



**Project #19-008
600 West Railroad Spur Rezone
Located at 400 North 600 West**

REPORT SUMMARY...

Project Name: 600 West Railroad Spur Rezone
Proponent/Owner: Logan City / Logan City
Project Address: 400 North 600 West
Request: Rezone from COM to MU
Current Zoning: Commercial (COM)
Date of Hearing: March 14, 2019
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 3.40 acres of property located at 400 N 600 W (TIN# 05-062-0035; -0037) 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>	MU: Commercial Uses/Vacant

REQUEST

The proponent is requesting to rezone two (2) parcels that total approximately 3.40 acres of property from COM to MU. The residual properties, resulting from the 400 North street dedication, are part of the original 8.01-acre railroad spur property acquired by the City of Logan in 2012. The other remaining areas of the 8.01-acre property to the north will likely be combined with the mobile home park as 400 North continues to develop. Because of the current misalignment between the 600 West and 800 West blocks, 400 North will require a curved alignment for connection. This 3.40-acre property has limited accessibility because of the railroad tracks along the eastern border and the awkward and narrowing shape.

The City is currently in the process of selling this 3.40-acre property to the owners of the approximately 19.84-acre adjacent Meatpacking property. This would create an approximate 23-acre comprehensive project site with better accessibility and re-development potential. With the recent rezone of the Meatpacking property to MU, it is anticipated that a mixed project will be proposed in the near future. If the sale of this 3.40-acre property is finalized and rezoned to MU, it would be anticipated that this property would also be included in that mixed-use project.

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 between residential and commercial would be approved as part of a project request with a Design Review Permit. The MU zoning district permits a wide range of commercial uses that include, but are not limited to, 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 and commercial service areas to the west and south, a multi-family mixed-use commercial project would act as a buffer or transition between these two incompatible land use areas. Given the access difficulties the tracks pose on this awkwardly shaped property, it makes sense to consolidate this property with a larger adjacent property. A large comprehensive project on this site can be designed in a better manner than that of smaller “piece-meal” projects, and typically result in better overall traffic circulation, usable open space and strategic commercial/residential interfacing. This location, immediately adjacent to Logan City’s gridded core, offers better mobility and transportation choices for future residents and employees. This location also efficiently utilizes infrastructure and surrounding utilities as compared to the outskirt areas of Logan that excessively burden the transportation and infrastructure networks with inferior logistics, higher vehicle miles driven and longer pipes and lines required for connection.

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 3/2/19, posted on the City’s website and the Utah Public Meeting website on 3/5/19, and noticed in a quarter page ad on 2/23/19, and a Public Notice mailed to property owners within 300’ were sent on 2/25/19.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. Although not in accordance with the FLUP, a MU designation in this location will act as a better buffer between light manufacturing to the west and single-family to the east because of the quieter nature of multi-family and smaller scale commercial developments.

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 transportation modal options and thus becoming less of a strain on the overall network.
4. The proposed MU zoning designation along with future review and approval of Design Review Permits with sufficient open space, off-street parking, pedestrian orientation 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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received	Received By RH	Receipt Number	Zone COM	Application Number PC 19-008
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 checked="" type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME 600 WEST RAILROAD SPUR REZONE				
PROJECT ADDRESS 600 WEST 400 NORTH			COUNTY PLAT TAX ID # 05-062-0035, -0037	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Ryss Holley			MAIN PHONE # 435-716-9023	
MAILING ADDRESS 290 N. 100 W.	CITY LOGAN	STATE UTAH	ZIP 84321	
EMAIL ADDRESS				
PROPERTY OWNER OF RECORD (Must be listed) CITY OF LOGAN			MAIN PHONE #	
MAILING ADDRESS 290 N. 100 W.	CITY LOGAN	STATE UTAH	ZIP 84321	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Subsequent the dedication of the New Section of 400 North Street between 600 W & 800 W, approx. 3 ac. of residual railroad spur property is proposed to be rezoned from Com to MU - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 3.0 AC	
			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots 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 permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent		
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: Mar. 19
Council hearing: Apr. 9

NE⁴ Section 32
NW⁴ Section 33

Township 12 North Range 1 East

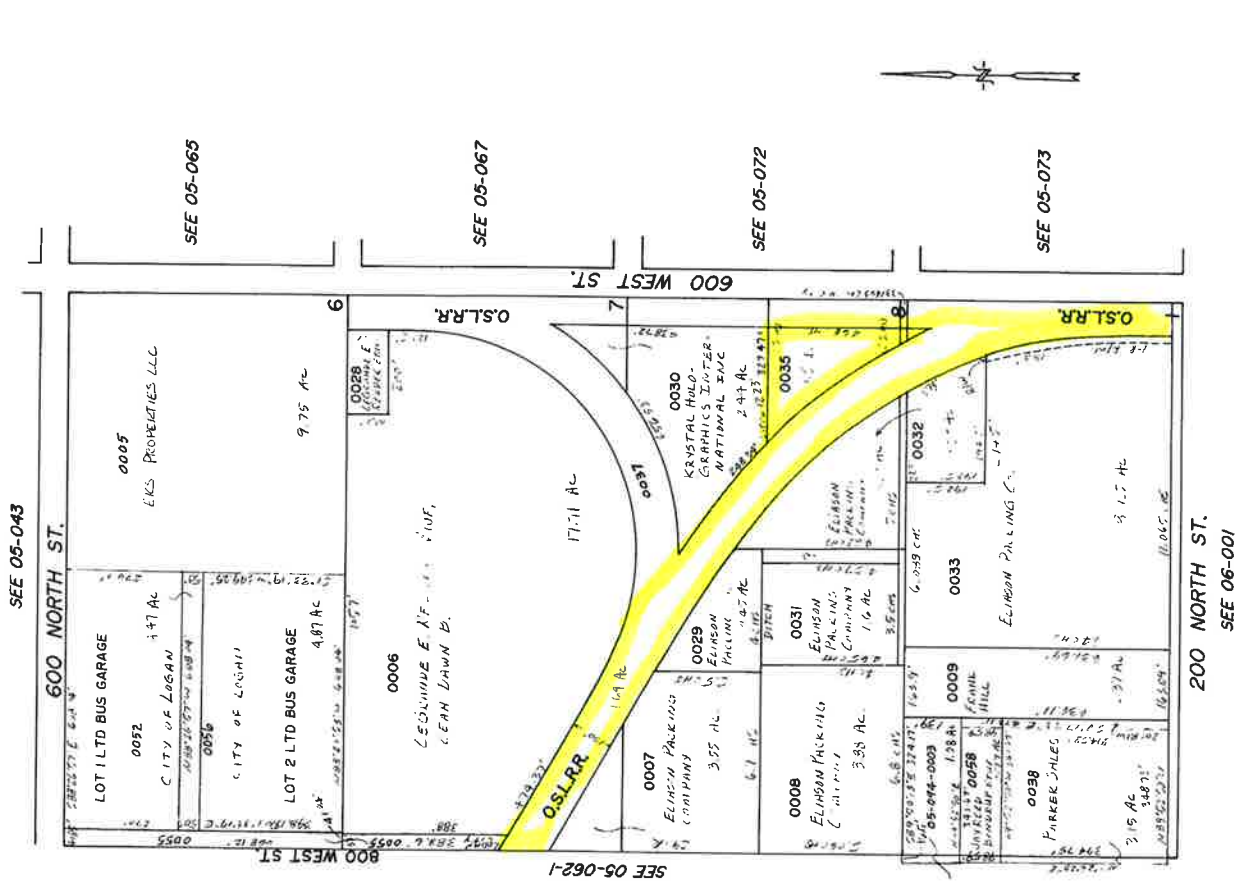
Scale 1 Inch = 200 Feet

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

TAX UNIT 27

05-062

-2-



600 West Railroad Spur Rezone

600 W 400 N

