1: Phase 1 Parking Calculations**

<b>245 N Glenwood Parking Calculations – Development Proposal #1 Phase 1</b>			
	<b>Proposed Development Units</b>	<b>LDR Standard</b>	<b>Required</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Residential Apartment	1/DU	1
<b>Middle Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320 sf Retail	NA (Existing Use)	NA (Existing Use)
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	1280 sf Retail	NA (Existing Use)	NA (Existing Use)
		<b>TOTAL</b>	<b>7.75</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

The required whole parking spaces needed for the proposed changes fall within the existing 7 conforming parking spaces located on the alley side of the property and therefore does not trigger additional parking. The remaining 0.75 parking spaces required are requested to be accounted for via a refundable parking bond to be paid at the commencement of Phase 1 and refunded following the completion of Phase 2 when full parking for all uses of the property is available.

Similarly, as no expansions are to be made to the retail use area of the building, the parking nonconformity associated with commercial retail space does not increase nonconformity and shall remain under the Authority to Continue Clause of the Nonconformities section of the LDRs (LDR 1.9.2).

#### **(c) Housing Mitigation**

In a Change of Use scenario, affordable workforce housing units are to equate to the “difference between the requirement for the proposed use and the requirement for the existing use” (LDR 6.3.1.A.1). Because the property at 245 N Glenwood precedes the establishment of the affordable workforce housing requirement established on December 18<sup>th</sup> 1995, the existing workforce housing credit is not applicable (LDR 6.3.2.A.1.a). As a result, the affordable housing mitigation calculations have been performed disregarding the existing residential uses on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The following table indicates the affordable housing units required with the proposed use changes indicated in this phase of development.

The following calculations were established using the Town of Jackson Housing Mitigation Plan Calculator updated 1/8/21.

**Table 2: Phase 1 Proposed Housing Mitigation Units**

<b>245 N Glenwood Proposed Housing Mitigation Units – Development Proposal #1</b>			
<b>Proposed Change of Use</b>		<b>TOJ Housing Mitigation Plan Calculator Units</b>	<b>Affordable Housing Units</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Residential Apartment	NA (No Change of Use)	NA (No Change of Use)
<b>Middle Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf Retail	NA (No Change of Use)	NA (No Change of Use)
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	1280 sf Retail	NA (No Change of Use)	NA (No Change of Use)
		<b>Total</b>	<b>0.918</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

A summation of the proposed affordable housing mitigation units results in a mitigation value of 0.918. This value is less than 1, allowing a fee in-lieu payment to be made if desired.

## **PHASE 2 – CONVENTIONAL LODGING USES**

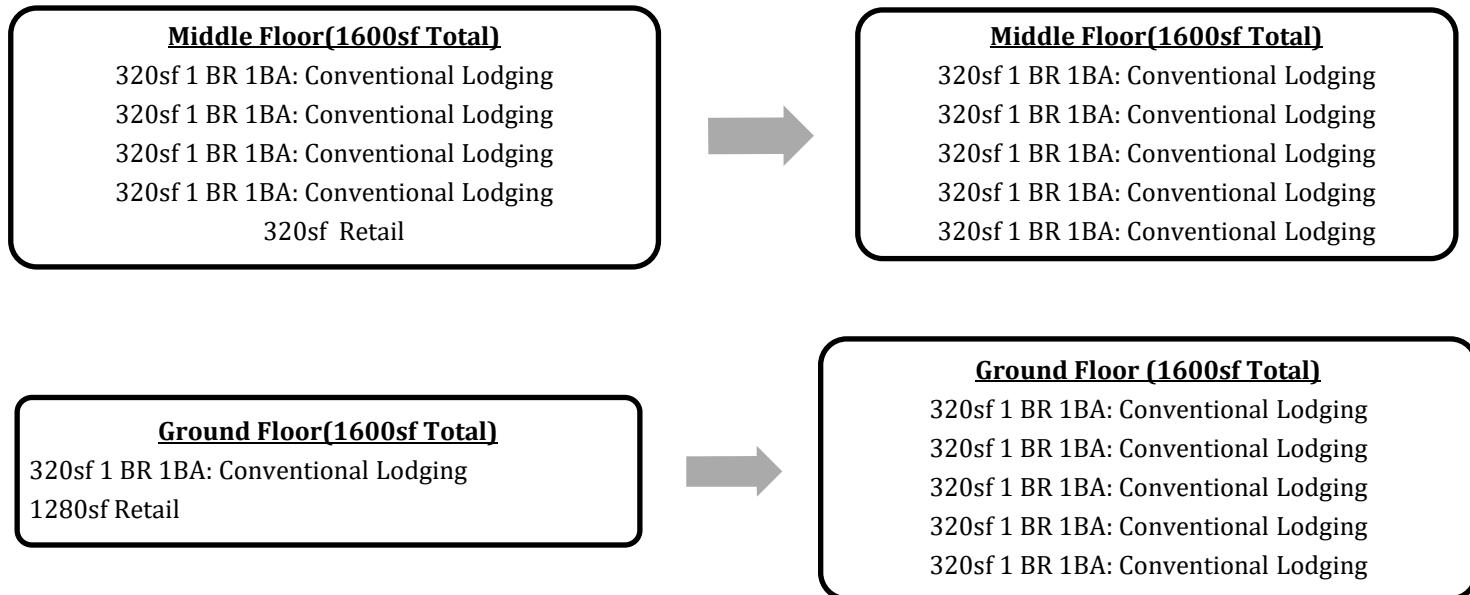
Phase 2 of development considers that all proposed use changes in Phase 1 have been completed with development requirements met as described in the Phase 1 narrative. Phase 2 is projected to commence upon the expiration of the ground floor lease on 10/31/22 or if a lease extension is requested, 5/31/23.

### **(d) Existing Conditions & Proposed Change of Use**

The proposed Change of Use for Phase 2 of the conventional lodging proposal involves a change of use from the traded 320sf of retail on the middle floor to a conventional lodging use and the transition of the remaining 1280sf retail area on the ground floor to 4 conventional lodging units. No changes would occur on the top floor of the building.

The following illustrates the existing conditions and proposed Change of Use.

**Figure 2: Phase 2 Proposed Change of Use**



**Note:** All square footages indicated represent best guess estimates only and will be verified prior to Change of Use

#### (e) Parking Conformity

The addition of ground floor conventional lodging rental units during Phase 2 development units triggers a recalculation of the minimum parking requirements as specified in LDR 6.2. The following table demonstrates the parking implications of the proposed Change of Use development.

The following conventional lodging unit parking calculations are as follows:

$$\text{Conventinoal Lodging Parking} = 0.75/\text{room}$$

LDR 2.2.12C

$$\text{Residential Appartament Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$$

LDR 2.2

**Table 3: Phase 2 Parking Calculations**

245 N Glenwood Parking Calculations – Development Proposal #1 Phase 2			
<b>Top Level</b>	<b>Proposed Development Units</b>	<b>LDR Standard</b>	<b>Required</b>
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Residential Apartment	1/DU	1

<b>Middle Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
			<b>TOTAL</b>
			<b>11.5</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

The addition of ground floor conventional lodging rental units and the increase in density of the upper floor conventional lodging units increases the required parking to 11.5 spaces. Please refer to the Parking Mitigation section of this report for the proposed parking accommodation proposal.

#### (f) Housing Mitigation

In a Change of Use scenario, affordable workforce housing units are to equate to the "difference between the requirement for the proposed use and the requirement for the existing use" (LDR 6.3.1.A.1). The following table outlines the affordable workforce housing units attributed to the existing conditions of the property.

**Table 4: Phase 2 Housing Mitigation Units**

<b>245 N Glenwood Proposed Housing Mitigation Units – Development Proposal #1 Phase 2</b>			
	<b>Proposed Change of Use</b>	<b>TOJ Housing Mitigation Plan Calculator Units</b>	<b>Affordable Housing Units</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Residential Apartment	1/DU	NA (No Change of Use From Existing)
<b>Middle Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
<b>Middle Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
		<b>PHASE 1 CREDIT</b>	<b>-0.918</b>
		<b>RETAIL CREDIT</b>	<b>-0.345</b>
		<b>TOTAL</b>	<b>0.165</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

# DEVELOPMENT PROPOSAL #2 – MIXED RESIDENTIAL AND LODGING USES

This section describes a development proposal under which there is a change of use from the existing commercial and long term residential units to a scenario in which all units are ultimately developed into a mix of higher density short term rentals, conventional lodging units, and a residential apartment. This development would occur in two phases aligning with the expiration of existing leases.

For this zoning compliance verification, we are requesting verification of the following proposed change of uses, housing mitigation calculations and parking requirement calculations.

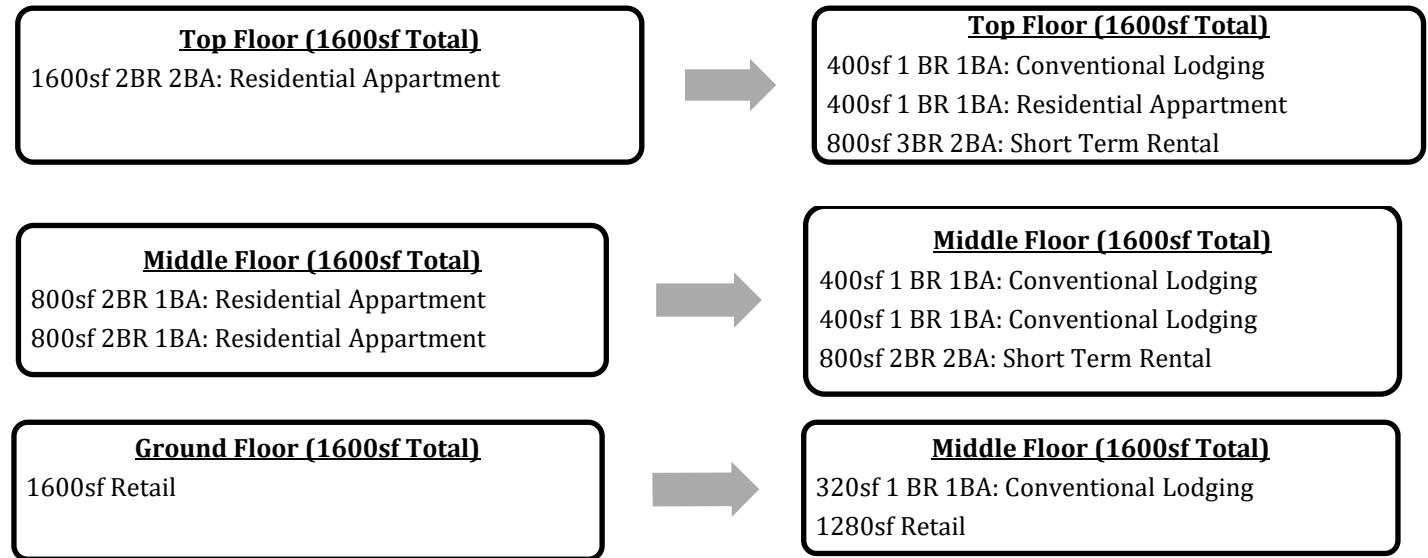
## PHASE 1 – MIXED RESIDENTIAL AND LODGING USES

Phase 1 of development involves a change of use from existing residential apartments on the middle and top floors of the property to total of four (4) conventional lodging, two (2) short term rental and one (1) residential apartment units. In addition, a proposal, negotiated by the property owner and the current leaseholder of the ground floor retail portion of the building, will be attempted to suggest a square footage trade of approximately 320sf of the existing retail located on the ground floor, for an equivalent square footage on the middle level. This negotiation is sought for the development of a single 1BR 1BA ground floor conventional lodging use to provide wheelchair adaptable lodging. Phase 1 of development does not propose any additional development square footage and is projected to commence upon the expiration of the top and middle floor leases on 5/32/21.

### (a) Existing Conditions & Proposed Change of Use

The following illustrates the existing conditions and proposed Change of Use.

**Figure 3: Phase 1 Proposed Change of Use**



**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

(b) Parking Conformity

The applicable parking calculations for the proposed Phase 1 development are as follows.

$\text{Residential Apartment Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$	<i>LDR 2.2.12C</i>
$\text{Residential Apartment Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500sf$	<i>LDR 2.2.12C</i>
$\text{Conventional Lodging Parking} = 0.75/\text{room}$	<i>LDR 2.2.12C</i>
$\text{Short Term Rental Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$	<i>LDR 2.2.12C</i>
$\text{Short Term Rental Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500sf$	<i>LDR 2.2.12C</i>

**Table 1: Phase 1 Parking Calculations**

245 N Glenwood Parking Calculations – Development Proposal #2 Phase 1			
	Proposed Development Units	LDR Standard	Required
<b>Top Level</b>	400sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	400sf 1 BR 1BA: Residential Apartment	1/DU	1
	800sf 3 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Middle Level</b>	400sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	400sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	800sf 2 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	1280 sf Retail	0.000431*sf (No Change of use)	NA
		<b>TOTAL</b>	<b>7</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

The required parking needed for the proposed rental use changes falls within the existing 7 conforming parking spaces located on the alley side of the property and therefore does not trigger additional parking spaces to be constructed.

Similarly, as no expansions are to be made to the Retail Use area of the building, the parking nonconformity associated with commercial retail space does not increase nonconformity and shall remain under the Authority to Continue Clause of the Nonconformities section of the LDRs (LDR 1.9.2).

**(c) Housing Mitigation**

In a Change of Use Scenario, affordable workforce housing units are to equate to the “difference between the requirement for the proposed use and the requirement for the existing use” (LDR 6.3.1.A.1). Because the property at 245 N Glenwood precedes the establishment of the affordable workforce housing requirement established on December 18<sup>th</sup> 1995 when housing mitigation was not required the existing workforce housing credit is not applicable (LDR 6.3.2.A.1.a). As a result, the affordable housing mitigation calculations have been performed disregarding the existing residential uses on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The following table indicates the affordable housing units required with the proposed use changes indicated in this phase of development.

The following calculations were established using the Town of Jackson Housing Mitigation Plan Calculator updated 1/8/21.

**Table 4: Phase 1 Proposed Housing Mitigation Units**

<b>245 N Glenwood Proposed Housing Mitigation Units – Development Proposal #2 Phase 1</b>			
	<b>Proposed Change of Use</b>	<b>TOJ Housing Mitigation Plan Calculator Units</b>	<b>Affordable Housing Units</b>
<b>Top Level</b>	400sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Residential Apartment	NA (No Change of use)	NA (No Change of use)
	800sf 3 BR 2BA: Short Term Rental	0.102*bedrooms	0.306
<b>Middle Level</b>	400sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	800sf 2 BR 2BA: Short Term Rental	0.102*bedrooms	0.204
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	1280 sf Retail	NA (No Change of Use)	NA (No Change of Use)
<b>Total</b>			<b>0.918</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

A summation of the proposed affordable housing mitigation units results in a mitigation value of 0.918. This value is less than 1, allowing a fee in-lieu payment to be made if desired.

## PHASE 2 – MIXED RESIDENTIAL AND LODGING USES

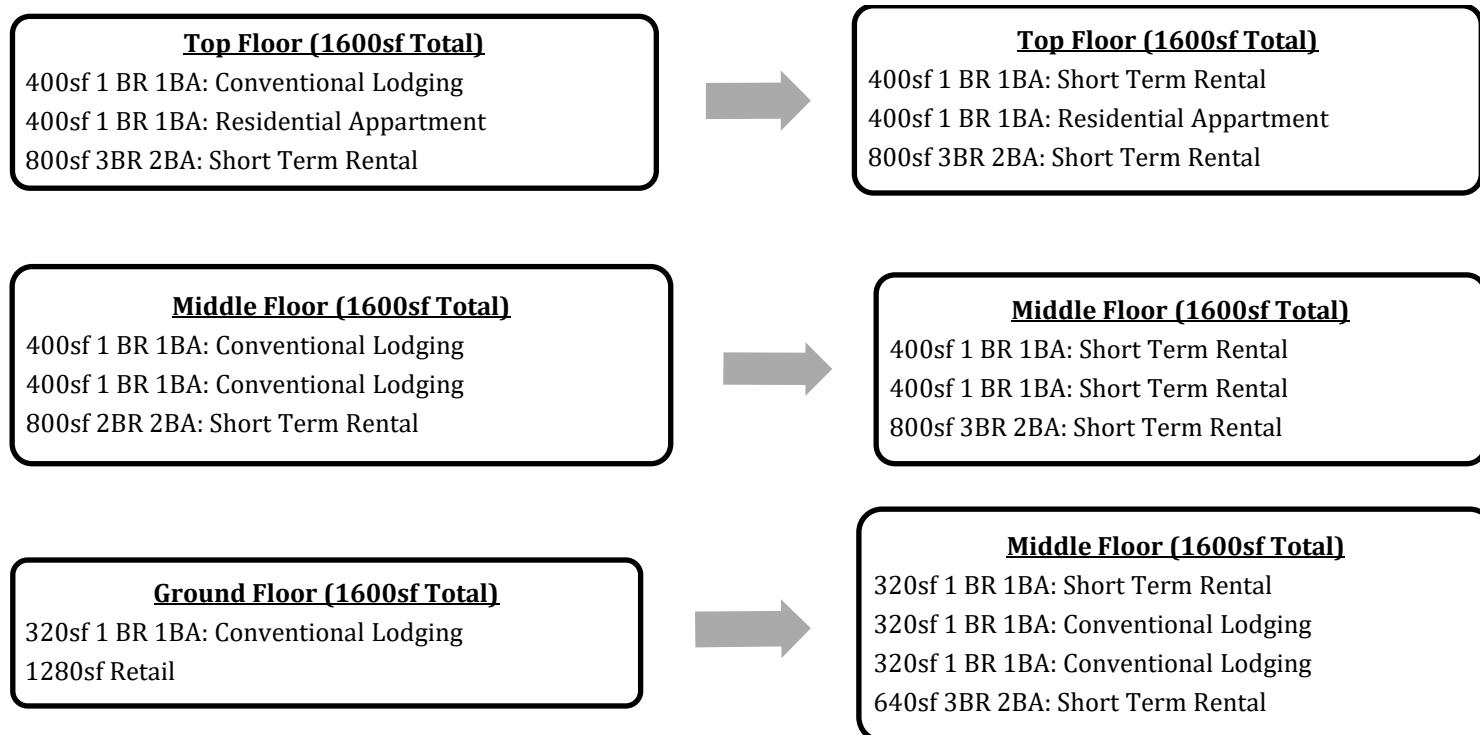
Phase 2 of development considers that all proposed use changes in Phase 1 have been completed with development requirements met as described in the Phase 1 narrative. Phase 2 is projected to commence upon the expiration of the ground floor lease on 10/31/22 or if a lease extension is requested, 5/31/23.

### (d) Existing Conditions & Proposed Change of Use

Phase 2 of development involves a Change of Use from the uses specified in Phase 1 of this development proposal to a combined total of two (2) conventional lodging, seven (7) short term rental and one (1) residential apartment units. Phase 2 of development does not propose any additional development square footage.

The following illustrates the existing conditions and proposed Change of Use.

**Figure 2: Phase 2 Proposed Change of Use**



**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

### (e) Parking Conformity

The addition of ground floor conventional lodging rental units during Phase 2 development units triggers a recalculation of the minimum parking requirements as specified in LDR 6.2. The following table demonstrates the parking implications of the proposed Change of Use development.

The following conventional lodging unit parking calculations are as follows:

$\text{Residential Apartment Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$	<i>LDR 2.2.12C</i>
$\text{Residential Apartment Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500sf$	<i>LDR 2.2.12C</i>
$\text{Conventinoal Lodging Parking} = 0.75/\text{room}$	<i>LDR 2.2.12C</i>
$\text{Short Term Rental Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$	<i>LDR 2.2.12C</i>
$\text{Short Term Rental Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500sf$	<i>LDR 2.2.12C</i>

**Table 3: Phase 2 Parking Calculations**

<b>245 N Glenwood Parking Calculations – Development Proposal #2 Phase 2</b>			
	<b>Proposed Development Units</b>	<b>LDR Standard</b>	<b>Required</b>
<b>Top Level</b>	400sf 1 BR 1BA: Short Term Rental	1/DU	1
	400sf 1 BR 1BA: Residential Apartment	1/DU	1
	800sf 3 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Middle Level</b>	400sf 1 BR 1BA: Short Term Rental	1/DU	1
	400sf 1 BR 1BA: Short Term Rental	1/DU	1
	800sf 3 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Ground Level</b>	320sf 1 BR 1BA: Short Term Rental	1/DU	1
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	640sf 3BR 2 BA: Short Term Rental	1.5/DU	1.5
		<b>TOTAL</b>	<b>11</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

The addition of ground floor conventional lodging rental units and the increase in density of the upper floor conventional lodging units increases the required parking to 11 spaces. Please refer to the Parking Mitigation section of this report for the proposed parking accommodation proposal.

#### (f) Housing Mitigation

In a Change of Use scenario, affordable workforce housing units are to equate to the "difference between the requirement for the proposed use and the requirement for the existing use" (LDR 6.3.1.A.1). The following table outlines the affordable workforce housing units attributed to the existing conditions of the property.

**Table 4: Phase 2 Housing Mitigation Units**

<b>245 N Glenwood Proposed Housing Mitigation Units – Development Proposal #2 Phase 2</b>			
	<b>Proposed Change of Use</b>	<b>TOJ Housing Mitigation Plan Calculator Units</b>	<b>Affordable Housing Units</b>
<b>Top Level</b>	400sf 1 BR 1BA: Short Term Rental	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Residential Apartment	NA (No Change of use)	NA (No Change of use)
	800sf 3 BR 2BA: Short Term Rental	0.102*bedrooms	0.306
<b>Middle Level</b>	400sf 1 BR 1BA: Short Term Rental	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Short Term Rental	0.102*bedrooms	0.102
	800sf 3 BR 2BA: Short Term Rental	0.102*bedrooms	0.306
<b>Ground Level</b>	320sf 1 BR 1BA: Short Term Rental	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	640sf 3BR 2 BA: Short Term Rental	0.102*bedrooms	0.306
		<b>PHASE 1 CREDIT</b>	<b>-0.918</b>
		<b>RETAIL CREDIT</b>	<b>-0.345</b>
		<b>TOTAL</b>	<b>0.267</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

A summation of the proposed affordable housing mitigation units results in a mitigation value of 0.267  
This value is less than 1, allowing a fee in-lieu payment to be made if desired.

# DEVELOPMENT PROPOSAL #3 – MIXED RESIDENTIAL AND LODGING USES

This section describes a development proposal under which there is a change of use from the existing commercial and long term residential to a scenario in which all units are ultimately developed into a mix of higher density residential apartments, short term rentals and conventional lodging units. This development would occur in two phases aligning with the expiration of existing leases.

For this zoning compliance verification, we are requesting verification of the following proposed change of uses, housing mitigation calculations and parking requirement calculations.

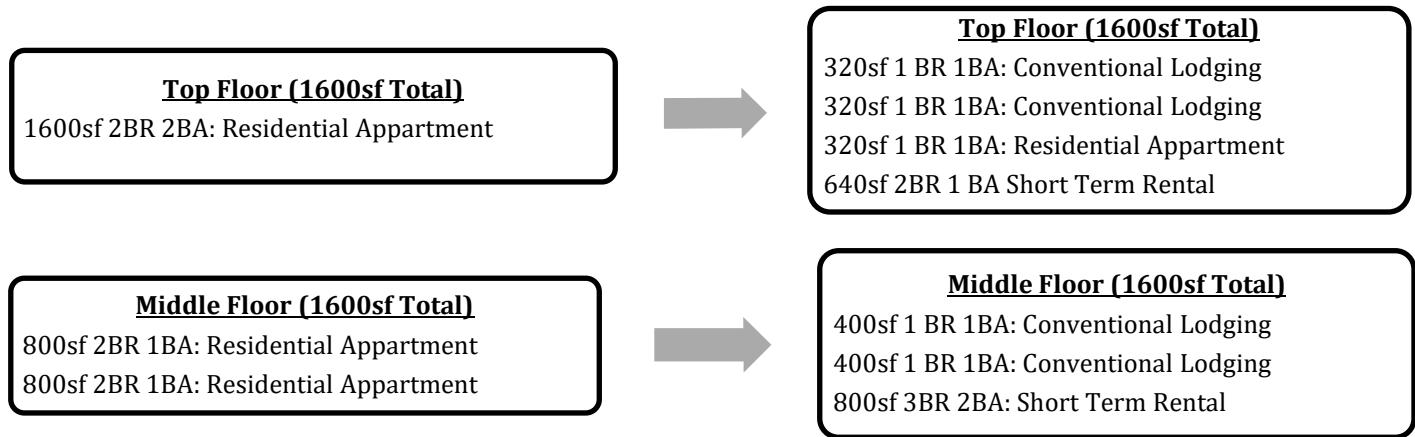
## PHASE 1 – MIXED RESIDENTIAL AND LODGING USES

Phase 1 of this development option involves a change of use from existing residential apartments on the middle and top floors of the property to total of nine (9) conventional lodging, two (2) short term rental and one (1) residential apartment units. No change of use would occur on the ground floor under this proposal. Phase 1 of development does not propose any additional development square footage and is projected to commence upon the expiration of the top and middle floor leases on 5/31/21.

### (a) Existing Conditions & Proposed Change of Use

The following illustrates the existing conditions and proposed Change of Use.

**Figure 5: Phase 1 Proposed Change of Use**



**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

### (b) Parking Conformity

The applicable parking calculations for the proposed Phase 1 development are as follows.

$$\text{Residential Apartment Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf$$

LDR 2.2.12C

*define design deliver*

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$$\text{Residential Apartment Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500 \text{ sf} \quad \text{LDR 2.2.12C}$$

$$\text{Conventinoal Lodging Parking} = 0.75/\text{room} \quad \text{LDR 2.2.12C}$$

$$\text{Short Term Rental Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500 \text{ sf} \quad \text{LDR 2.2.12C}$$

$$\text{Short Term Rental Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500 \text{ sf} \quad \text{LDR 2.2.12C}$$

**Table 1: Phase 1 Parking Calculations**

<b>245 N Glenwood Parking Calculations – Development Proposal #3 Phase 1</b>			
	<b>Proposed Development Units</b>	<b>LDR Standard</b>	<b>Required</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Residential Apartment	1/DU	1
	640sf 2 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Middle Level</b>	400sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	400sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	800sf 2 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Ground Level</b>	1600 sf Retail	0.000431*sf	NA (No Change of use)
		<b>TOTAL</b>	<b>7</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

The required parking needed for the proposed rental use changes falls within the existing 7 conforming parking spaces located on the alley side of the property and therefore does not trigger additional parking spaces to be constructed.

Similarly, as no expansions are to be made to the Retail Use area of the building, the parking nonconformity associated with commercial retail space does not increase nonconformity and shall remain under the Authority to Continue Clause of the Nonconformities section of the LDRs (LDR 1.9.2).

#### (c) Housing Mitigation

In a Change of use Scenario, affordable workforce housing units are to equate to the "difference between the requirement for the proposed use and the requirement for the existing use" (LDR 6.3.1.A.1). Because the property at 245 N Glenwood precedes the establishment of the affordable workforce housing requirement established on December 18<sup>th</sup> 1995 when housing mitigation was not required the existing workforce housing credit is not applicable (LDR 6.3.2.A.1.a). As a result, the affordable housing mitigation calculations have been performed disregarding the existing uses

residential uses on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The following table indicates the affordable housing units required with the proposed use changes indicated in this phase of development.

The following calculations were established using the Town of Jackson Housing Mitigation Plan Calculator updated 1/8/21. A copy of the original calculation is included in this report.

**Table 6: Phase 1 Proposed Housing Mitigation Units**

<b>245 N Glenwood Proposed Housing Mitigation Units – Development Proposal #3 Phase 1</b>			
	<b>Proposed Change of Use</b>	<b>TOJ Housing Mitigation Plan Calculator Units</b>	<b>Affordable Housing Units</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Residential Apartment	NA (No Change of use)	NA (No Change of use)
	800sf 2 BR 2BA: Short Term Rental	0.102*bedrooms	0.204
<b>Middle Level</b>	400sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	800sf 3 BR 2BA: Short Term Rental	0.102*bedrooms	0.306
	1600 sf Retail	NA (No Change of Use)	NA (No Change of Use)
<b>Total</b>			<b>0.918</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

A summation of the proposed affordable housing mitigation units results in a mitigation value of 0.918. This value is less than 1, allowing a fee in-lieu payment to be made if desired.

## **PHASE 2 – MIXED RESIDENTIAL AND LODGING USES**

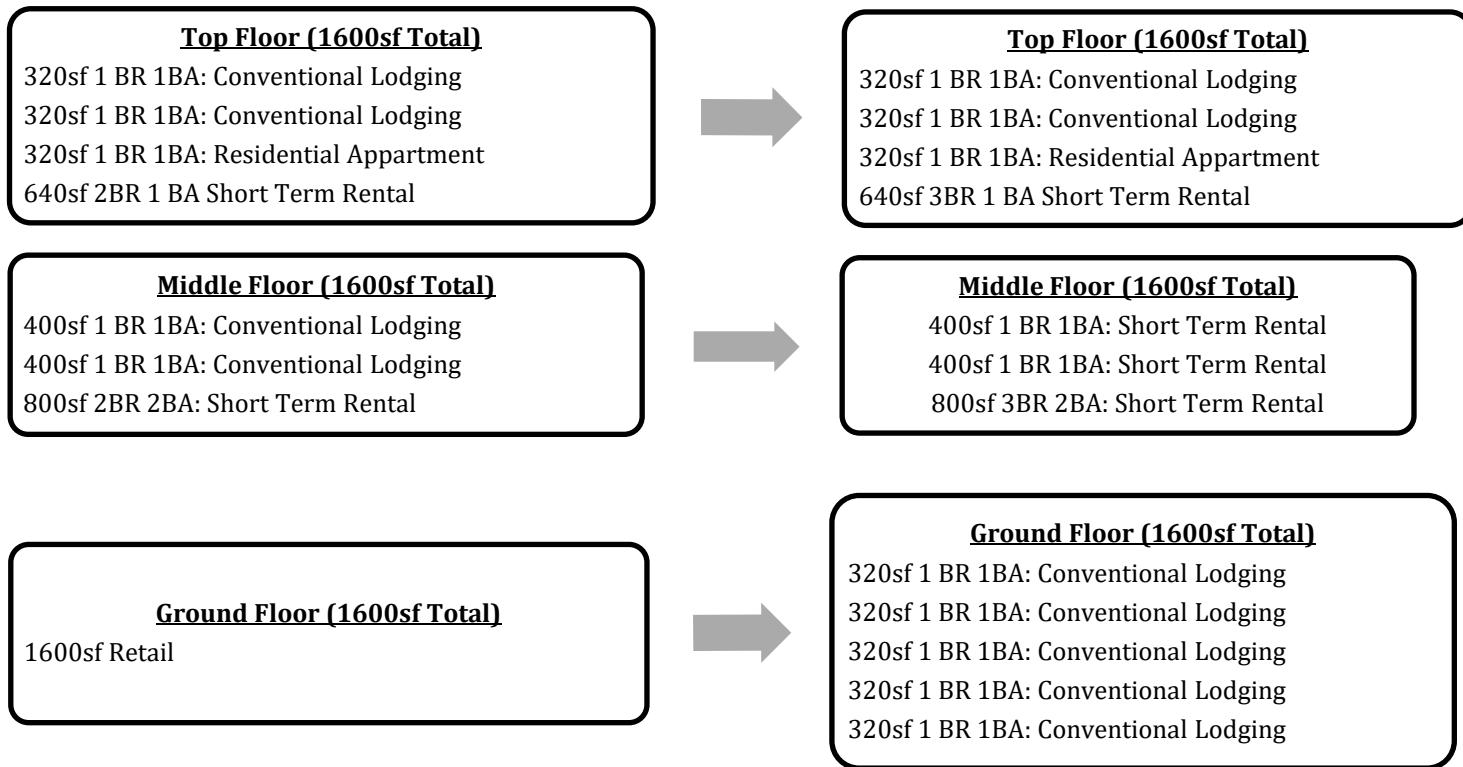
Phase 2 of development considers that all proposed use changes in Phase 1 have been completed with development requirements met as described in the Phase 1 narrative. Phase 2 is projected to commence upon the expiration of the ground floor lease on 10/31/22 or if a lease extension is requested, 5/31/23.

### **(d) Existing Conditions & Proposed Change of Use**

Phase 2 of development involves a change of use from the uses specified in phase 1 of this development proposal to a combined total of two (2) conventional lodging, seven (7) short term rental and one (1) residential apartment units. Phase 2 of development does not propose any additional development square footage.

The following illustrates the existing conditions and proposed Change of Use.

**Figure 2: Phase 2 Proposed Change of Use**



**Note:** All square footages indicated represent best guess estimates only and will be verified prior to Change of Use

#### (e) Parking Conformity

The addition of ground floor conventional lodging rental units during Phase 2 development units triggers a recalculation of the minimum parking requirements as specified in LDR 6.2. The following table demonstrates the parking implications of the proposed Change of Use development.

The conventional lodging unit parking calculations are as follows:

$$\text{Residential Apartment Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf \quad \text{LDR 2.2.12C}$$

$$\text{Residential Apartment Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500sf \quad \text{LDR 2.2.12C}$$

$$\text{Conventional Lodging Parking} = 0.75/\text{room} \quad \text{LDR 2.2.12C}$$

$$\text{Short Term Rental Parking} = \frac{1}{DU} \text{ if } < 2 \text{ bedrooms and } < 500sf \quad \text{LDR 2.2.12C}$$

$$\text{Short Term Rental Parking} = \frac{1.5}{DU} \text{ if } > 2 \text{ bedrooms and } > 500sf \quad \text{LDR 2.2.12C}$$

**Table 3: Phase 2 Parking Calculations**

<b>245 N Glenwood Parking Calculations – Development Proposal #3 Phase 2</b>			
	<b>Proposed Development Units</b>	<b>LDR Standard</b>	<b>Required</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Residential Apartment	1/DU	1
	640sf 3 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Middle Level</b>	400sf 1 BR 1BA: Short Term Rental	1/DU	1
	400sf 1 BR 1BA: Short Term Rental	1/DU	1
	800sf 3 BR 2BA: Short Term Rental	1.5/DU	1.5
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
	320sf 1 BR 1BA: Conventional Lodging	0.75/room	0.75
		<b>TOTAL</b>	<b>11.25</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

The addition of ground floor conventional lodging rental units and the increase in density of the upper floor conventional lodging units increases the required parking to 11.25 spaces. Please refer to the Parking Mitigation section of this report for the proposed parking accommodation proposal.

#### (f) Housing Mitigation

In a Change of Use scenario, affordable workforce housing units are to equate to the “difference between the requirement for the proposed use and the requirement for the existing use” (LDR 6.3.1.A.1). The following table outlines the affordable workforce housing units attributed to the existing conditions of the property.

**Table 4: Phase 2 Housing Mitigation Units**

<b>245 N Glenwood Proposed Housing Mitigation Units – Development Proposal #3 Phase 2</b>			
	<b>Proposed Change of Use</b>	<b>TOJ Housing Mitigation Plan Calculator Units</b>	<b>Affordable Housing Units</b>
<b>Top Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Residential Apartment	NA (No Change of use)	NA (No Change of use)
	640sf 3 BR 2BA: Short Term Rental	0.102*bedrooms	0.306
<b>Middle Level</b>	400sf 1 BR 1BA: Short Term Rental	0.102*bedrooms	0.102
	400sf 1 BR 1BA: Short Term Rental	0.102*bedrooms	0.102
	800sf 3 BR 2BA: Short Term Rental	0.102*bedrooms	0.306
<b>Ground Level</b>	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
	320sf 1 BR 1BA: Conventional Lodging	0.102*bedrooms	0.102
			<b>PHASE 1 CREDIT</b>
			<b>-0.918</b>
			<b>RETAIL CREDIT</b>
			<b>-0.345</b>
			<b>TOTAL</b>
			<b>0.267</b>

**Note: All square footages indicated represent best guess estimates only and will be verified prior to Change of Use**

A summation of the proposed affordable housing mitigation units results in a mitigation value of 0.267. This value is less than 1, allowing a fee in-lieu payment to be made if desired.

## **PARKING CONFORMITY**

Once completed, the second phase of all three development proposals required additional parking spaces to accommodate the uses changes and increase in unit density. We are seeking confirmation of the following two parking proposals as methods to mitigate the increased parking demand.

## **PRIMARY STREET PARKING PROPOSAL**

Following the Change of Use from ground floor retail to residential and/or lodging uses, the primary street parking lot will contain four (4) existing parking spaces that are non-compliant under the current LDRs. We are requesting that these existing parking spaces, established prior to the parking setback requirements of the current LDRs, remain as existing non-compliant parking spaces under the Authority to Continue Clause of the Nonconformities section of the LDRs (LDR 1.9.2).

*"It is the intent of these LDRs to allow these nonconformities to continue until they are discontinued, but to not encourage their expansion" (LDR 1.9.1.A).*

The existing four (4) primary street parking spaces require backing onto a public road; however, they are not greater than 4 in quantity and therefore do not violate the access and circulation standards set forth in LDR 6.2.5.

*Except for parking facilities serving detached single-family residential lots and parking facilities accommodating **4 vehicles or less**, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street. (LDR 6.2.5.B.3)*

As the proposed development does not expand the existing non-conforming primary street parking, but would only continue its use, we are requesting that the four (4) parking spaces remain available as existing non-conforming development with the authority to continue.

## PARKING GARAGE PROPOSAL

Should the existing parking described above be stripped from the property, we are proposing a structured integrated parking type as described in LDR 2.2.1.E.5.

The proposed parking structure would consist of a multi bay garage with vertical car stackers to accommodate the increased parking requirements. This garage will need to be "fully integrated" within the main building to comply with the Structured Parking type described in LDR 2.2.1.E.5. As the integrated garage will be classified as "enclosed" (greater than 50% of its perimeter closed to the outside (LDR 9.4.5)), the floor area will be incorporated into the allowable floor area ratio as required by the CR2 zoning. The following table summarizes the development requirements by which the proposed parking structure would need to comply.

**Table 7. Development Calculations.**

<b>245 N Glenwood Development Calculations</b>	
<b>Development Standards</b>	<b>LDR Standard</b>
Building Height	
Height (Max) if roof pitch >5/12	46'
Height (Max) if roof pitch >5/12	42'
Stories	3
Stories or Height in any street setback range	2 or 24'
Scale of Development	
Floor Area Ratio	0.46
Setbacks	
Primary Street	0'-10'
Secondary Street	0'-10'
Side Interior	5'
Rear	10'

Considering the required Floor Area Ratio of 0.46, the following calculation can be made for the available floor area development

$$\begin{aligned}(GSA) - Existing\ Floor\ Area &= Remaining\ Floor\ Area \\ (50' \times 140') - 4,800sf &= 2,200sf\end{aligned}$$

As indicated above, the property has 2,200sf available in development potential. A new parking structure must comply with listed development calculations, setbacks, height parameters, and meet the definition of Structured Parking.

# LDR CLARIFICATION

We are seeking clarification on the following sections of the LDRs, and the impacts these sections may have on the proposed development included in this document.

## CONVENTIONAL LODGING - PARKING USE REQUIREMENTS

In the Allowed Uses section of the Commercial Residential -2 section of the LDRs, conventional lodging has the following parking use requirement

*Conventinoal Lodging Parking = 0.75/room*

*LDR 2.2.12C*

It is our interpretation that the definition for "room" in this instance does not refer to the quantity of individual *bedrooms* contained in the entire conventional lodging unit, but rather a "room" refers to the unit as a whole. For example, a 2 bedroom hotel room would require 0.75 parking spaces.

## LODGING OVERLAY - AFFORDABLE HOUSING UNITS

The Town of Jackson Housing Calculator provides the following equations for the housing mitigation units required for conventional lodging and short term rental units.

*Conventinoal Lodging Housing Requirement = 0.102 \* bedrooms*

*Short Term Rental Unit Housing Requirement = 0.102 \* bedrooms*

It is our interpretation that the definition for bedroom in this instance is the entire conventional lodging unit, for example a 2 bedroom hotel would require 0.102 housing mitigation units.

## CONVENTIONAL LODGING CLARIFICATION

A clarification regarding the appliances allowed in a conventional loading unit is requested. A conventional lodging unit would allow for the following appliances: sink, electric cooktop, microwave, dishwasher, and a full-sized fridge. A conventional lodging unit would not allow for an oven.