PC #23-047

Cache Valley Marketplace

Zone Change, Code Amendment, Design Review & Subdivision Permit
PC #23-047
Cache Valley Marketplace
Review & Decision Process

Four Elements under Consideration (final decision makers):

- PD Overlay Rezone (Council)
- LDC Amendment PD Overlay (Council)
- Subdivision Plat (PC)
- Design Review Permit (PC)
- PD Enabling Language w/Council – Hearing 7/18/23
<table>
<thead>
<tr>
<th>LOCATION</th>
<th>TOTAL PROJECT SITE</th>
<th>TOTAL PARKING LOT AREA</th>
<th>EXCESS SURFACE PARKING</th>
<th>VACANT GREENFIELD</th>
<th>DEVELOPMENT POTENTIAL (60% IN JUST EXCESS PARKING &amp; VACANT LAND)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cache Valley Mall</td>
<td>35 ac.</td>
<td>25.2 ac. (71%) (~ 1,900 stalls)</td>
<td>11 ac.</td>
<td>NA</td>
<td>280,000+ SF Commercial &amp; 330 Housing Units</td>
</tr>
</tbody>
</table>

While this block should remain predominately retail and restaurant, there is the potential to create high quality urban housing near 200 East making for a unique living experience within walking distance of shopping, dining and beautiful plazas. (2013)
PC #23-047 - Cache Valley Market Place
First Element of PC Decision

- Request is to Rezone with Planned Development Overlay

- Purpose of the PD Overlay Zone
  - Flexibility in Applying City’s Zoning & Development Reg’s
  - Provide for Well Planned Development
  - Encourage Innovation, Mix of Uses, Mix of Structure Types
  - Encourage Projects that don’t fit in the Zoning Box

- PC Recommendation to Council

- Council Final Decision Authority

- PC Hearing/Approval of LDC Amendment 6/22/23

- PD LDC Amendment – LMC Hearing 7/18/23
Cache Valley Marketplace
~1300 North Main Street

Subject Property 25.5 ac.
Existing zone = COM
Proposed zone = COM/PD Overlay

Proposed Zoning  July 13, 2023
PC #23-047 - Cache Valley Marketplace
Second Element of PC Decision

- LDC Text Amendment
- Create PD-1: Cache Valley Marketplace

Purpose of the PD-1 Language:
- Defines Future Development on the Site
- Codifies the Agreements between City, Developer, Community
- Codifies Code Deviations
- Allows Flexibility in Design while providing Certainty in Outcomes

PC Recommendation to Council
- Council Final Decision Authority
PC #23-047 - Cache Valley Marketplace

Third Element of PC Decision

- Six Lot Subdivision
- Technical Review is responsibility of City Engineer
- Preliminary Plat Complies w/LDC 17.40
- PC Final Decision
PC #23-047 - Cache Valley Marketplace
Fourth Element of PC Decision

- Design Review Permit (PD Development Plans)
- Informs the LDC Amendment
- PC Final Decision
Cache Valley Marketplace Concept Plan  
17.27A. PD-1

• PD Process Requires Concept Plan Review
• Concept Plan Reviewed by both PC & Council
• Non-Binding & No Formal Decisions
• Recommendations
  • More/better Consolidated Open Space near Residential
  • Accessibility to Transit Stops (Main & 200 East)
  • Pedestrian Circulation throughout Site
  • Signage
Cache Valley Marketplace Development Plan
17.27A. PD-1

Project Scope

- Redevelop Cache Valley Mall Site w/$205M Mixed Use Project
- Demo existing mall complex & parking areas
- 150,000 sf “big box” retailer
- 346 Multi-Family Units in 4 freestanding buildings with ground floor residential & ground floor parking (partial)
- Overall Residential Density – 13.5 du/ac
- 156 Room Hotel with 21,000 sf ground floor commercial
- New Public Right of Way connecting Main Street/Second East
- 25.5 acre site included in the Planned Development Boundary
- 6 Lot Subdivision involves approximately 28 acres
- Part of a new “CRPA” currently in review process
Hotel and Retail Building

CACHE VALLEY MARKETPLACE
HIGHWAY 90 & E 1400 N
LOGAN, UTAH
06/09/2023
Multi-Family Building(s)
Freestanding Garage Building(s)
Land Uses
- Commercial Zone
- Retail Anchor
- Retail/Food
- Hotel
- Residential

Residential Density
- 10M - 30 du/ac
- Project - 13.5 du/ac
- 42 Units / 25.5 acres

D Overlay
- Remove Ground floor
- Commercial Requirement restricts Certain Uses

Cache Valley Marketplace
Site Concept #26
Highway 90 & E 1400 N
Logan, Utah
June 07, 2023
Setbacks
10’ Front Setback: Bldgs. alller than 41’.

Building Heights
Max: 55’
Residential: 58’ mid gable
Hotel: 52’ mid gable

Building Frontage
Average: 52%

Lot Coverage
Average: 27%

ZD Overlay
 Allow 10’ Setbacks
 Allow bld. Height to 58’

Cache Valley Marketplace
Site Concept #26
Highway 90 & E 1400 N
Logan, Utah

June 07, 2023
Hotel/Retail Building from 1250 North

Multi-Family Building(s)
Parking
Hotel: 1 stall/room
Rest: 1.5 – 2.0 stalls/unit
Retail: 1 stall/250 SF
Big Box: 1 stall/500 SF

1,140 Stalls Required
1,375 Stalls Provided

Cache Valley Marketplace
Site Concept #26
Highway 90 & E 1400 N
Logan, Utah

June 07, 2023
Landscaping & Useable Outdoor Space

Commercial: 722,225 sf requires: 10%/10% 44,444 sf

Residential: 388,555 sf requires: 10%/20% 116,566 sf

Total: 1,110,780 sf (6 acres)

P&D Overlay: 10% to 5% of required moved to future off-site park
Signage

Three Proposed Larger Monument Sign Locations

Note: LDC would permit up to six regular sized monument signs on this site (street frontage and widths)

8’ Tall & 72 sf panel size
Staff Recommendation:
Size: 11’ sign height & 108 sf panel
Location: 3 large monument signs 1400 N, Main, 1250 N
Location: 1 small monument on 200 East
PD Overlay: as stated above

ANCHOR TENANT PROTO PANEL 11’ x 12’-4”

PROPOSED E 1400 N GROUND SIGN

PROPOSED HIGHWAY 91 / MAIN STREET GROUND SIGN

PROPOSED E 1250 N DEVELOPMENT SIGN

MONUMENT SIGN CODE SUMMARY:
- 10’ 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.
17.27A: PD-1: Cache Valley Marketplace

17.27A.010 Purpose & Intent
17.27A.020 Applicability and Context
17.27A.030 Allowed Uses
17.27A.040 Prohibited Uses
17.27A.050 Approved Buildings in PD
17.27A.060 Approved Residential Densities and Unit Counts
17.27A.070 Development Standards – Commercial
17.27A.080 Development Standards – Residential
17.27A.090 Useable Outdoor Space & Landscaping
17.27A.100 Access and Parking Design
17.27A.110 Signage
17.27A.120 Compliance with Approved Development Plan
17.27A.130 Compliance with Adopted Land Use/Building Codes
Infrastructure & Utilities (Technical Issues)

- Determine efficacy of existing systems (both public & private) and improve/adjust as necessary by:
  - Traffic Impact Study – Identify impact, deficiencies and improvements
  - Water Modeling & Engineering – Water availability & demand, fire flows, water rights, sewer demands, deficiencies & improvements
  - Stormwater Design and Engineering – on site detention/retention
  - Light & Power - Evaluate Existing System(s)
  - Streets – TIS, points of access, right of ways, improvements, PUE’s
Why More Multi-Family Housing

- Logan’s Average Annual Growth Rate is 1.2%
- Added 4,604 New Residents since 2010 & 10,108 since 2000
- Permitted 2,996 Residential Units (2010 – 2020)
- 85% of Growth is Internally Generated (CC Housing Crisis Task Force)
- Logan’s Populations Projections

<table>
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<th></th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
<th>2050</th>
<th>2060</th>
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<td>52,778</td>
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<td>64,336</td>
<td>78,425</td>
<td>95,599</td>
<td>116,534</td>
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What’s Driving the Housing Demand

- By 2030, add another 6,000 – 12,000 new residents
- Average Household Size: 2.8 persons/house
- Non-Student Housing Demand (2030): 2,150 – 4,300 new du
- Student Housing Demand (2030): 800 – 1000 new du
- Cache County Housing Demand (2030): 11,600 new du
- Logan Metro Statistical Area No. 178 for housing affordability
- Why the Demand?
  - High Birthrates & Large Families
  - Net migration = net immigration (stable flow)
- Housing Supply Shortage since 2008
Why this is a Good Project in a Good Location

- Fifth Development Team to put Mall under Contract
- Revitalize underperforming “blighted” commercial property
- Significant new investment in the community
- Improve Tax Base (sales/property) benefiting residents
- Creates new jobs, new hotel rooms, & new housing
- Significant economic benefits to surrounding businesses
- Locates housing near services – reduce car traffic
- Includes affordable housing in close proximity to services
- Location is walkable to new and existing residents
- Implements Logan General & Adams Neighborhood Plans