



**Project #18-001
Logan Meadows Business Park
Located at 765 W. 1800 N.**

REPORT SUMMARY...

Project Name: Logan Meadows Business Park
Proponent / Owner: Glen Thompson / Rexer LLC
Project Address: 765 W. 1800 N.
Request: Design Review Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: January 11, 2018
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #18-001, Logan Meadows Business Park, in the Industrial Park (IP) zone located at 765 W. 1800 N., TIN #04-079-0006.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant Land	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	IP: Industrial Uses

Project Proposal

The applicant is proposing two new industrial buildings on a 6.45-acre total property that currently contains one existing industrial building near the south property line. The two new buildings are proposed at 24,000 SF and 62,560 SF. The new buildings are proposed north of the existing building with the larger of the two proposed farthest north. The project proposal includes new parking, loading dock areas, site improvements and landscaping. The streetscape along 1800 North is currently complete, but 800 West has portions of incomplete streetscape along this project's frontage. The Land Development Code (LDC) 17.17.030 permits a wide range of land uses within the IP zone, including but not limited to, manufacturing, warehousing, commercial storage and commercial contractor uses.

DESIGN REVIEW PERMIT

Setbacks

The Land Development Code (LDC) requirements for setbacks in the IP zone are as follows (as measured from property lines):

Front: 20'
 Side: 20'
 Rear: 10'
 Parking: 30'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (1800 North):	BLDG-1 = 183'	BLDG-2 = 475'
Side (800 W):	BLDG-1 = 67'	BLDG-2 = 50'
Side (East):	BLDG-1 = 66'	BLDG-2 = 23'
Rear (North):	BLDG-1 = 402'	BLDG-2 = 10'
Parking (West):	43'	

As proposed, the proposed project meets minimum requirements of the LDC.

Lot Coverage

The LDC 17.19.100 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The project site is 215,000 SF (4.93 ac.) with two building footprints totaling 83,560 SF (1.91 ac.), which results in a lot coverage of 38%. As proposed, the project complies with maximum lot coverage in the LDC.

Pedestrian Circulation

The LDC 17.37.160 requires pedestrian sidewalk connections throughout the site and between the building(s) and the adjacent streets. Sidewalks are only proposed in limited areas and do not fully provide pedestrian connections between each building and the adjacent streets. As conditioned with additional sidewalks and delineated pedestrian ways that connect the building and the street, the project meets the pedestrian circulation requirements of the LDC.

Vehicle Parking and Circulation

The LDC 17.38.070 requires one stall per every 300 SF commercial contractor/office space, and one stall per every 2000 SF warehouse or freight. Final parking requirements will be reviewed and approved when a Business License is proposed and the exact breakdown of commercial uses are indicated. For Design Review Permit approvals, it is important that an appropriate range of parking stalls will be available to accommodate different businesses and different area configurations. Based on their proposed breakdown of 12,600 SF of commercial space and 70,960 of warehouse space, a total of 77 parking stalls would be required as per the LDC. With 80 parking stalls proposed, the project meets the minimum requirements of the LDC as submitted.

Open Space Area

The LDC 17.19.100 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios, sidewalks and other similar amenities. The 6.67-acre total property area, including the existing building, would require 58,140 SF of landscaping and open space. The proposed project shows 59,689 SF of landscaping (20.5%), complying with minimum requirements of the LDC.

Landscaping

The LDC 17.39 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre. The project site for the two proposed buildings of 4.93-acres would require 98 trees and 246 shrubs, flowers and ornamental plants as per the LDC. As conditioned with a detailed landscaping plan, the project complies with the requirements of the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project would meet the requirements of the LDC.

Building Design

The LDC 17.19.120 requires buildings in the IP zoned to be designed with blank walls limited to no more than 40 feet in length and up to 30% transparency on street facing elevations with entrances facing the streets for neighborhood streetscape appeal and project attractiveness. The IP zone allows building heights at 48' and a wide range of materials. All pedestrian entrances are required to have some form of weather protection provided above. Breaks in

blank walls could be in the form of windows, columns, wall articulations, material changes, color changes or other similar architectural design treatments.

The proposed 30' tall concrete block buildings show a tan base color and a blue horizontal color stripe with a series doors and windows. For the two street facing facades (west), additional columns were added on the warehouse building. The vast majority of the proposed architectural features on the buildings are oriented towards each parking lot. The Planning Commission has the authority to reduce/alter/shift design requirements based on unique situations or building uses (LDC 17.50.080.C.5). In the case of the warehousing building (larger building), 30% transparency on street facing facades is a design requirement that conflicts with typical stacking of goods associated with warehouse building uses. A design alteration would be, in lieu of windows, additional façade features that accomplish the same purpose of attractive street appeal. For the smaller building that is planned for commercial contractor building uses, the 30% transparency requirement is appropriate and would not directly conflict with the building use. As conditioned with additional architectural design treatments on the west façade of the buildings, the project meets the requirements of the Land Development Code.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Environmental	● Water
● Engineering	● Fire

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/21/2017 and the Utah Public Meeting website on February 1/2/2018. Public notices were mailed to all property owners within 300 feet of the project site on 12/22/2017.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. Additional sidewalks and delineated walkways shall be provided on-site that connect both buildings and the street sidewalk along 800 West.
3. Streetscape improvements along the 800 West frontage that include sidewalk and park-strips will be required.
4. The west building elevation on the smaller (southern) building shall include a canopy, doorway and a series of windows similar to that shown on the north elevation that total 30% transparency on that facade.
5. For the larger warehouse building (northern), the Planning Commission utilizes the authority in 17.50.080 to alter the 30% transparency design requirements for series of trellis features adjacent to the wall that mimic windows and create an area that is 30% of the wall area in addition to the proposed columns and color stripe on that facade.
6. Weather protection shall be provided above all pedestrian entrances.
7. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) A total number 98 trees and 246 shrubs, perennials and grasses shall be provided.
 - b) Street trees shall be planted along 800 West every 30 feet on center.

8. The project shall provide 80 parking stalls. Individual businesses will be reviewed for parking compliance when a business license is submitted.
9. Exterior lighting shall be limited to 32 feet in height and shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. All dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 - Minimum inside measurement of double enclosure is 22 ft. wide and 10 ft. deep. Place bollards in the back and on corners to protect enclosure walls. No gates required.
 - b. *Engineering – contact 716-9160*
 - Provide water shares or in lieu of fee for increased water demand for development
 - Design for Storm Water Detention/Retention per Logan City Design Standards. This to include Low Impact Design and the retention of the 90% storm event. Plan show this storage is to be underground, therefore a UIC Permit will be required from the State and verification of historic ground water elevation relative to the final pond bottom.
 - Storm water shall be design for both the existing phase of project and the new. Current plans show the detention/retention pond for phase I being located where new building and parking is shown in Phase II.
 - Per City Code, this development shall pay for 50% of the existing water line based on frontage length on 800 West.
 - Pipe existing irrigation/drainage ditch on north property line with an 18" pipe to match pipe placed to west of 1800 North
 - Dedicate right of way as necessary for a 66' ROW on 800 West.
 - Show where water and sewer will connect to existing system for water and sewer. Each building shall have its own separate sewer and water (metered) services. If new warehouse has 4 bays or less that will be rented/leased or possibly subdivided in future each unit shall have separate services. If 5 or more a master meter will be allowed.
 - Construct 800 W to meet City standards and width
 - c. *Water—contact 716-9622*
 - After each water meter, each building and or unit's water main must have a RP (ASSE 1013) installed and tested as it enters the building before any branch offs or connections.
 - Fire suppression systems must have a minimum DC (ASSE1015) installed and tested.
 - All landscape irrigation must have a high hazard backflow assembly installed and tested.
 - All 2015 IPC and Utah state amendments shall apply.
 - d. *Fire Department – contact 716-9515*
 - Access, fire sprinklers and fire alarms will be required and evaluated with submitted documents for building permits.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. As conditioned, the proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides adequate off-street parking.
5. The project meets the goals and objectives of the Industrial designation within the Logan General Plan.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. 1800 North and 800 West streets provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 12-11-17	Received By RH	Receipt Number	Zone IP	Application Number PC 18-001
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Update original (2007) - Type of Application (Check all that apply):

Design Review Conditional Use Subdivision Zone Change Administrative Design Review
 Code Amendment Appeal Variance 4950' Design Review Other _____

PROJECT NAME
LOGAN MEADOWS BUSINESS PARK

PROJECT ADDRESS NE Corner of 1800 North & 800 West	COUNTY PLAT TAX ID # 04 - 079 - 0006
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Glen Thompson	MAIN PHONE # 757-2604
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MAILING ADDRESS 730 South 300 East	CITY Providence	STATE Utah	ZIP 84332
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EMAIL ADDRESS
glen.thompson.construction@gmail.com

PROPERTY OWNER OF RECORD (Must be listed) REXER, LLC / GLEN THOMPSON	MAIN PHONE # 757-2604
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MAILING ADDRESS SAME AS ABOVE	CITY	STATE	ZIP
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EMAIL ADDRESS
SAME AS ABOVE

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) THE PROJECT IS A BUSINESS PARK SIMILAR TO CAHE MEADOWS BUSINESS PARK IN WEST LOGAN. INCLUDING INDIVIDUAL UNITS FOR TENANTS TO LEASE (FLEX-SPACE) - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -	Total Lot Size (acres) 6.45 acres
	Size of Proposed New Building (square feet) Bldg #2 24,000 sq ft Bldg #3 62,520 sq ft
	Number of Proposed New Units/Lots #2

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 permits on behalf of the property owner.

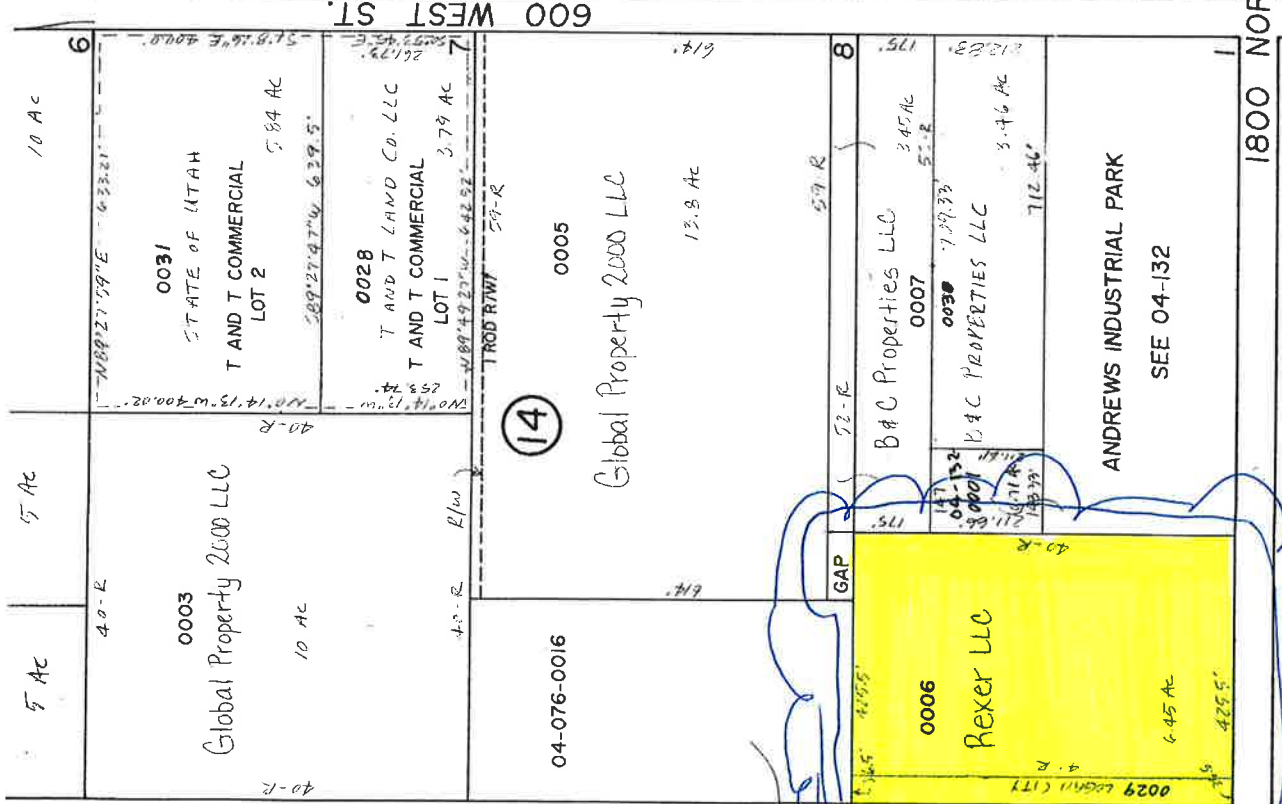
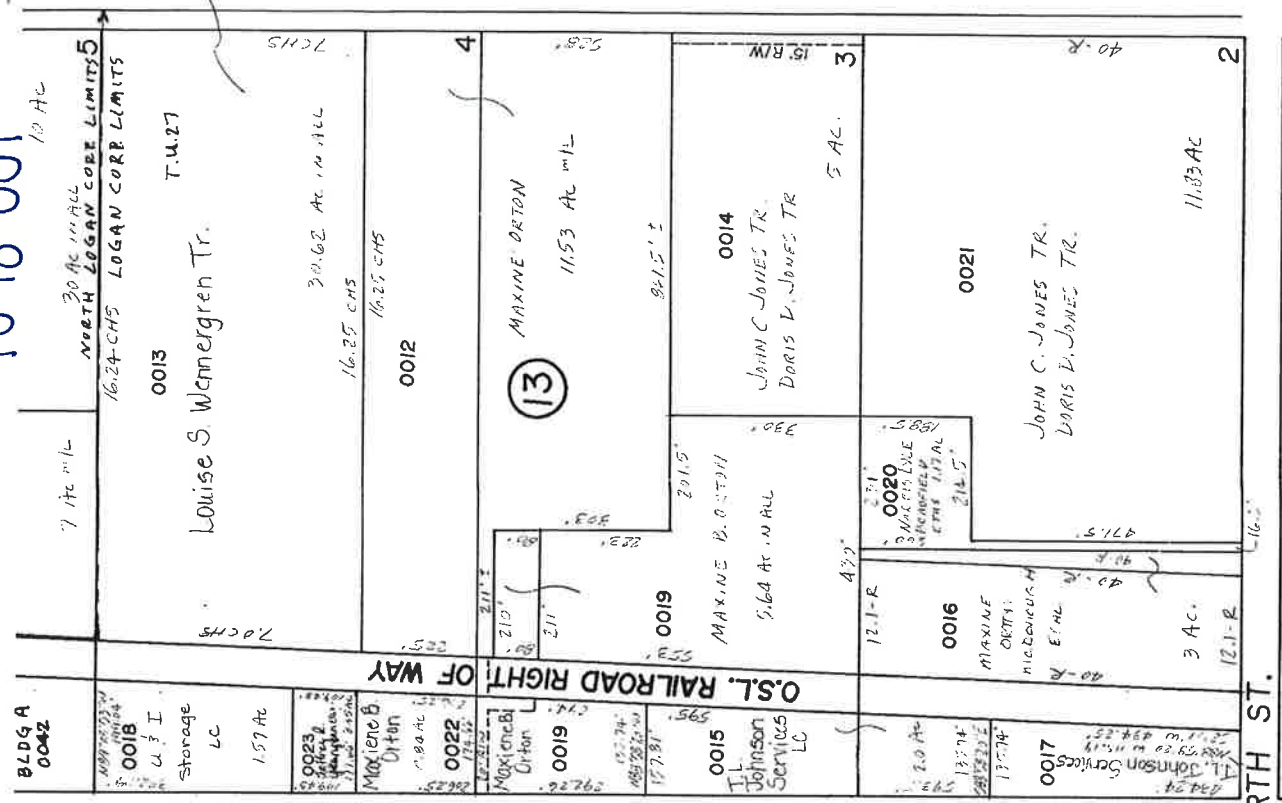
Signature of Property Owner's Authorized Agent
Rexer LLC, by Glen Thompson

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
Glen Thompson

PC 18-001

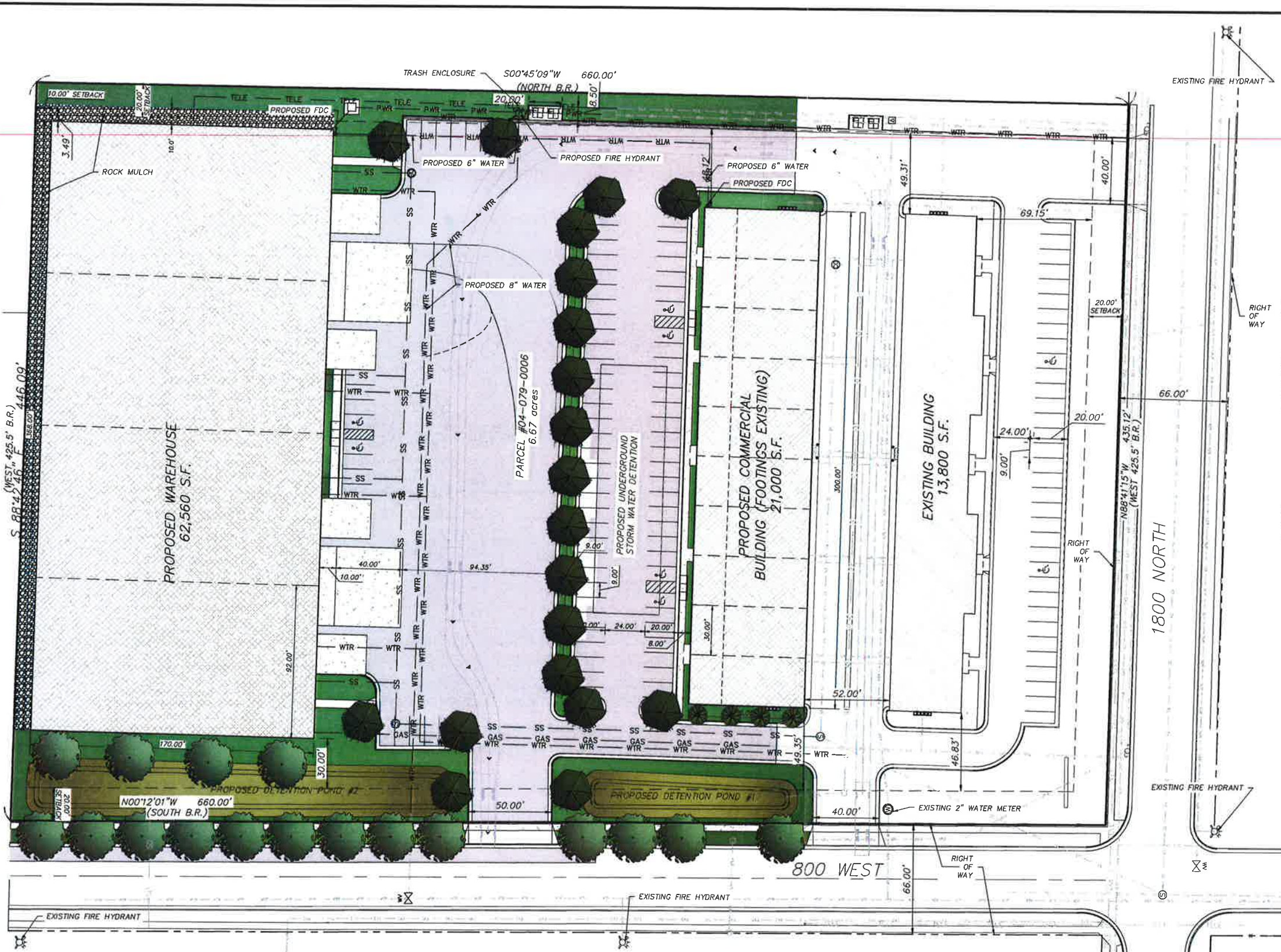
SEE 04-080



SEE 04-076

M.G. LEED
DEC. 1986

SEE 04-081

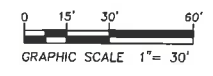


- LEGEND**
- RIGHT OF WAY LINE
 - BOUNDARY LINE
 - LOT LINE
 - CENTER LINE
 - x - x - FENCE LINE
 - PARCEL LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING POWER LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING SIDEWALK
 - EXISTING CURB & GUTTER
 - ⊗ EXISTING FIRE HYDRANT
 - ⊙ EXISTING SEWER MANHOLE
 - ▭ PROPOSED BUILDING
 - ▭ EXISTING PAVEMENT
 - ▭ PROPOSED PAVEMENT
 - ▭ PROPOSED CONCRETE
 - WTR --- PROPOSED WATER LINE
 - SS --- PROPOSED SEWER LINE
 - PROPOSED STORM DRAIN LINE
 - PWR --- PROPOSED UNDERGROUND POWER LINE
 - GAS --- PROPOSED GAS LINE
 - TELE --- PROPOSED TELEPHONE LINE
 - PROPOSED SIDEWALK
 - PROPOSED STANDARD CURB & GUTTER
 - PROPOSED OPEN FACE CURB & GUTTER
 - ⊗ PROPOSED FIRE HYDRANT
 - ⊙ PROPOSED SEWER MAN HOLE
 - ⊙ PROPOSED SEWER CLEAN OUT

- PLANTING LEGEND**
- STREET TREE
 - SHADE TREE
 - COLUMNAR TREE



VICINITY MAP



PARKING REQUIREMENTS
 EACH UNIT WILL HAVE 900 SQ. FT. OF OFFICE SPACE AND THE REMAINING SQUARE FOOTAGE WILL BE WAREHOUSE SPACE.

14 TOTAL UNITS = 83,560 SQ. FT. (TOTAL SQUARE FOOTAGE)
 14 UNITS X 900 SQ. FT. = 12,600 SQ. FT. (OFFICE SPACE)
 83,560 - 12,600 = 70,960 SQ. FT. (WAREHOUSE SPACE)

PARKING REQUIRED

12,600/300 (1 SPACE PER 300 SQ. FT. FOR OFFICE SPACE)	42 SPACES
70,960/2,500 (1 SPACE PER 2,500 SQ. FT. FOR WAREHOUSE SPACE)	29 SPACES
TOTAL PARKING SPACES REQUIRED	71 SPACES
TOTAL PARKING SPACES PROVIDED	80 SPACES

SITE PLAN
 SCALE: 1"=20'

LAND SET ASIDES

REQUIRED	
OPEN SPACE	10%
USABLE OUTDOOR SPACE	10%
TOTAL AREA	290,741.46 SQ. FT.
GREEN SPACE	59,689.31 SQ. FT.
PROVIDED	20.5%

DESCRIPTION

NO. DATE

SITE PLAN

LOGAN MEADOWS COMMERCIAL DEVELOPMENT
 800 WEST 1800 NORTH
 LOGAN, UTAH, 84321

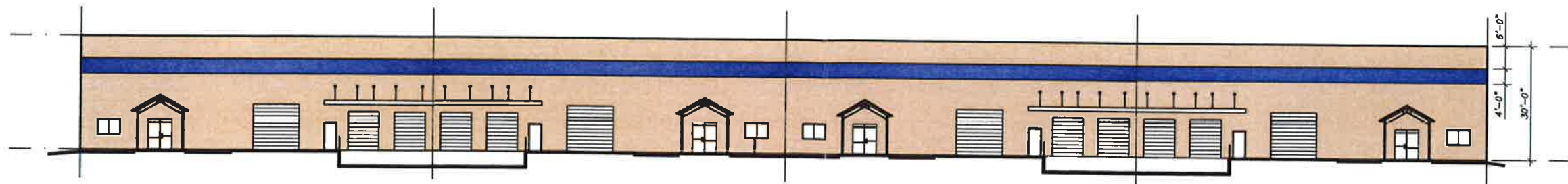
Cache • Landmark
 Engineers
 Surveyors
 Planners

95 Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

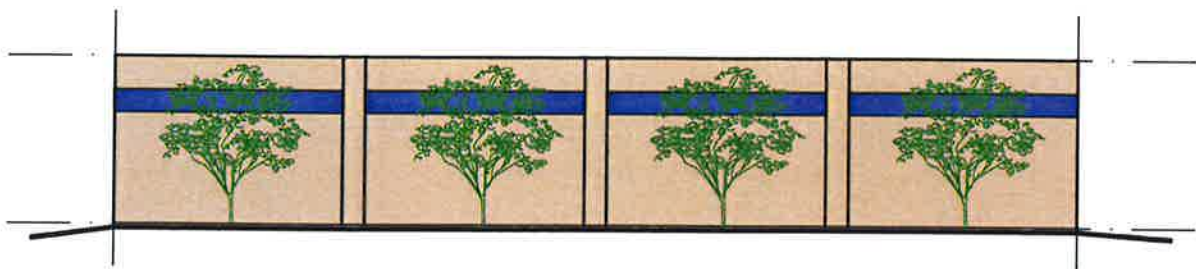
DATE: 5 DECEMBER 2017
 SCALE: 1"=30'

DESIGN BY: J. DAY
 CHECKED BY: S. EARL
 APPROVED BY: S. EARL
 PROJECT NUMBER: 17103TMP
 SHEET:

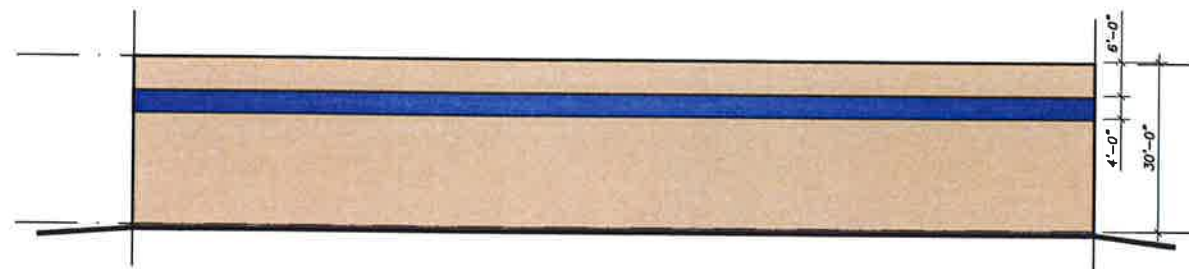
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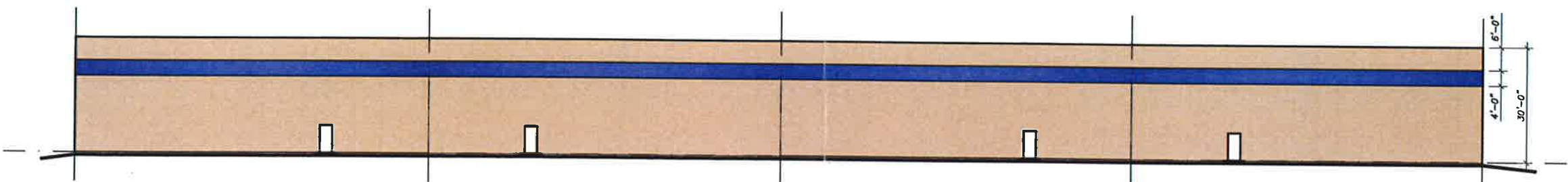
SOUTH WAREHOUSE ELEVATION



WEST WAREHOUSE ELEVATION



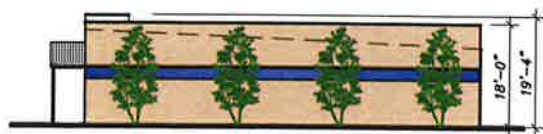
EAST WAREHOUSE ELEVATION



NORTH WAREHOUSE ELEVATION



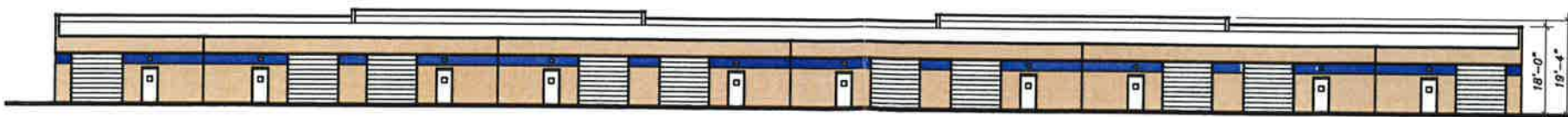
NORTH COMMERCIAL BUILDING ELEVATION



WEST COMMERCIAL BUILDING ELEVATION



EAST COMMERCIAL BUILDING ELEVATION



SOUTH COMMERCIAL BUILDING ELEVATION

BUILDING ELEVATIONS
SCALE: N.T.S.

PLOTTED December 13, 2017 By: day, s.e. 2:58PM PROJECT: 17103TMP - CLM - 17103TMP - REVISED: 12/13/17 10:40 AM PROJECT: 17103TMP - REVISED: 12/13/17 10:40 AM

NO.	DATE	DESCRIPTION



BUILDING ELEVATIONS

LOGAN MEADOWS COMMERCIAL DEVELOPMENT
800 WEST 1800 NORTH
LOGAN, UTAH, 84321



95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE	5 DECEMBER 2017
SCALE	N.T.S.
DESIGN BY	J. DAY
CHECKED BY	S. EARL
APPROVED BY	S. EARL
PROJECT NUMBER	17103TMP
SHEET	2/2