



**Project #22-020
10th West 2nd South Rezone
Located at approx. 1000 West 200 South**

REPORT SUMMARY...

Project Name: 10th West 2nd South Rezone
Proponent/Owner: Michael Jewell / Triio QOZB II, LLC
Project Address: Approx. 1000 West 200 South
Request: Rezone from CS & COM to MU
Current Zoning: CS & COM
Date of Hearing: April 14th, 2022
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a rezone of approximately 31.39 acres of property located at approximately 1000 West 200 South (TIN# 05-064-0013, 06-002-0003, 05-064-0028) from Commercial Service (CS) and Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	COM: Vacant Land	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	CS: Commercial Uses

PROJECT

The proponent is requesting to rezone approximately 31-acres (three parcels) from COM & CS to MU with the intent developing a future mixed-use project. All three properties are currently vacant and have historically been used for agricultural purposes. The relatively flat land may have critical land areas that could require further mitigation/assessment. The surrounding area currently has a wide range of commercial and industrial uses such as restaurant, office, light manufacturing, and storage. Located to the southwest, single-family neighborhoods are found.



Figure 1 shows the approximate 31-acre site location northeast of 1000 West 200 South.

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2020, identifies all three properties as Mixed Use. The MU designation in the General Plan is described as having high concentrations of commercial and residential uses. Structures would typically be multi-story with projects laid-out in a compact fashion that allows residents to work, play and live all within a walkable center. The MU designation can be applied to encourage re-development, especially in areas that have old or outdated one-story shopping centers.

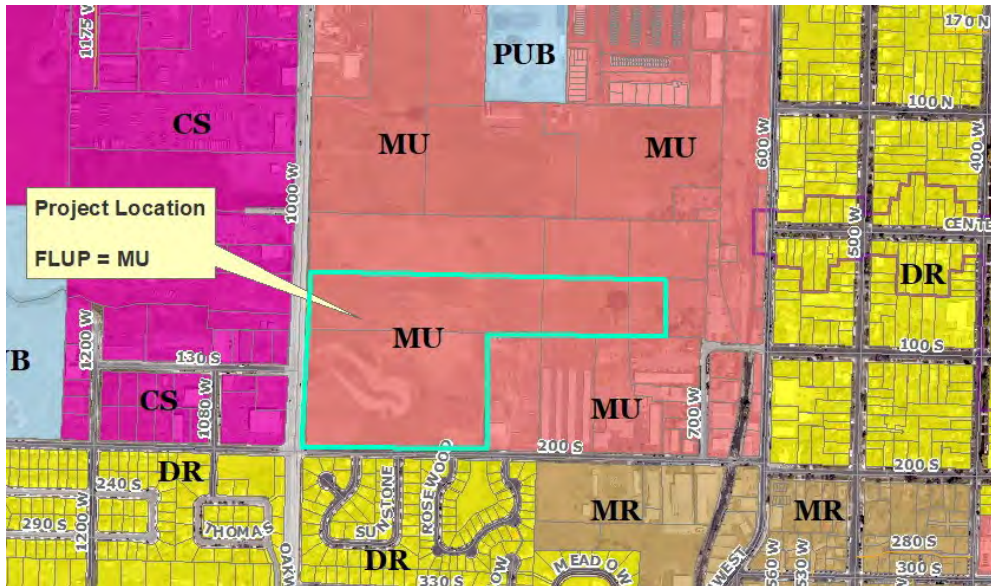


Figure 2 shows the Future Land Use Plan (MU)

LAND DEVELOPMENT CODE

The Land Development Code (LDC) allows for up to 30 residential units per acre of land in the MU zone. It allows for a “horizontal” mixed use pattern, which does not require every building to contain ground floor commercial and upper story residential but does specifically require a minimum amount of commercial square footage. For 31 acres, a minimum of 7,500 SF of commercial space shall be provided. The Design Review process will ensure compliance and proper placement of commercial square footages. The MU zoning district permits a wide range of commercial uses that include, but are not limited, restaurants, offices, retail, hospitality, and personal commercial services. The current zoning designation of COM & CS does not allow horizontal mixed-use buildings or projects.

ZONING HISTORY

Annexed into Logan City in approximately 1983. 1983-1999 areas were zoned M1 (Manufacturing). From 2000-2020, zoned COM (Commercial). In 2020, approximately half of the project site was zoned to CS (Commercial Service) for a commercial storage unit facility.

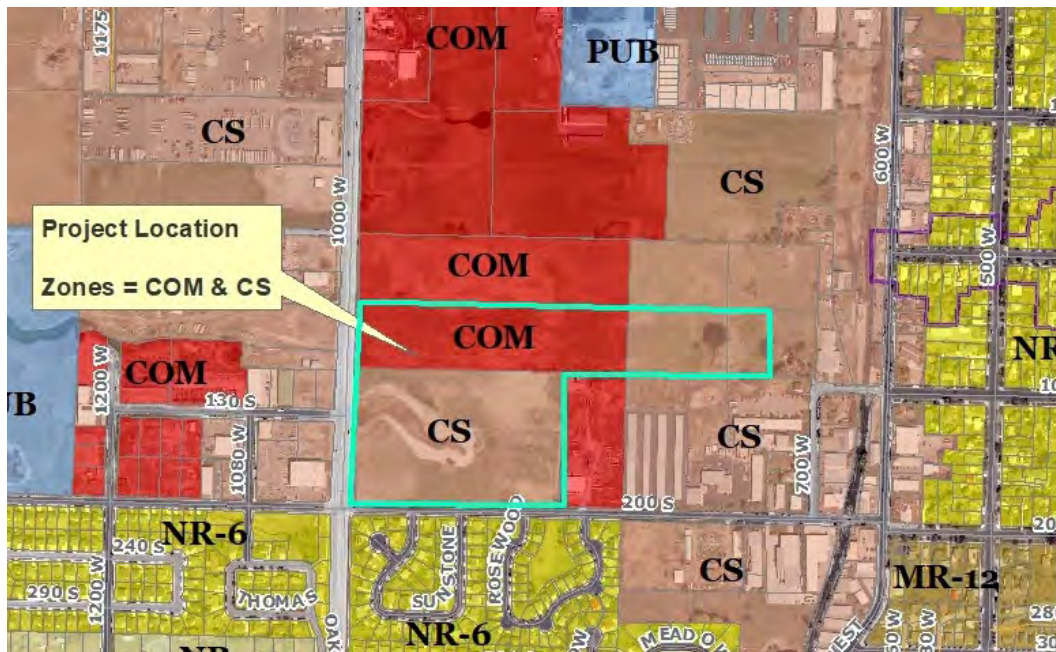


Figure 2 shows the current zoning in the area

SUMMARY

Given the proximity to existing single family residential areas to south and the light manufacturing areas to the northeast, a mixed-use project may act as transitional area or buffer between incompatible land use areas. A large comprehensive project on this site can be designed in a better manner than that of smaller projects, and would result in improved layout and traffic circulation, consolidated usable open space and strategic commercial/residential interfacing. This location which is adjacent to Logan City's gridded core, offers better mobility and transportation choices for future residents and puts less development pressure on the rural and agricultural lands farther out into the valley. Being considered an infill project, infrastructure and utilities can be more efficiently utilized as compared to outer fringe areas (sprawl) that excessively burden the transportation and infrastructure networks with poor logistics, higher vehicle miles driven, and lengthier pipes and utility lines.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment from Frank Schofield has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 04/02/22, posted on the City's website and the Utah Public Meeting website on 04/04/22, and mailed to property owners within 300 feet on 03/28/22. The quarter page ad was published on 3/31/22.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The Logan City FLUP identifies the area as MU.
2. This area is positioned along arterial streets with commercial uses and a mixed use project will not negatively impact that character.
3. Infrastructure and access are adequate to serve the future development of this property.

4. Design incompatibles with surrounding areas can be mitigated through Design Review processes.
5. The central location will better existing infrastructure and put less development pressure on surrounding rural areas.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



Amanda Pearce <amanda.pearce@loganutah.org>

(1 of 2) Project Review for the April 14th Planning Commission

Frank Schofield <frank.schofield@loganschools.org>
To: Amanda Pearce <amanda.pearce@loganutah.org>

Wed, Mar 9, 2022 at 3:11 PM

Amanda,

Thank you for sending these out. Will you please share my comments with the members of the Planning Commission?

The proposal for the 10th West and 2nd South development raises questions for me. I am concerned that unless the developer has a concrete plan to bring in essential services like grocery stores, the development is unlikely to promote walkability. It is currently more than a mile away from the nearest sit-down restaurant, over 1.5 miles from the nearest school, and over 2.5 miles from the nearest grocery store. The developer references proximity to Center and Main Street without acknowledging that the corner of Main and Center is nearly 2.5 miles away. Without essential services, this development is more likely to increase traffic congestion on 200 N and Main Street.

I believe these types of development may be good for the city, but this development should come with some more explicit plans regarding the type of business the developer intends to have as part of a mixed use community, before it is approved by the Planning Commission.

Best,

Frank Schofield
Superintendent, Logan City School District





The mission of the Logan City School District is to ensure all students leave our schools ready to create a positive future for themselves and their community.

[Quoted text hidden]



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 3/7/22	Received By	Scheduled Meeting Date APR. 14	Zone CS * Com	Application Number 22-020
Type of Application (Check all that apply): <i>ELUS</i> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME 10 th West and 2 nd South Project				
PROJECT ADDRESS Approx. 1000 W 200 S Logan, Utah 84321			COUNTY PLAT TAX ID # 05-064-0013, 06-002-0003, and 05-064-0028	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Michael Jewell			PHONE # 435-754-7887	
MAILING ADDRESS 255 South Main Street, Suite 100 Logan, Utah 84321		CITY	STATE	ZIP
EMAIL ADDRESS mjewell@triiigroup.com, mhendrix@triiigroup.com				
PROPERTY OWNER OF RECORD Triio QOZB II, LLC			PHONE # 435-754-7887	
MAILING ADDRESS 965 S 100 W, Suite 203 Logan, Utah 84321		CITY	STATE	ZIP
EMAIL ADDRESS mjewell@triiigroup.com, mhendrix@triiigroup.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Please see attached information sheet.			Total Lot Size (acres)	
			31.39 acres total	
			Size of Proposed New Building (square feet)	
			NA	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.			Signature of Property Owner's Authorized Project Representative	
				
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	
				

City Council *WORKSHOP - 5/3/22*
HEARING - 5/17/22

Logan City Rezone Request Information Sheet

Property

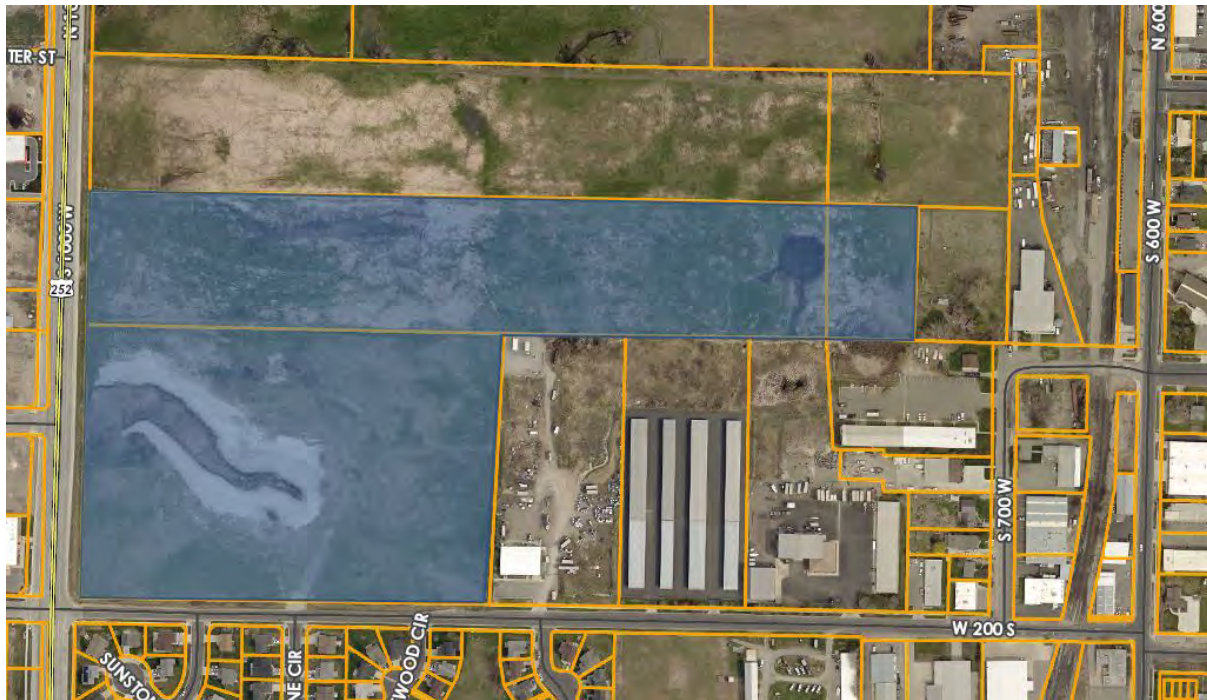
Parcels and legal descriptions:

Parcel 05-064-0013, more particularly described as, BEG AT SW COR LOT 3 BLK 25 PLAT A LOGAN FARM SVY E 28.2 CH TO E LINE OF SE/4 SEC 32 SD LINE BEING THE LOGAN CITY CORP LIMITS LINE N 5 CH TO N LINE OF S/2 LOT 8 W 28 CH TO THE W LINE OF LOT 3 SD BLK S 5 CH TO BEG SE/4 SEC 32 T 12N R 1E CONT 14.05 AC D4036

Parcel 06-002-0003, more particularly described as, BEG 28.2 CHS E OF SW COR LOT 3 BLK 25 PLAT A LOGAN FARM SVY, N 5 CHS E 3.5 CHS S 5 CHS W 3.5 CHS TO BEG SW/4 SEC 33 T 12N R 1E CONT 1.70 AC SUBJ TO BNDRY LN AGREEMENT BK 594 PG 853

Parcel 05-064-0028, more particularly described as, BEG AT A PT 1602.3 FT N 88*30' W SE COR LOT 1 BLK 25 PLAT A LOGAN FARM SVY N 88*30' W 1024.5 FT N 1*30' E 676.5 FT TO NW COR LOT 2 S 88*30'E 1024.5 FT S'LY 676.5 FT TO BEG. CONT 15.64 AC. M OF L IN SE/4 SEC 32 T 12N R 1E D4035

Aerial parcel map:



Current zoning: Commercial and Commercial Service

Proposed Plans

Our vision is to create a multi-faceted development that benefits the community in a variety of ways. The proposed plan includes townhomes, apartments, commercial, and retail space. Please see the attached design for a visual representation of a potential site layout.

Zone Request

Commercial Services (“CS”) and Commercial (“COM”) to Mixed Use (“MU”)

Supporting Information

From the Logan City Future Land Use Plan (FLUP). *(Our comments are in italics)*

The Logan City FLUP indicates that the location of the parcels 05-064-0013, 06-002-0003, and 05-064-0028 should be zoned Mixed Use. The intention with this proposed development is to align it with Logan City’s goals and future plans for the area.

From the General Plan, Chapter 3.7 “MU” Definition.

Land Development Code 17.16.040 Mixed Use (MU) areas have concentrations of commercial and office uses with residential uses integrated into the overall project design. Mixed Use developments shall have both a residential and a commercial component and shall be scaled to ensure consistency with the surrounding neighborhoods. Residential development is required within a range of 4 to 30 dwelling units per acre. Mixed Use projects can utilize “horizontal” mixed use where commercial, office and residential uses are designed as a single project, yet constructed in separate and distinct building footprints. Mixed Use projects in the more urbanized area are encouraged to employ “vertical” mixed use design strategies where commercial, office and residential uses are designed as a single project and constructed within the same footprint. Vertical Mixed Use promotes pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors. Mixed Use projects utilizing vertical mixed use are eligible for a residential density bonus of up to 30% provided other applicable standards are met. Mixed Use areas are compact and designed for people to live, work and play within a walkable center. Existing or future public transit shall be integrated into Mixed Use centers providing options for transportation. The Mixed Use Zone is intended to be somewhat self-sufficient as it provides a resident customer base to support commercial businesses. Mixed Use projects will be pedestrian oriented with an emphasis on quality urban design and landscaping. The Mixed Use designation can be applied to encourage the redevelopment of outdated, one story shopping areas.

The Mixed Use definition in conjunction with the Logan City General Plan has been at the core of our planning for this project. Below are several key points that we have found to be crucial when designing a Mixed Use development within a community.

Local Economic Support:

One of the quality growth principles outlined in the Logan City General Plan is “Vital Economy”. In order to maintain and build a vital community we must, “develop a sustainable economic environment for residents and businesses which keeps Logan the economic center of the valley” (Logan City General Plan). A mixed use development on the referenced parcels would support Logan City’s desire to increase the local economy by increasing foot traffic to local businesses. Individuals are more likely to support local businesses when they are closer in proximity out of convenience. This development would include commercial space strategically placed to allow for retail tenants and office space. Additionally, the area is close in proximity to 1000 West, 600 West, and Center Street, all of which are homes to a variety of businesses and restaurants. The proposed designs break up a large block that is currently unwalkable and inaccessible. Opening up the area, adding streets, and building a variety of different use types enables an opportunity to create a more walkable and accessible community. Providing community members a place to live that is conveniently located near the city center and local businesses will aid in the City’s desire to continue improving the local economy.

Self Sufficiency.

The general plan states that “The MUC district is intended to be somewhat self-sufficient - it provides its own customers to support commercial businesses—reducing dependence on drive-to traffic.” These plans include retail and office space, open community parks, and residential living. By including a variety of use types in the design, will allow us to bring in popular retailers which will attract Logan City residents, especially residents of the new development and surrounding neighborhoods. Both use types will benefit from each other.

Sustainability.

A mixed use development in this area would encourage individuals to use a variety of transportation options i.e. walking, biking, public transportation, personal vehicles. Including both a commercial and residential aspect provides local business owners the opportunity to conduct business and provide services closer in proximity to the city center and residents. The area proposed for a rezone is a large enough that we could construct roads that will open up the block and create a significantly more walkable layout. Residents will be more likely to walk and ride bikes, which will aid in Logan City’s goal, as outlined in the general plans, of “improving air quality and making a more walkable community and reducing miles traveled by automobile”. Additionally, there are two CVTD stops located less than a mile from these parcels which will also encourage residents to travel via public transportation instead of personal vehicles. These small details in developments and planning pave the way to preserving Logan City for future generations.

Healthy Life and Social Connectivity.

The importance of a healthy life is a quality growth principle defined in the General Plan. We must “ensure a safe environment for healthy living which encourages activity and enjoyment.” Mixed use developments reduce the need for automobile travel which encourages more walking and interaction among residents of Logan City. More interaction increases social connectivity and healthy living within the community.

Location.

These parcels are located near the center of Logan City and are surrounded by many places of employment, restaurants, churches, banks, neighborhoods, and schools. A mixed-use development in this location will complement the area because it not only matches its surroundings with the commercial aspect, but also provides people a place to live that is in a convenient location. Additionally, the City’s plans to extend center street westward combined with our desire to construct roads and walking trails to these pieces of land will increase walkability and aid in directing traffic away from main street to help alleviate congestion.

Quality Urban Design and Landscaping.

The Southwest side of Logan City contains many older homes and buildings. With the approval of Mixed Use we would be able to take an awkward unwalkable block and urbanize it to be more cohesive with its surroundings. Generally, large Developments that include a commercial aspect are more likely to stay maintained in an effort to attract more business. By adding a residential piece to the mix, we would also be able to provide living options for younger generations to keep their roots in Cache Valley and continue contributing to the local economy. This development aligns with the General Plan’s definition of “MU” which states, “Mixed Use developments will be pedestrian-oriented with an emphasis on quality urban design and landscaping. The MUC category can be applied to encourage the redevelopment of outdated, one-story shopping areas.”

Conclusion:

In conclusion we propose that the Planning and Zoning Committee approve the requested rezone. We appreciate and value your work and time spent in assisting us with this project. We are grateful for City Officials and Council Members who are willing and eager to learn about new ideas. It has been a pleasure to work with you thus far and we look forward to meeting and discussing our request and plans further. Should you have any questions or concerns please do not hesitate to contact us at 435-754-7887 or mhendrix@triiogroup.com.



JANUARY 2022

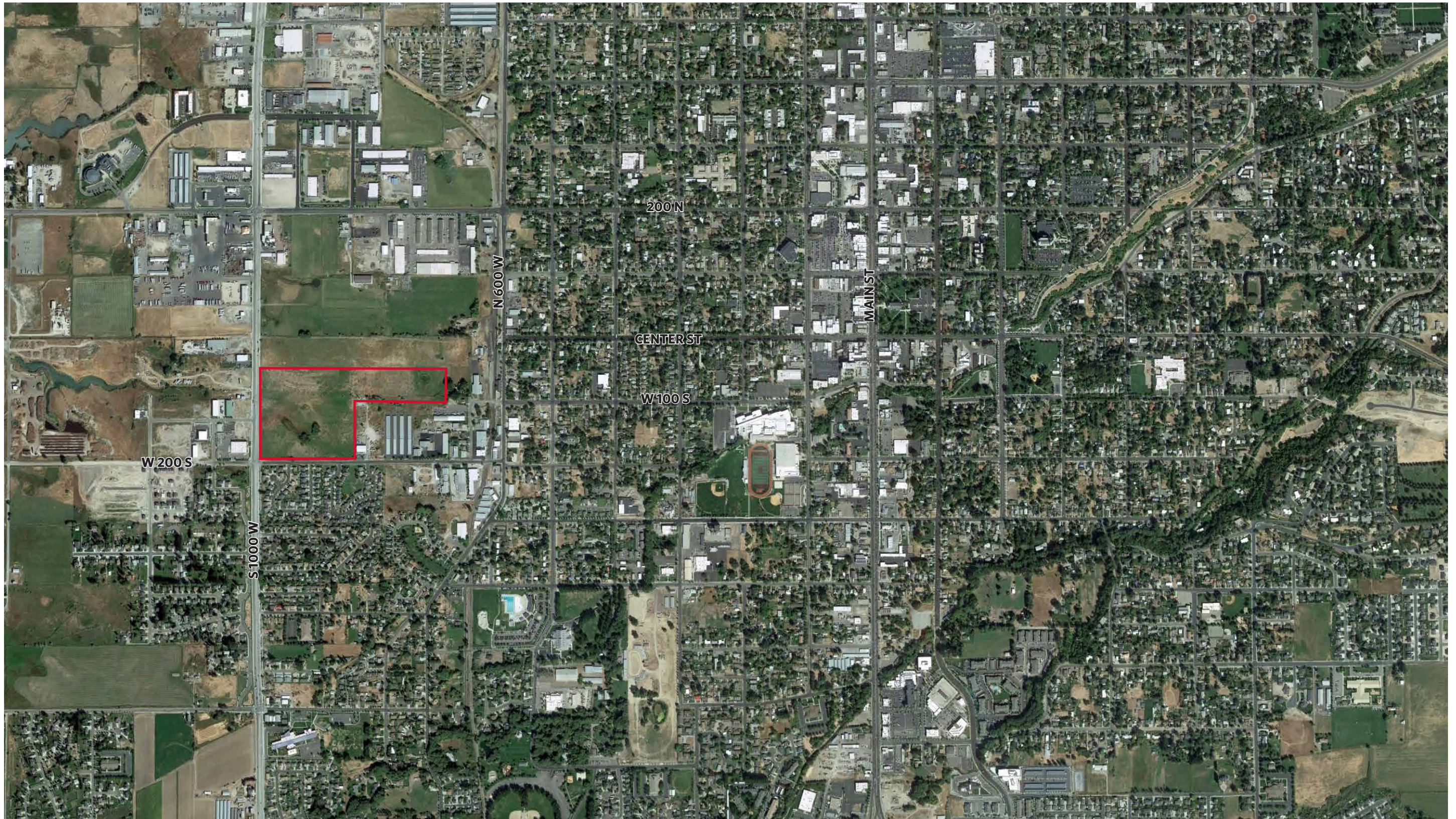


10th WEST CONCEPTUAL MASTER PLAN

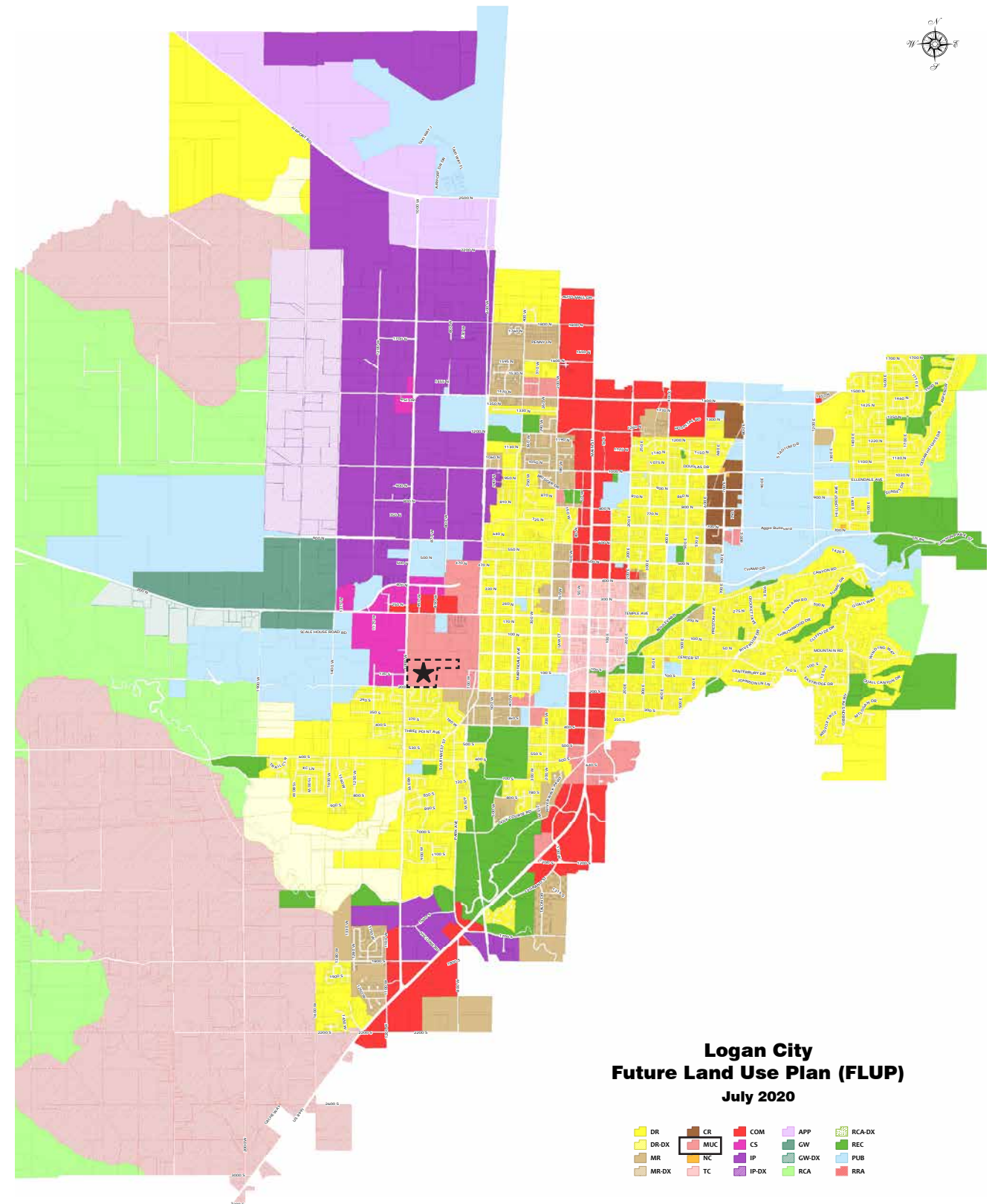
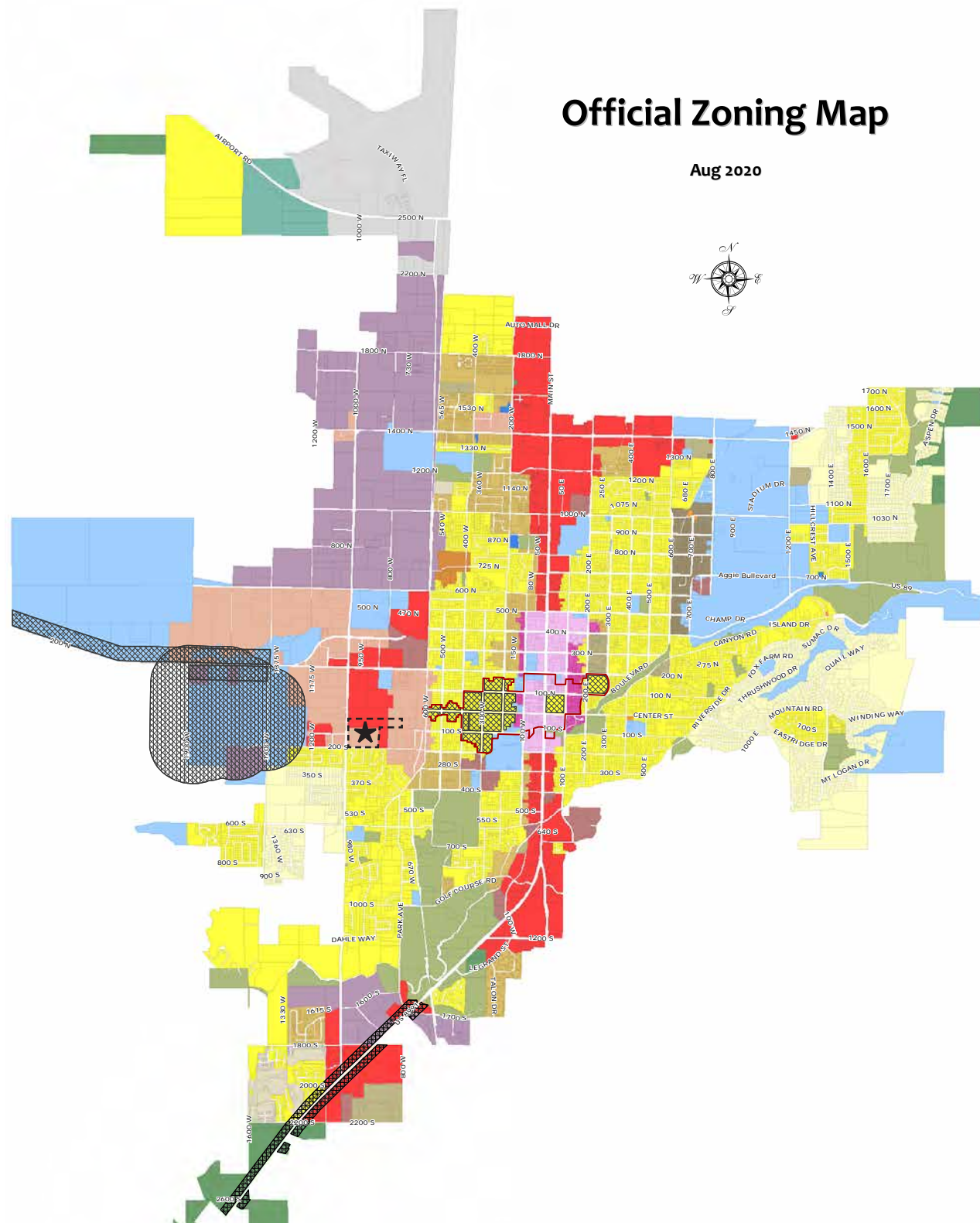
Triio Group / Logan, Utah



INTRODUCTION



SITE LOCATION



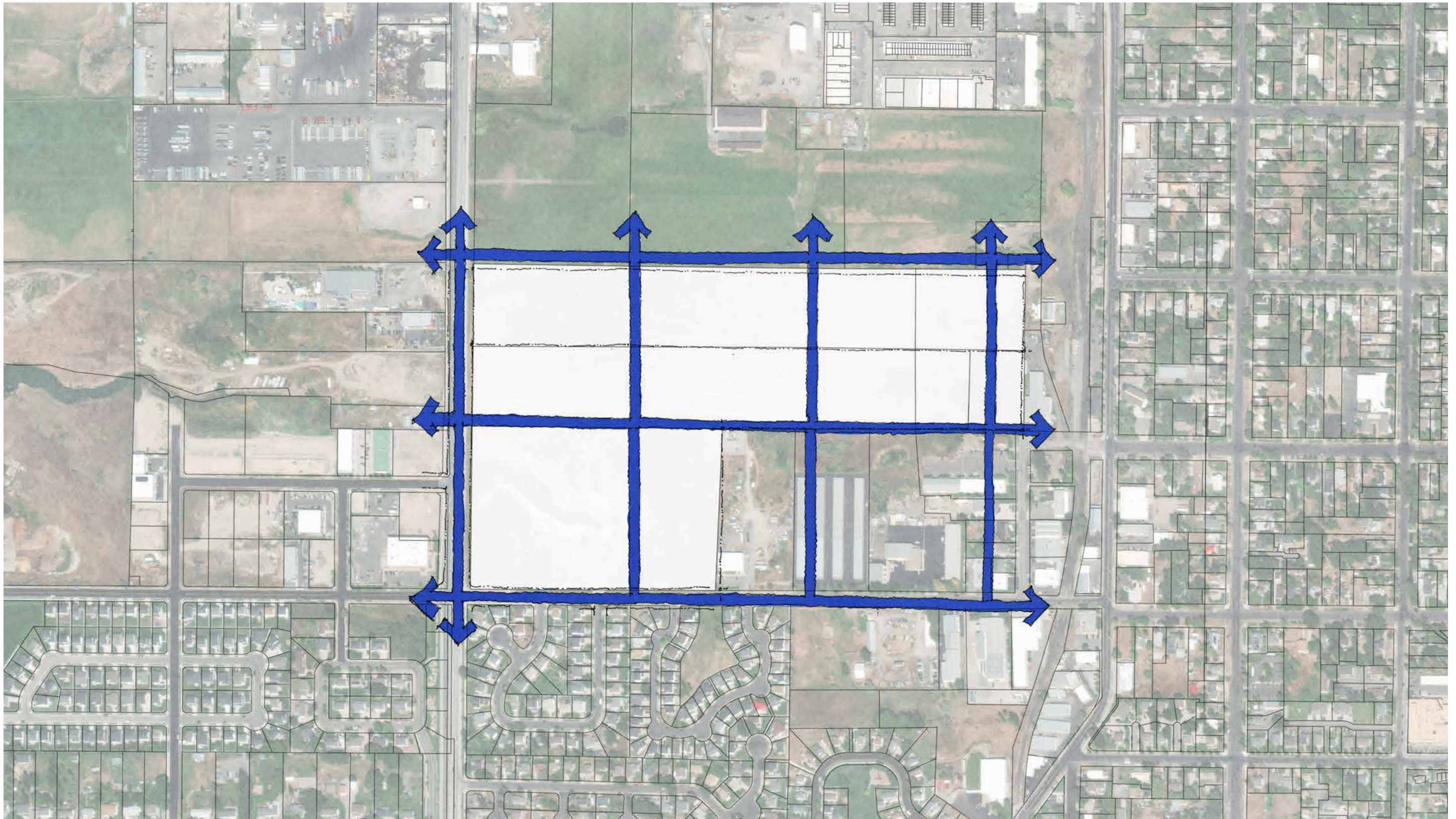
**Logan City
Future Land Use Plan (FLUP)
July 2020**

DR	CR	COM	APP	RCA-DX
DR-DX	MUC	CS	GW	REC
MR	NC	IP	GW-DX	PUB
MR-DX	TC	IP-DX	RCA	RRA

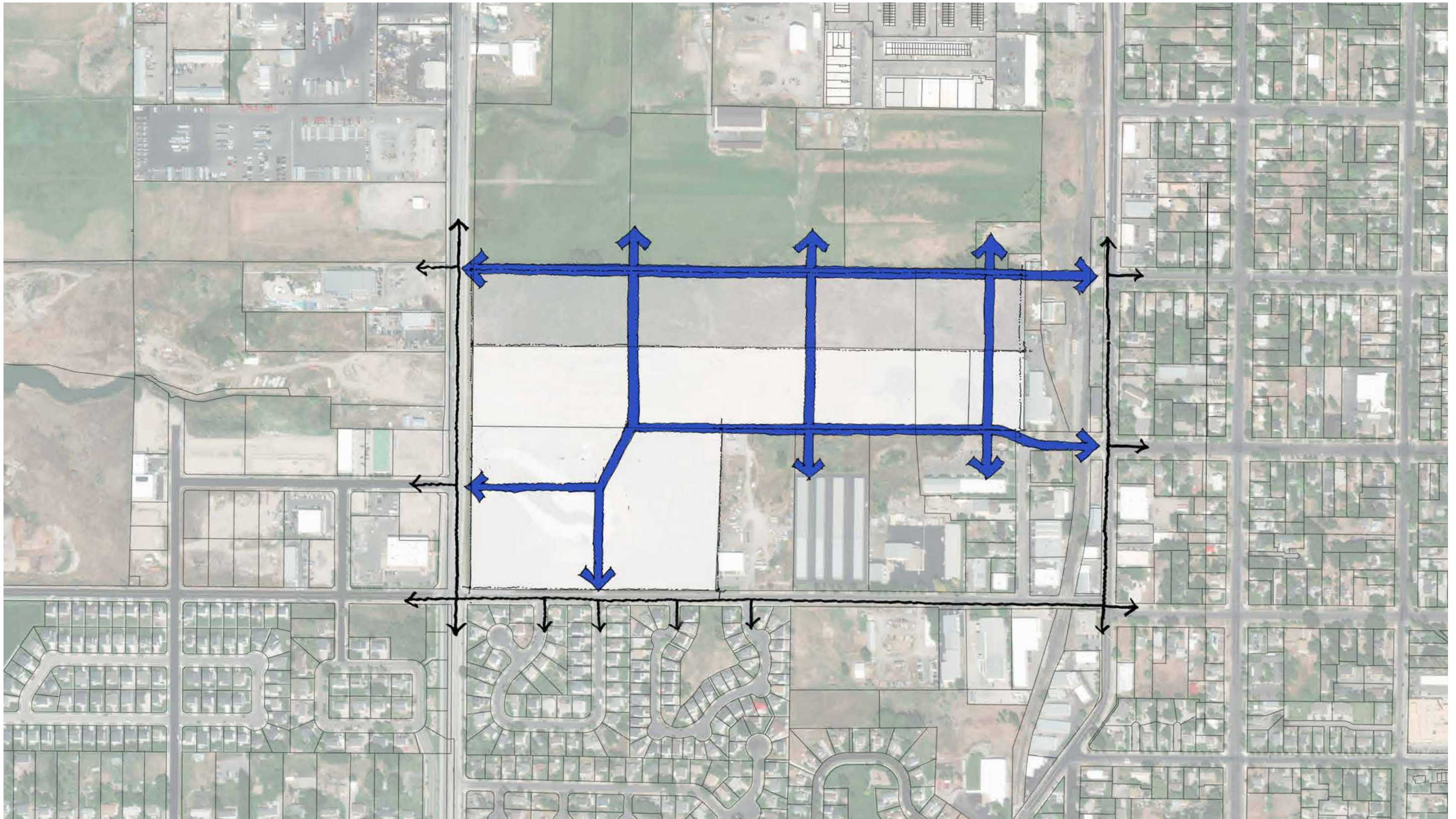
SITE LOCATION - ZONING

A blue-toned sketch of a busy urban street scene. The image features a wide street with a sidewalk on the left and a road on the right. On the left, there are trees and a building with a balcony. A person is walking on the sidewalk, and a bicycle is parked nearby. In the center, a group of people is walking across the street. On the right, there are more trees and a building with a sign that reads "1911". A person is walking on the sidewalk, and a bicycle is parked nearby. The overall scene is a detailed sketch of a city street with various elements like trees, buildings, and people.

DIAGRAMS & METHODOLOGY



REGIONAL GRID



LOGAN GRID - ADAPTED TO SITE



VIEW OF THE MAIN SQUARE



VIEW OF THE RESIDENTIAL SQUARE