



## MEMORANDUM TO MUNICIPAL COUNCIL

DATE: June 20, 2023  
FROM: Mike DeSimone, Director  
SUBJECT: LMC Workshop - Cache Valley Marketplace Concept Plan

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We currently have a pending Code Amendment to LDC 17.27 creating a Planned Development Overlay Zone. The purpose of the Planned Development (PD) Overlay Zone is to introduce a greater degree of flexibility and discretion into the development review process, and provide a process where projects that don't fit into the "box" of a zone can be evaluated and permitted. This proposed LDC amendment establishes a PD review process requiring a rezone for a PD overlay, a code amendment to the LDC where we codify a specific project, and a design review permit that is reviewed and approved by the Planning Commission.

The proposed LDC language is attached with this memo as background, but is not under consideration by the Council at this time. The proposed code amendment was workshopped with the Planning Commission on June 8, 2023 and will be heard by the Planning Commission on June 22, 2023. These amendments are scheduled with the Council on July 18, 2023 (workshop) and a Council hearing on August 1, 2023.

One element of the proposed PD overlay process is that a proponent brings a "concept plan" to the City for review and input by both the Commission and the Council before making formal application to the City for the rezone, code amendment, and design review permit. The purpose behind this informal stage is to get a conceptual development plan in front of various levels of decision makers for ideas, comments, feedback, direction, issues, concerns, etc., all of which should assist the applicant in finalizing their formal development plan and preparing it for formal submittal.

It is important to understand that there is no formal action on the "concept plan" from either the Commission or the Council; rather, each group should evaluate the proposal and provide any type of constructive feedback. An important consideration in reviewing a concept plan is to not get stuck on details, e.g., building materials, dimensions, heights, etc., as those will come with the formal application. The focus of this review should be whether the Council thinks the conceptual project fits the context of the neighborhood, is a good solution for the site, has appropriate properties within the boundary of the PD, and just makes overall good sense to continue. It is also important to remember that the City Council is not the final land use authority on development proposals, as that role falls to the Planning Commission. The Council will have final authority on the rezone and code amendment components as they are legislative actions.

Today's Council workshop is focused on a Concept Plan for the proposed Cache Valley Marketplace project. The Planning Commission also held a workshop on this "Concept Plan" June 8<sup>th</sup> and were very favorable towards the project.

Project information is attached and described below:

The Cache Valley Marketplace Concept Plan is a plan to redevelop the existing Cache Valley Mall site including demolition of the existing mall complex along with construction of a new \$205 million dollar mixed use project containing a 150,000 square foot retailer, 346 multi-family residential units, a 156 room hotel w/21,000 square feet of ground floor commercial, a new public right of way connecting Main Street and 200 East, and a six (6) lot subdivision on a total of 28.62 acres.

The City has been working with the project proponents for several months primarily through the creation of a CRPA. The proposed LDC amendments to 17.27 creating a PD overlay zone and process are also in response to this project as we were struggling with an appropriate zoning pathway for redeveloping the mall via a large scaled mixed use project.

It is also important to recognize that the timing of this concept plan review and even the formal project review are a little off because the proposed LDC amendments establishing the PD overlay process are still in the review process. However, the concept plan is not a formal decision nor is it binding on any party, it's just a way for decision makers to get a first look at a potential project. The actual applications for the overlay, text amendment and design review are predicated upon approval and adoption of the pending code amendments. If those are unsuccessful, the applicant's plans will need to be adjusted.

The developers have formally applied for their entitlements, e.g., rezone (PD overlay), LDC text amendment, design review permit, and subdivision permit. These are scheduled to be heard by the Planning Commission on July 13, 2023 with a tentative Council schedule of August 1, 2023 (workshop) and August 15, 2023 (hearing) on the rezone and text amendment.

If you have any questions, please let me know.

**Attachments**

*Draft LDC 17.27*

*Cache Valley Marketplace Concept Plan*

## Chapter 17.16: Overlay Zones Established

### §17.16.010. Overlay Zones Established

- A. AL: Airport Limitation Overlay Zone, Chapter 17.17.
- B. SP: Drinking Water Source Protection Overlay Zone, Chapter 17.18.
- C. HL: Historic Landmark Overlay Zone, Chapter 17.19.
- D. HD: Historic District Overlay Zone, Chapter 17.20.
- E. GW: Gateway District Overlay Zone, Chapter 17.21.
- F. GF: Greenfield Overlay Zone, Chapter 17.22.
- G. H: Hospital Overlay Zone, Chapter 17.23.
- H. CL: Critical Lands Overlay Zone, Chapter 17.24.
- I. LF: Landfill Overlay Zone, Chapter 17.25.
- J. X: Existing lot size Overlay Zone, Chapter 17.26.
- K. PD: Planned Development Overlay Zone, Chapter 17.27

### §17.16.020. Use of Overlay Zones

- E. Nomenclature.

An Overlay Zoning classification is appended to a base zoning district so that the lands are classified as Base Zoning District-Overlay District. As an example, property zoned NR-6 and located in a Historic District would be represented as NR-6-HD.
- F. Multiple Overlay Districts.

Property within the City may be included in more than one Overlay District. For example, a property may be within both the Historic District and a Critical Lands area. In this case, the property would be enumerated as NR-6-HD-CL.



## PROPOSED

### Chapter 17.27: Planned Development (PD) Overlay Zone

#### §17.27.010 Purpose

The purpose of the Planned Development (PD) Overlay Zone is to allow for flexibility in the application of the City's zoning regulations and development provisions in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning designations. The intent of the Planned Development Overlay Zone is for use primarily where no existing zoning district is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties.

#### §17.27.020 Applicability

The PD Overlay Zone may be applied to specific circumstances or types of projects that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to, improvements in open space and amenities, environmental and resource preservation, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The PD overlay is not intended for use where a proposed development is reasonably feasible under the City's existing zoning classifications. A Planned Development may be allowed at the discretion of the Planning Commission and City Council in all zones.

#### §17.27.030 Minimum Area Requirement

The PD Overlay Zone may only be applied to sites larger than three (3) acres.

#### §17.27.040 Process to Establish a Planned Development (PD) Overlay

The review and approval of a Planned Development shall follow the Track 2 review processes prescribed in Article 6 "Administration" of this Title, and the following:

- A. Concept Plan Review. A concept plan shall be submitted for City Staff, Planning Commission and City Council review. Applicants are encouraged to work with staff prior to Concept Plan Application to achieve an understanding of the surrounding area, the purpose of the base zone, the goals and policies of the City's general plan, and the availability and suitability of infrastructure. Submittal and review of a Concept Plan is a requirement of the Planned Development process.
  1. The Concept Plan shall include:
    - A project narrative, preliminary site layout, preliminary access plan, basic sketches of proposed buildings, a description and arrangement of uses, and a description of overall densities.
  2. The Concept Plan will be reviewed by City Staff, the Planning Commission and the Municipal Council in workshop settings. The city staff, Commission and Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section.
  3. No action will be taken by the Commission or Council, and comments and recommendations will not obligate, compel, or constrain future action by either body.

## 17.27: Planned Development (PD) Overlay Zone

- B. Formal Planned Development Project Review. Following the Concept Plan review, a petitioner shall submit applications for a zoning map amendment (Overlay Zone), Land Development Code amendment (specific text for the PD), Design Review Permit (Development Plan), and preliminary Subdivision review. These specific applications will be processed and reviewed according to the relevant procedural Chapters listed in Chapter 17.39.

**§17.27.050 Planned Development Overlay Zone Application Requirements**

- A. Zoning Map Amendment. Include a specific map showing the boundaries of the property being considered for the PD Overlay, list of ownership and signatures of all owners.
- B. Land Development Code Amendment. Provide the proposed code text for the Planned Development which shall include, at a minimum, the following:
  - 1. Name and location of the Planned Development.
  - 2. Purpose, intent and applicability of the Planned Development.
  - 3. Permitted, conditional, and accessory uses;
  - 4. Proposed development standards, including the following:
    - a. Land use standards establishing mix of land use types, location, and density;
    - b. Lot standards establishing requirements for lot area and dimensions;
    - c. Building setback standards for front, side and rear yards;
    - d. Design standards addressing building height, building orientation, useable outdoor space, natural resource protection, architectural design; and
    - e. Landscaping and useable outdoor spaces.
    - f. A statement requiring compliance with other development standards in this code that are not being modified by the proposed language.
- C. Development Plan. Include detailed information for the Planned Development containing, at a minimum, the following:
  - 1. A written narrative explaining the intent of the proposal, details on how the PD provisions are being met, a description of the overall public benefit of the Planned Development, and a detailed identification of the requested revisions to standard zoning and development provisions;
  - 2. Maps and/or graphics defining the boundaries of the project area inside the PD overlay;
  - 3. Site plan and preliminary subdivision plan;
  - 4. Circulation, access, and parking plan;
  - 5. Service and utility plan;
  - 6. Building elevations, materials, and colors;
  - 7. Landscape and open space plan;
  - 8. Critical Lands delineations (as applicable);
  - 9. Signage plan;
  - 10. Lighting plan; and
  - 11. Phasing plan.
- D. Preliminary Plat (if applicable).

**§17.27.060 Planned Development Review and Approval Process**

A PD Overlay Zone shall only be established upon the approval of a rezone, text amendment to the Land Development Code, development plan by the City Council. The review and approval of a Planned Development shall follow the noticing, review and approval processes prescribed in Article 6 “Administration” of this Title, and subject to the following:



## 17.27: Planned Development (PD) Overlay Zone

- A. In considering a petition for a PD overlay zone, the proposed zone text and zoning map amendments may be modified by the city to meet the intent and requirements of this Subsection and may include regulations and standards other than those proposed by the petitioner.
- B. A proposed Zoning Map amendment, Land Development Code text amendment, Design Review Permit, and preliminary subdivision shall be approved only if, in the opinion of the Land Use Authority, the proposed will;
  - 1. Conform to applicable provisions of the city's general plan and any other applicable master plan;
  - 2. Conform to applicable chapters of this title; and
  - 3. Better preserve and enhance the property and neighborhood by integrated planning and design than would be possible under other zoning regulations of this title.
- C. All of the provisions of this Code, including those of the base zone, and any other applicable City development requirement, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
- D. An approved PD Overlay shall be shown on the zoning map by a "PD" designation after the designation of the base zone district.
- E. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved Design Review Permit (Development Plan).
- F. The PD Overlay Zone shall not be approved without a specific project tied to the PD overlay.
- G. There is no expiration of a Planned Development project approved under the PD Overlay Zone processes. All future development plans approved on the site under the PD Overlay Zone, is restricted to develop and/or build according to the approved Design Review Permit (Development Plan) and the adopted PD text.

**§17.27.070 Amendments or Changes to an Approved Planned Development**

Amendment or changes to an approved Planned Development may be permitted by following the procedures required for the original approval. The Director may authorize minor adjustments from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations.

## Example

### Chapter 17.27A: PD-1: Springfield Shopping Center Redevelopment

*This is where we want to identify the specifics of the PD project including following existing code standards or any deviations.*

#### §17.27A.010 Purpose and Intent

The purposes of the PD-1 Springfield Shopping Center Redevelopment Project are:

1. To redevelop the vacant and dilapidated Springfield Shopping Center develop with a mixture of new commercial and residential uses.
2. To redevelop a derelict site into a community gathering area that promotes commercial activities, open space preservation, new residential opportunities while protecting the character and quality of adjacent residential areas.
3. To provide aesthetic controls for the architecture of buildings and site development.
4. To permit a wide range of building types and orientation including freestanding commercial structures, freestanding residential structures, and mixed use buildings.
5. To improve pedestrian accessibility and public gathering areas throughout the subject block.
6. To provide development guidelines for controlling direct access to 300 North, 100 West, and Main Street.

#### §17.27A.020 Applicability and Context

This Planned Development will be labeled as PD-1 Springfield Shopping Center Redevelopment Planned Development. The site contains approximately 10 acres currently owned by the Homer P. Simpson Trust and is located on the west side of Main Street between 200 North, 300 North and 100 West. The current property was known as the Springfield Shopping Center, contains four dilapidated buildings dating to the early 70's and was originally home to the Springfield Mall, Moe's Tavern, Lar Lad Donuts, and the Piggly Wiggly restaurant. The underlying zoning of the site is Mixed Use (MU) and is an integral piece of the downtown revitalization plan. Refer to the approved Development Plan contained in Design Review Permit 24-039 (PD-1: Springfield Shopping Center Redevelopment) for specific project details.

#### §17.27A.030 Permitted Uses

The range of uses permitted in the PD-1 Springfield Shopping Center Redevelopment Project are as follows:

1. The range of uses currently listed as either Permitted or Conditionally Permitted under the Sales and Service Use Category in Table 17.11.030 are permitted in this Planned Development as modified in subsection 17.27A.040 below.
2. Multi-family residential uses are permitted in a free-standing, live/work or vertical mixed use arrangement.

#### §17.27A.040 Conditional Uses

The range of uses Conditionally Permitted in the PD-1 Springfield Shopping Center Redevelopment Project are:

1. Restaurant or retail uses with drive through facilities.
2. Office uses.

#### §17.27A.050 Prohibited Uses



## 17.27A: PD-1: Springfield Shopping Center Redevelopment Project

The range of uses prohibited in the PD-1 Springfield Shopping Center Redevelopment Project are:

1. The range of uses currently listed under the Industrial, Other, Commercial, Utility & Public Use Categories in Table 17.11.030 are prohibited in this Planned Development.
2. The following uses listed as either Permitted or Conditionally Permitted under the Sales and Service Use Category in Table 17.11.030 are prohibited: amusement, animal clinic, bar/tavern, pet services, and railroad station.

**§17.27A.060 Buildings Approved under this PD Overlay (Reference 24-039)**

- A. Approved freestanding Commercial Building
  1. Building A – 52,000 square feet (26,000 sf footprint)
  2. Building B – 64,000 square feet (21,300 sf footprint)
- B. Approved freestanding Residential Buildings
  1. Building C – 25,000 square feet/75 units
  2. Building D – 25,000 square feet/75 units
  3. Building E – 25,000 square feet/75 units
  4. Building F – 25,000 square feet/75 units
- C. Approved Mixed Use Buildings
  1. Building G – 12,000 square feet ground floor commercial & 36,000 square feet residential/80 units
  2. Building H – 12,000 square feet ground floor commercial & 36,000 square feet residential/80 units
- D. Other
  1. Building I – 200,000 square feet parking structure (50,000 sf footprint)

**§17.27A.070 Approved Residential Densities & Unit Count**

The approved Development Plan includes 460 residential units for an overall density of 46 units/acre.

**§17.27A.080 Development Standards - Commercial Component**

The development standards for the free standing commercial buildings located along Main Street are as follows:

1. Building Setbacks:
2. Building Heights:
3. Building Sizing and Massing:
4. Building Design & Materials:
5. Building Orientation:
6. Anything relevant/important to the siting and design of the commercial buildings.

**§17.27A.090 Development Standards – Residential Component**

The development standards for the free standing residential buildings located along 100 West are as follows:

1. Densities:
2. Building Setbacks:
3. Building Heights:
4. Building Sizing and Massing:
5. Building Design & Materials:
6. Building Orientation:
7. Anything relevant/important to the siting and design of the residential buildings.

**§17.27A.100 Development Standards – Mixed Used Buildings**



## 17.27A: PD-1: Springfield Shopping Center Redevelopment Project

The development standards for the mixed use buildings located along 300 North and 200 North are as follows:

1. Densities
2. Building Setbacks:
3. Building Heights:
4. Building Sizing and Massing:
5. Building Design & Materials:
6. Building Orientation:
7. Anything relevant/important to the siting and design of the mixed use buildings.

**§17.27A.110 Useable Outdoor Space and Landscaping Standards**

The approved Development Plan includes the following Useable Outdoor Space and Landscaping Standards:

1. Landscape Plan:
2. Useable Outdoor Space Plan:
3. Pedestrian Connectivity Plan:
4. Fences:
8. Vehicular Accesses:
9. Lighting:

**§17.27A.120 Access and Parking Design**

The approved Development Plan includes the following Vehicular Access and Parking design:

1. Vehicular Access:
2. Parking Management & Approach:
3. Residential Parking.
4. Commercial Parking.

**§17.27A.130 Signage**

The approved Development Plan includes the following Sign Plan:

**§17.27A.140 Compliance with Approved Development Plan**

All site development and building construction shall occur as approved in the PD-1 Springfield Shopping Center Redevelopment Planned Development under Project # 24-039.

**§17.27A.150 Compliance with Adopted Land Use Standards & Building Codes**

Unless otherwise modified in this PD overlay, all construction and development contained within the PD-1 Springfield Shopping Center Redevelopment Planned Development shall comply with all City land use and development standards and building codes as adopted. Permits are required prior to initiating construction. Impact fees are the responsibility of the developer.

## Example

### Chapter 17.27B: PD-2: Sugar Beet Residential Project

*This is where we want to identify the specifics of the PD project including following existing code standards or any deviations.*

#### §17.27B.010 Purpose and Intent

The purposes of the PD-2 Sugar Beet Residential Project are:

- A. To provide a mixture of housing types and residential lot sizes while meeting the NR-6 density.
- B. Utilize residential cluster development to preserve the existing historic buildings and the delineated wetlands.
- C. Provide a compatible transition between neighboring residential areas with new compact, clustered style residential development.
- D. Provide enhanced pedestrian streetscapes and useable outdoor space throughout the interior of the development with significant connections to adjoining areas.
- E. Protect significant wetland and riparian resources located on the site through avoidance of impacts and sustainable long term management.
- F. Modify the timing of minimum infrastructure improvements in order to enhance the “safe routes” to Ellis Elementary for both new and existing residents.

#### §17.27B.020 Applicability and Context

This Planned Development will be labeled as PD-2 Sugar Beet Residential Project. The site contains approximately 50 acres owned by the Bartholomew JoJo Simpson Trust. The annexation application also includes a request to annex this site along with the adjoining 60 acres owned by the Lisa Marie Simpson Trust which is not included in this proposed PD Overlay. The project site is located on the south side of 200 North and adjacent to 1900 West. The current property is known as the original Simpson Homestead Ranch and contains the original ranch home and outbuildings dating back to 1846. The site is on the National Register of Historic Places and will be preserved in the development plans. The underlying Future Land Use Plan designation of the site is Detached Residential (DR) while the proposed zoning (upon completion of the annexation approval) is Neighborhood Residential (NR-6). Refer to the approved Development Plan contained in Design Review Permit 24-040 (PD-2: Sugar Beet Residential Project) for specific project details.

#### §17.27B.030 Uses

The range of uses (permitted, conditional, prohibited) are restricted to the same range of uses currently listed in the NR-6 zone with the following exception:

- A. Short Term Rentals are prohibited.

#### §17.27B.040 Approved Residential Development Plan

The approved Development Plan includes the following residential elements:

- A. 280 total residential units for an overall density of 5.6 du/acre. The locations of each type of residential unit/development is shown on the approved Development Plan.
- B. Range of residential structure types and lot sizes:
  1. 40 Detached SFR's on lot sizes greater than 10,000 square feet in size.
  2. 60 Detached SFR's on lot sizes greater than 5,000 square feet in size.
  3. 40 Detached SFR's without a minimum lot size.

- a. These 40 units are constructed in Phase IV and shall be constructed according to the approved plan with rear loading garages off of the unnamed private alleyways labeled as “A”, “B”, “C” and “D”.
- b. Minimum building footprint (excluding garage area) is 1,200 square feet.
4. 80 Attached SFR’s designed & constructed as Townhomes.
5. 60 Attached SFR’s designed & constructed as Duplexes.

**§17.27B.050 Residential Development Standards**

The residential development standards are as follows:

1. Building Setbacks:
2. Building Heights:
3. Building Sizing and Massing:
4. Building Design & Materials:
5. Building Orientation:
6. Anything relevant/important to the siting and design of the residential buildings.

**§17.27B.060 Useable Outdoor Space and Landscaping Standards**

The approved Development Plan includes the following Useable Outdoor Space and Landscaping Standards:

1. Landscape Plan:
  - a. Front yard landscaping shall be installed by the developer prior to occupancy according to the approved Landscape Plan dated 12/25/24.
2. Useable Outdoor Space Plan:
3. Pedestrian Connectivity Plan:
4. Fences:
8. Vehicular Accesses:
9. Lighting:

**§17.27B.070 Access and Parking Design**

The approved Development Plan includes the following Vehicular Access and Parking design:

1. Vehicular Access:
2. Parking Management & Approach:
3. Residential Parking.
4. Commercial Parking.

**§17.27B.080 Timing of Streetscape Improvement Installation**

All streetscape improvements along 200 North and 1900 West adjacent to the project site shall be constructed concurrently with Phase I.

**§17.27B.090 Signage**

The approved Development Plan includes the following Sign Plan:

**§17.27B.100 Historic Preservation Permits**

The proponent shall secure approvals from the National Park Service and the Utah State Historic Preservation Office for restoration work on the existing buildings prior to initiating Phase III.

**§17.27B.110 Compliance with Approved Development Plan**



All site development and building construction shall occur as approved in the Design Review Permit 24-040 (PD-2 Sugar Beet Residential Project).

**§17.27B.120 Compliance with Adopted Land Use Standards & Building Codes**

Unless otherwise modified in this PD overlay, all construction and development contained within the PD-2 Sugar Beet Residential Project shall comply with all City land use and development standards and building codes as adopted. Permits are required prior to initiating construction. Impact fees are the responsibility of the developer.

City of Logan Planning Commission / City Council  
Attention: Mike Desimone  
290 N 100 W  
Logan, Utah 84321

## "Cache Valley Marketplace" Concept Plan

### DESCRIPTIVE NARRATIVE

Woodsonia Real Estate Inc. ("Woodsonia"), an Omaha, NE based development firm, is excited to announce the proposed redevelopment of Cache Valley Mall (1300 Main Street, Logan Utah 84341) into a future \$205M + mixed-use, life-style project called Cache Valley Marketplace. As shown on the included Site Layout (see enclosed exhibit) and Development renderings (see enclosed exhibit) Cache Valley Marketplace will be anchored by a new to market +/- 150,000 SF retailer positioned on the northern portion of the redevelopment site. Cache Valley Marketplace will also include a +/- 346 unit Class A multi-family residential development with luxury amenities including swimming pool, controlled access parking, clubhouse / community lounge with meeting spaces, state-of-the-art fitness center, outdoor fire pits / seating areas, pet-park. In addition, the Cache Valley Marketplace will feature a +/- 156 room hotel with potential for 21,000 square feet of main level retail / restaurant space. With the Community's support, the redevelopment project would commence construction Q4 2023 – Q1 2024 with the new to market 150,000 SF retailer opening in 2025 / 2026. The Project will also feature enhanced traffic circulation via a new public access easement connecting North Main Street with North 200 East as shown on the Site Layout.

The Cache Valley Mall has been an integral part of Logan's community for nearly 50 years, however, with the rise of e-commerce, the loss of all the primary mall anchors and the lack of investment via its out of state ownership, the Mall has struggled to thrive in this changing retail environment. Cache Valley Mall property has been in steady decline over the past 15 years with overall sales falling significantly due to the loss of the 3 primary anchor stores and elevated vacancy across the small shops within the mall. The Conestoga Marketplace redevelopment project presents a master planned redevelopment of the entire site, which will transform a functionally obsolete building into one of the Logan's most vibrant community assets.

The Cache Valley Marketplace will require a rezoning to "Planned Development Overlay", which is currently being contemplated by the City of Logan via its proposed Code Amendment. The standard ordinance requirements, which will require variances are as follows:

Parking Lot Interior Landscaping:

- Variance – Maintain 18 SF of landscaping per parking stall, while still exceeding the parking requirement by 125%.

Signage:

- Variance – Maximum 16' signage height with maximum 154 SF for signage panel area

Building Height:

- Variance – Maximum 60' building height at the 10' side / front / back setback

Residential Density:

- Variance – Maximum residential density of 50 units per acre

Ground Level Residential:

- Variance – Ground level residential units permitted

Parking Lot Setback:

- Variance – Minimum 0' interior parking lot setback requirement

**EXHIBITS**

**DETAILED SITE PLAN**

See enclosed Concept Plan – Simonson Site Plan Exhibit

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

**PRELIMINARY SITE ACCESS PLAN / CIRCULATION PLANS**

See enclosed Concept Plan – Simonson Site Plan Exhibit

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

**PROJECT ELEVATIONS**

See enclosed Concept Plan – Proposed Elevations Exhibit

**PROPOSED USES / RESIDENTIAL DENSITIES**

See enclosed Concept Plan – Simonson Site Plan Exhibit

Lot 4

- +/- 154 Unit multi-family development
- 3.80 Acres
- +/- 40.52 units / acre

Lot 5

- +/- 192 Unit multi-family development



- 5.39 Acres
- +/- 35.62 units / acre

### **DEMOLITION PLAN / TIMELINE**

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

### **STORMWATER**

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

### **UTILITIES PALN**

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

### **EROSION CONTROL PLAN**

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

### **RIGHT OF WAYS**

See enclosed Concept Plan – Simonson Site Plan Exhibit

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

### **CIRCULATION PLAN**

See enclosed Concept Plan – Simonson Site Plan Exhibit

See enclosed Concept Plan – Ensign Site Plan(s) Exhibit

### **TRAFFIC GENERATION STUDY**

See enclosed Concept Plan – Traffic Generation Study Exhibit

### **PARKING SUMMARY**

See enclosed Concept Plan – Simonson Site Plan Exhibit

### **CONCEPTUAL LANDSCAPE PLAN / USABLE OUTDOOR SPACE PLAN**

See enclosed Concept Plan – Site Landscape Plan Exhibit

### **PRELIMINARY SIGNAGE PLAN**

See enclosed Concept Plan – Signage Exhibit

### **PARCEL MAP SUBDIVISION**

See enclosed Concept Plan – Parcel Map Exhibit

**PROOF OF OWNERSHIP**

See enclosed Concept Plan – Proof Of Ownership Exhibit

**CONCEPTUAL FLOOR PLANS**

See enclosed Concept Plan – Schematic Residential Plans Exhibit

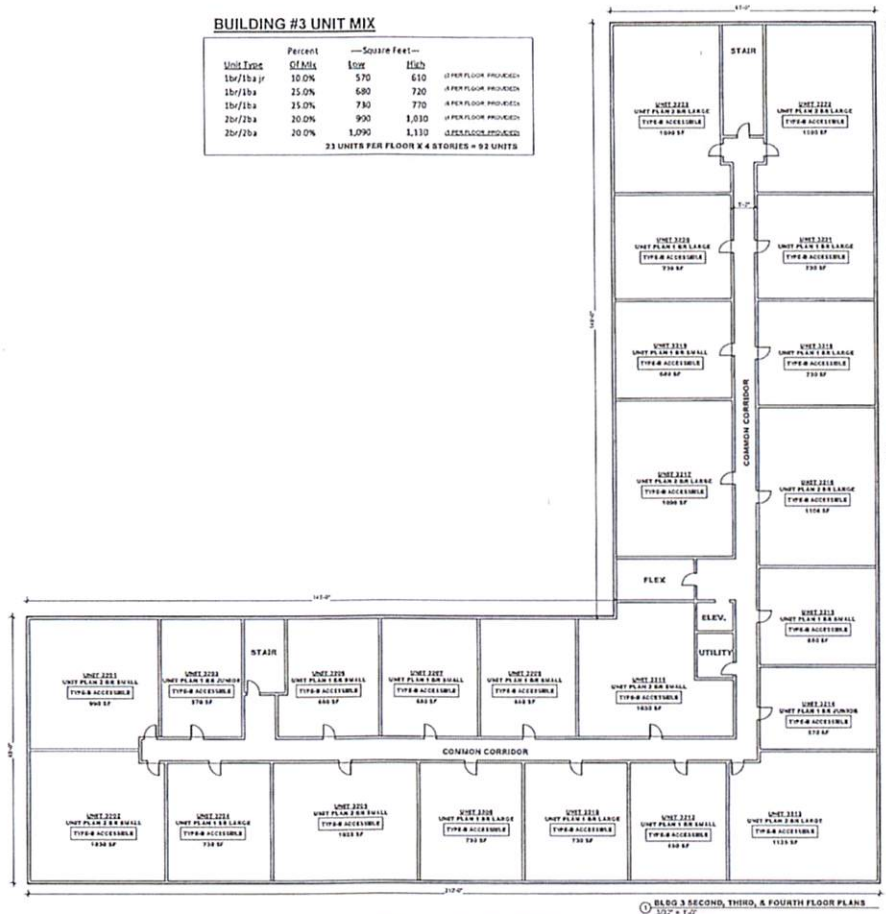
See enclosed Concept Plan – Hotel Concept Floor Plans Exhibit





**BUILDING #3 UNIT MIX**

Unit Type	Percent	—Square Feet—		# PER FLOOR PRODUCED
		Size	Mix	
1br/1ba p	10.0%	570	610	4 PER FLOOR PRODUCED
1br/1ba	15.0%	690	730	4 PER FLOOR PRODUCED
1br/1ba	15.0%	730	770	4 PER FLOOR PRODUCED
2br/2ba	20.0%	990	1,030	4 PER FLOOR PRODUCED
2br/2ba	20.0%	1,090	1,130	4 PER FLOOR PRODUCED
<b>33 UNITS PER FLOOR X 4 STORIES = 92 UNITS</b>				



BLDG 3 SECOND, THIRD, & FOURTH FLOOR PLANS  
3/22/23



Woodsonia is a registered trademark of Woodsonia LLC. All rights reserved. © 2023 Woodsonia LLC. All other trademarks are the property of their respective owners.

**CACHE VALLEY MARKETPLACE**

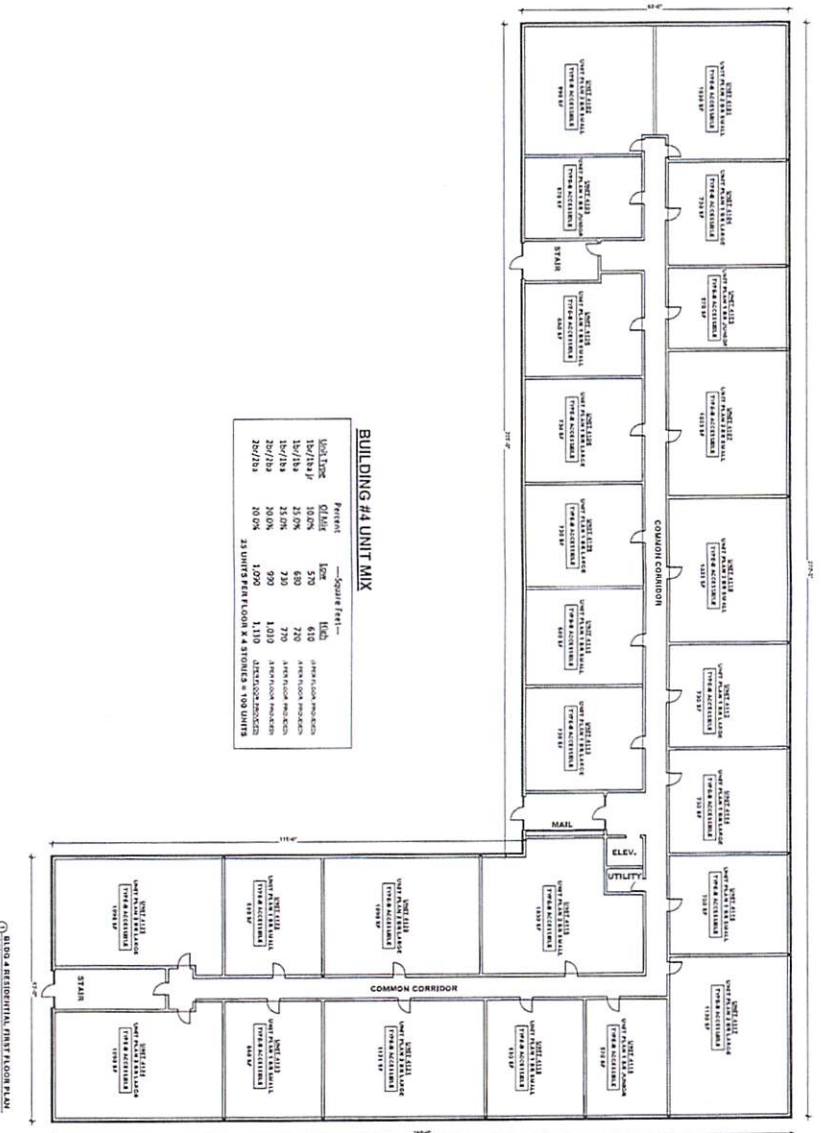
HIGHWAY 90 & E 1400 N  
LOGAN, UTAH  
04/17/23



DATE: 04/17/23  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
JOB NO. 23-123



**SIMONSON**  
PLANNING • ARCHITECTURE • INTERIOR  
SIMONSON + ASSOCIATES ARCHITECTS LLC  
1177 N. 1000 W., SUITE 200, OGDEN, UT 84403  
PH: 438.762.2222 FAX: 438.762.2223



**BUILDING #4 UNIT MIX**

UNIT NO.	SQ. FT.	—Square Feet—		APPROXIMATE FINISHES
		CEILING	FLOOR	
101/111	520	520	520	APPROXIMATE FINISHES
102/112	520	520	520	APPROXIMATE FINISHES
103/113	520	520	520	APPROXIMATE FINISHES
104/114	520	520	520	APPROXIMATE FINISHES
105/115	520	520	520	APPROXIMATE FINISHES
106/116	520	520	520	APPROXIMATE FINISHES
107/117	520	520	520	APPROXIMATE FINISHES
108/118	520	520	520	APPROXIMATE FINISHES
109/119	520	520	520	APPROXIMATE FINISHES
110/120	520	520	520	APPROXIMATE FINISHES
111/121	520	520	520	APPROXIMATE FINISHES
112/122	520	520	520	APPROXIMATE FINISHES
113/123	520	520	520	APPROXIMATE FINISHES
114/124	520	520	520	APPROXIMATE FINISHES
115/125	520	520	520	APPROXIMATE FINISHES
116/126	520	520	520	APPROXIMATE FINISHES
117/127	520	520	520	APPROXIMATE FINISHES
118/128	520	520	520	APPROXIMATE FINISHES
119/129	520	520	520	APPROXIMATE FINISHES
120/130	520	520	520	APPROXIMATE FINISHES
121/131	520	520	520	APPROXIMATE FINISHES
122/132	520	520	520	APPROXIMATE FINISHES
123/133	520	520	520	APPROXIMATE FINISHES

23 UNITS PER FLOOR X 3 STORIES = 69 UNITS

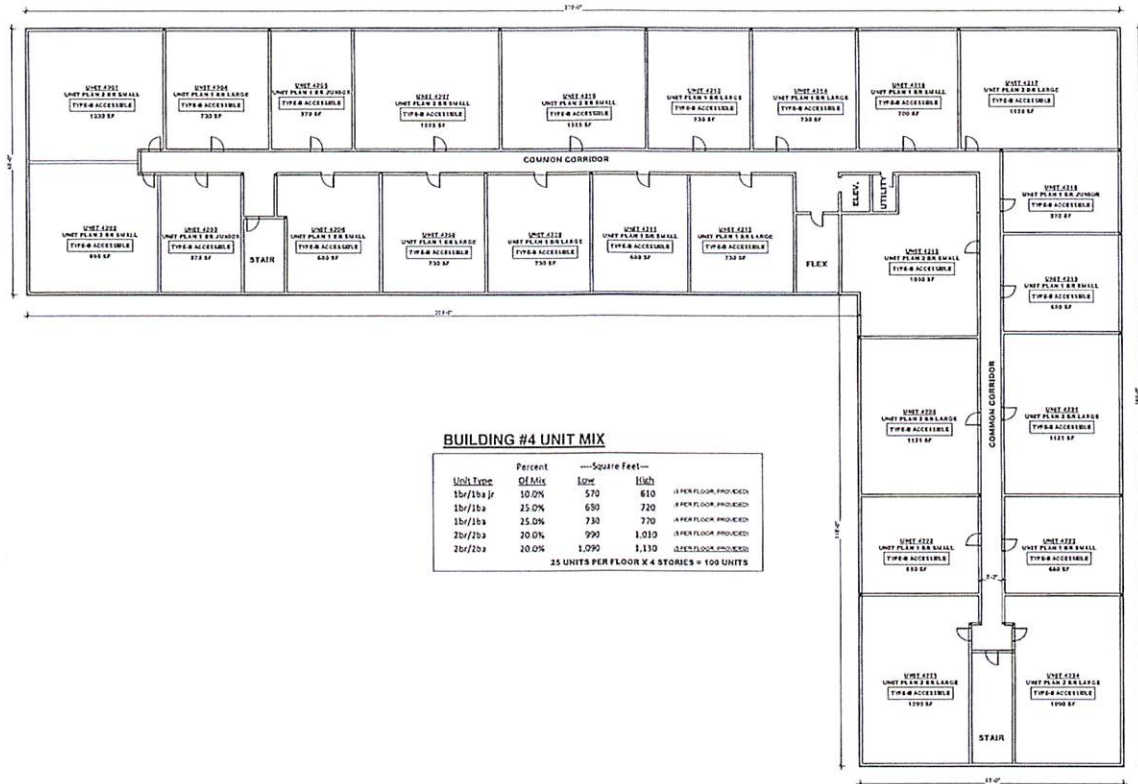


WOODSONIA  
ARCHITECTS  
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TEL: 313.333.3333  
WWW.WOODSONIA.COM

**CACHE VALLEY MARKETPLACE**  
HIGHWAY 90 & E 1400 N  
LOGAN, UTAH  
04/17/23



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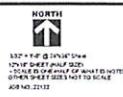
**BUILDING #4 UNIT MIX**

Unit Type	Percent	—Square Feet—		
		Small	Large	
1br/1ba	10.0%	570	610	15 PER FLOOR PROVIDED
1br/1ba	25.0%	690	720	4 PER FLOOR PROVIDED
1br/1ba	25.0%	730	770	4 PER FLOOR PROVIDED
2br/2ba	20.0%	990	1,010	15 PER FLOOR PROVIDED
2br/2ba	20.0%	1,090	1,110	15 PER FLOOR PROVIDED
25 UNITS PER FLOOR X 4 STORIES = 100 UNITS				

BLDG #4 SECOND, THIRD, & FOURTH FLOOR PLANS  
3/27/14



**CACHE VALLEY MARKETPLACE**  
HIGHWAY 90 & E 1400 N  
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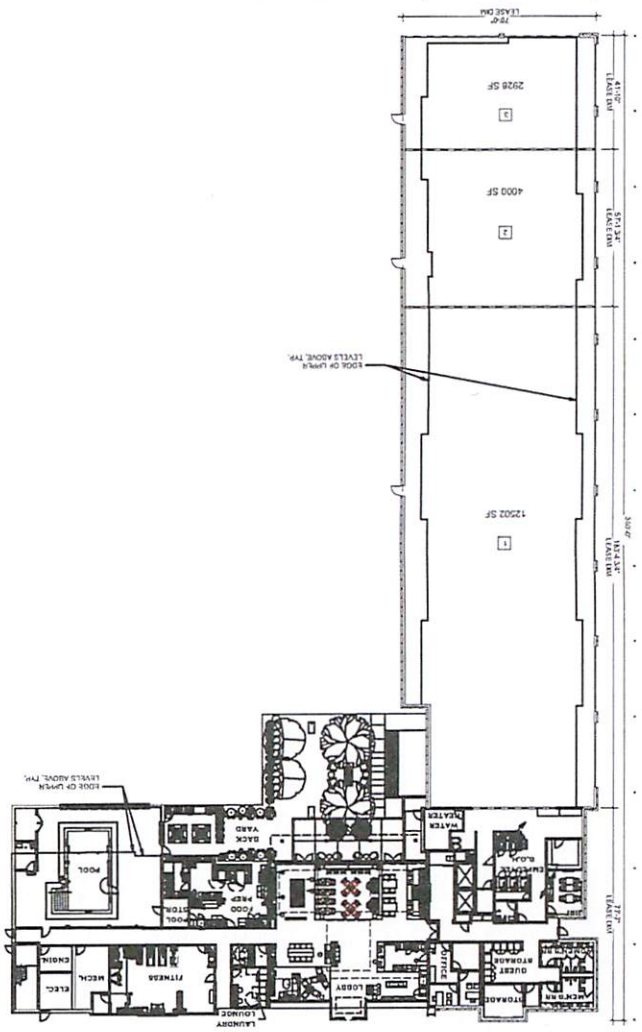
# CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N  
 LOGAN, UTAH  
 05/30/2023

22247 2ND FLOOR SHAPE  
 17' X 17' SHEET SCALE  
 SCALE IS DIMENSIONAL & SHALL NOT BE USED  
 THESE SHEETS DESIGNED BY WOODSONIA  
 JOB NO. 22122



① MIXED-USE BUILDING  
 FIRST FLOOR SCHEMATIC LEASE PLAN  
 1" = 20'-0"





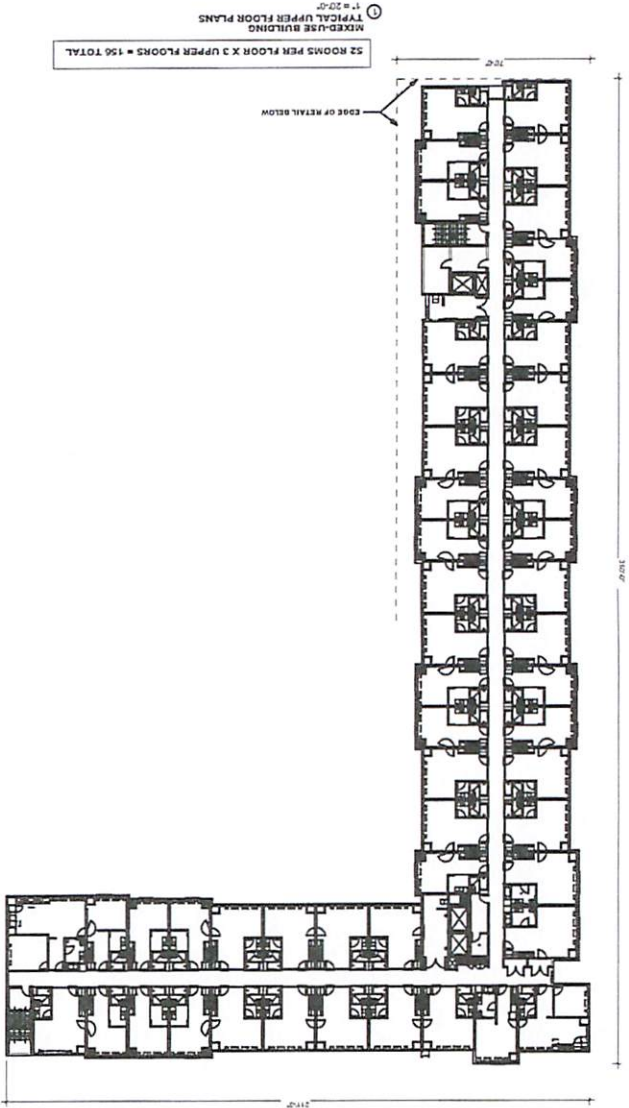
WOODSONIA  
 ARCHITECTURE  
 1000 N. 1000 W. SUITE 100  
 SALT LAKE CITY, UT 84119  
 TEL: 313.441.1111  
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# CACHE VALLEY MARKETPLACE

HIGHWAY 90 & E 1400 N  
 LOGAN, UTAH  
 05/30/2023



1" = 20'-0"  
 12" X 18" PLOT SIZE  
 12" X 18" PLOT SIZE  
 12" X 18" PLOT SIZE  
 12" X 18" PLOT SIZE  
 12" X 18" PLOT SIZE















View Northeast from E 1250 N Road



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## Cache Valley Marketplace

Highway 90 & E 1400 N  
Logan, Utah

June 05, 2023

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View southeast



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**Cache Valley Marketplace**  
 Highway 90 & E 1400 N  
 Logan, Utah

June 05, 2023

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View Northeast from E 1250 N Road



View West from N 200 E Road



View North from Southeast Corner of Anchor Tenant



View Northwest from E 1250 N Road



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## Cache Valley Marketplace

Highway 90 & E 1400 N  
Logan, Utah

June 05, 2023

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View Northeast from E 1250 N Road



View North from Commercial Shops



View East from Highway 91 Entrance



View West from N 200 E Road



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## Cache Valley Marketplace

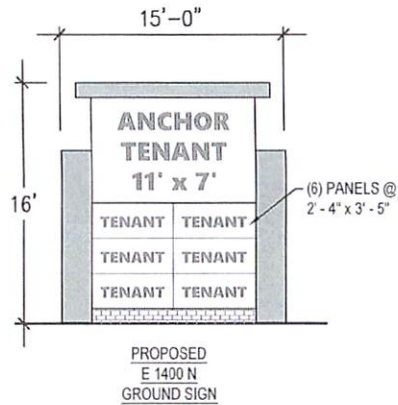
Highway 90 & E 1400 N  
Logan, Utah

June 05, 2023

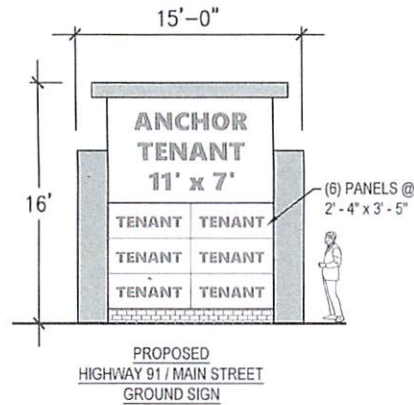
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DRAWN BY: AVG



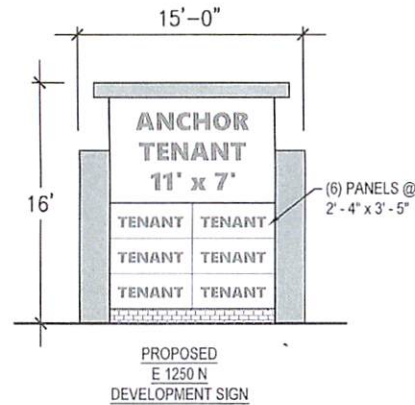




A



B



C

ANCHOR  
TENANT  
PROTO.  
PANEL  
11' x 12'-4"

MONUMENT SIGN CODE SUMMARY:

- 18" MIN. SIGN SETBACK
- 8' MAX. SIGN HEIGHT
- 72 S.F. MAX. PANEL AREA
- 1 PER FRONTAGE  
(+1 PER 450 L.F. FRONTAGE)

VARIANCE REQUIRED:  
INCREASE SIGN HEIGHT TO 16'  
INCREASE PANEL AREA TO 154 S.F.



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Cache Valley Mall  
Sign Concept #3  
Highway 90 & E 1400 N  
Logan, Utah

March 29, 2023

NORTH  
1" = 8'-0" @ 11" x 17" Sheet  
SAA# 22122  
DRAWN BY: AVG

