



**Project #18-029
Meat Packing District Rezone
Located at 607 W. 200 N.**

REPORT SUMMARY...

Project Name: Meatpacking District Rezone
Proponent/Owner: Chris McKay / Eliason Packing Company
Project Address: 607 West 200 North
Request: Rezone from COM to MU
Current Zoning: Commercial (COM)
Date of Hearing: August 9, 2018
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 19.25 acres of property located at 607 W. 200 N. (TIN# 05-062-0033; -0032; -0031; -0029; -0008; -0007) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	COM: Mobile Home Park	<i>East:</i>	NR6: Residential Use
<i>South:</i>	CS: Commercial Uses	<i>West:</i>	COM: Commercial Uses

REQUEST

The proponent is requesting to rezone six parcels that total approximately 19.25 acres of property from COM to MU. The applicant has indicated to staff that he intends to develop a horizontal mixed-use project on the site. Five of the parcels are vacant with the one eastern parcel containing five (5) structures. The structure types range from industrial meat processing buildings to small agricultural barns and sheds. An old abandoned railroad spur, that is now owned by the City of Logan, runs along the eastern border and creates a sweeping curved boundary line. Because of this railroad border, the only street frontage is along 200 North. 400 North “dead-ends” into the northwest portion of the rezone site. The street frontage along 200 North is approximately 750 feet. The land is relatively flat and primarily consists of grass fields. The land appears to have areas of high water-table and/or wetlands near the center.

GENERAL PLAN

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Commercial Service (CS). Commercial Service areas are described as being designations that fill the need between industrial and commercial land uses. CS areas provide locations for light manufacturing, construction support and commercial service industries.

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 out dated one-story shopping centers.

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 both commercial and residential uses to be established on the project site. The MU zoning regulations do not specify where and how much commercial space is required. The ratios and

commercial placement requirements would be approved during the Design Review Permit process. 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 does not allow horizontal mixed-use buildings or projects.

ZONING HISTORY

From 1950-1999 the property was zoned M1, which is a manufacturing or industrial zoning district. From 2000-2018 the property was zoned CG/COM, which are both general commercial zoning districts.

SUMMARY

Given the proximity to existing single family residential areas to the east and north and the light manufacturing areas to the west and south, a multi-family mixed-use project would act as a buffer between these two incompatible land use areas. With the additional railroad right-of-way along 600 West, the impacts to the single-family areas to the west would be minimal. A large comprehensive project on this site can be designed in a better manner than that of smaller piece-meal projects, and would result in improved traffic circulation, consolidated usable open space and strategic commercial/residential interfacing.

This location which is immediately adjacent to Logan City's gridded core offers better mobility and transportation choices for future residents. This location, considered an infill project, also efficiently utilizes infrastructure and surrounding utilities 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 lines required to be connected and installed.

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 has been received and is attached for review.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/29/18, posted on the City's website and the Utah Public Meeting website on 7/22/18, and noticed in a quarter page ad on 8/1/18, and a Public Notice mailed to property owners within 300' were sent on 7/23/18.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The location of the subject property is compatible for mixed use developments because of commercial areas to the west and south and residential areas to the east and north.
2. The subject property can fulfill the purpose of the General Plan and Land Development Code by providing commercial services and residential opportunities in core areas with infrastructure and utilities nearby.
3. The subject property is in an area that is considered efficient infill and will offer better and more transportation options with nominal strain on the transportation network.
4. The proposed MU zoning designation along with future review and approval of Design Review Permits with sufficient open space, parking, walkable layout and landscaping will ensure neighborhood compatibility.

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.

Meatpacking District

607 West 200 North



Subject Property
607 W 200 N



APPLICATION FOR PROJECT REVIEW

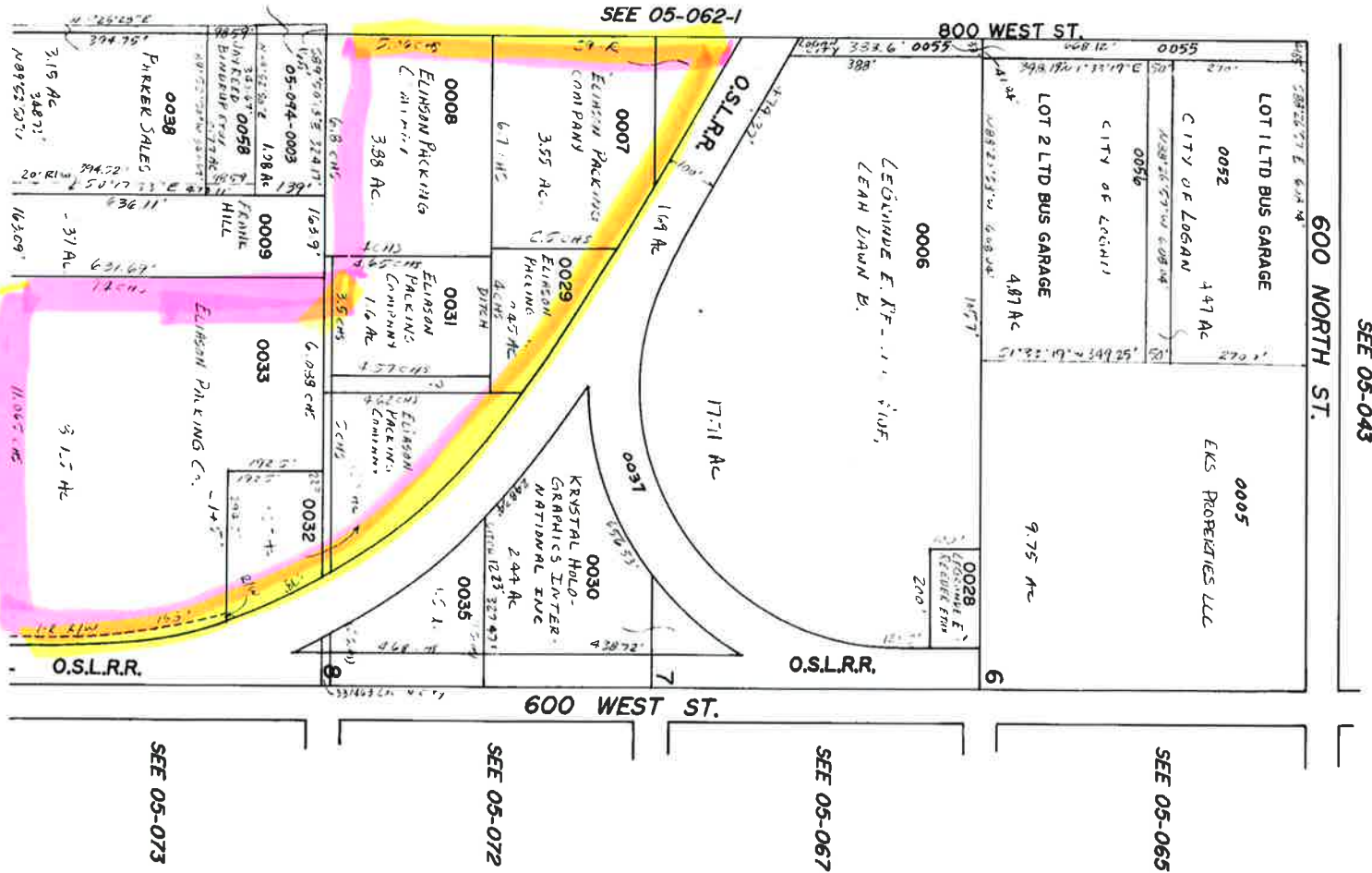
Planning Commission Land Use Appeal Board Administrative Review

Date Received 7-3-18		Received By -		Receipt Number -		Zone COM		Application Number PC 18-029	
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____									
PROJECT NAME Meatpacking District									
PROJECT ADDRESS 607 W 200 N Logan, Utah						COUNTY PLAT TAX ID # 05-062-0007, 05-062-0008, 05-062-0029, 05-062-0031, 05-062-0032, 05-0620033 801-706-4364			
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Chris McKay						MAIN PHONE # 801-706-4364			
MAILING ADDRESS		CITY		STATE		ZIP			
759 E 180 N Vineyard, Utah		84058,							
EMAIL ADDRESS chrisgmckay@gmail.com									
PROPERTY OWNER OF RECORD (Must be listed) Eliason Packing Company						MAIN PHONE #			
MAILING ADDRESS		CITY		STATE		ZIP			
607 W 200 N Logan Utah									
EMAIL ADDRESS									
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Property to be re-zoned to Mixed Use (from Commercial)						Total Lot Size (acres) 19.25 acres			
						Size of Proposed New Building (square feet)			
						Number of Proposed New Units/Lots			
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -									
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 DocuSigned by: 					
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 					

Council Workshop: Aug. 21
Council hearing: Sept. 4

pt. BLK. 36, PLAT "A" LOGAN FARM SURVEY

PC 18-029



SEE 05-043

600 NORTH ST.

LOT 1 LTD BUS GARAGE

0052

CITY OF LOGAN

0056

CITY OF LOGAN

LOT 2 LTD BUS GARAGE

4.87 AC

800 WEST ST.

0006

LOGANVILLE E. R.F.

LEAH DAWN B.

O.S.L.R.R.

O.S.L.R.R.

SEE 05-062-1

600 WEST ST.

SEE 05-072

SEE 05-067

SEE 05-065

SEE 05-073