



**Project #19-030
Logan Riverwalk Commercial Building
Locate at 80 East 400 South**

REPORT SUMMARY...

Project Name: Logan Riverwalk Commercial Building
Proponent / Owner: Bracken Atkinson
Project Address: 80 East 400 South
Request: Design Review
Current Zoning: Commercial (COM) & Mixed Use (MU)
Type of Action: Quasi-Judicial
Hearing Date: August 22, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #19-030, Logan Riverwalk Commercial Building for a 35,000 SF office building located at approximately 80 East 400 South, TIN #02-054-0054; -0008; -0009; -0043.

Current Land use adjoining the subject property

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

Project Proposal

This is a proposal to construct a new two-story stucco 35,000 SF office building at the corner of 100 East and 400 South. The 1.77 acre project site currently consists of four (4) different parcels. This proposal would be located in the northeast corner of the new Logan Riverwalk project that has recently been approved for a new hotel and retail buildings north of the Logan River. The development is connected through internal pathways and a riverside walkway that connects Main Street to 100 E. The development will be connected to the adjacent Riverwoods development via a pedestrian bridge over the Logan River. The proposal includes surface asphalt parking located around the building, landscaping, and two driveway accesses.

General Plan

Two parcels, approximately 0.36 acres of the total 1.77-acre project site, are zoned Mixed Use (MU). These two parcels are currently single-family homes built in 1934 and 1956. The remaining project site is vacant and zoned Commercial (COM). The Logan City General Plan identifies the area as Mixed-Use Center (MUC). The Mixed-Use Center is described as having high concentrations of commercial and mandatory residential uses developed in a compact walkable pattern. By creating compact, pedestrian-oriented development, the City of Logan can concentrate growth inward and upward relieving pressures surrounding rural areas. The Commercial zone is described as being designed for a wide-range of commercial uses and services intended to serve local and regional populations.

Permitted Land Use

The Commercial zone is described in the Land Development Code (LDC) as being located near high-capacity roads and served by mass-transit. Permitted land uses are wide-ranging and geared toward service-oriented industries. Office is a permitted land use within the Commercial zone as per LDC 17.11.030.

Design Review Permit

The LDC 17.43 requires Design Review Permit approval for new commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

Building Height

The LDC 17.10.080 limits base building height to 40’ in the Commercial zone. When commercial projects are located within a 150’ radius of NR zoning (single-family residential) a height transition is required. Buildings must start at a 35’ maximum height and step-up in height at a 2’ horizontal to 1’ vertical ratio. The proposed building is within 150’ of a NR zone, but is being proposed at 34’ tall, which complies with building height transitional regulations as proposed.

Setbacks

The LDC requirements for setbacks in the Commercial zone are as follows (as measured from property lines):

Front (standard):	10’
Front (adjacent NR zone):	25’
Corner (standard):	10’
Corner (adjacent NR zone):	20’
Side:	8’
Side Common Wall:	0’
Rear:	10’
Parking Front:	10’
Parking Front (adj. NR zone)	20’
Parking Side/Rear	5’

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

Front (North):	10’
Corner (East)	10’
Side (West)	78’
Rear (South):	171
Parking Front (North):	15’
Parking Side/Rear	5’

As conditioned with the enhanced front and corner setbacks of 25’ and 20’ in areas adjacent to NR zoning, the project complies with the requirements in the LDC.

Lot Coverage

The LDC 17.10.080 limits lot coverage to a maximum of 60% (building(s) footprint). The project site is approximately 1.77 acres (77,101 SF) in size. The proposed building footprint of the project is approximately 17,500 SF, or 22% lot coverage. As proposed the project complies with the requirements in the LDC.

Building Design

The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The design standards consider building variation, materials, building mass, articulation, roof, placement, and orientation. The standards emphasize 4-sided architecture. The building has clear horizontal and vertical articulation, and massing with changes in material that divide up the overall architectural design.

Transparency requirements for the Commercial zone are as follows:

Ground Floor (Exposed Facades):	30%
Upper Floors (Frontage):	20%

Proposed transparency for the project are:

Ground Floor:	35%
Upper Floors:	35%

The proposed building meets minimum transparency requirements in the LDC. The rear façade adjacent to the parking lot has an entry feature with an additional significant amount of glass creating a building design that is not considered 4-sided architecture. As conditioned with architectural features and transparency levels similar on all 4-sides, the project complies with the requirements in the LDC.

Orientation

The LDC allows for buildings to have primary entrances not oriented towards the street if the building façade facing the street has similar architectural features and as the primary entrance/façade. The commercial building has an entry on the front façade adjacent to 400 South street but does not contain similar architectural features found on the rear façade facing the parking lot. As conditioned with similar entryway architectural features in the front and back, the project complies with the requirements in the LDC.

Frontage & Access

The Commercial zone requires a minimum 50% building frontage at front setback. As proposed, the commercial building frontage along 400 South is approximately 70% (194' building/240' lot width). Vehicular access and circulation are proposed on both 400 South and 100 East. The driveways are located away from the intersection and internal circulation allows for cross-flow between other Riverwalk buildings and services. Pedestrian access is from both 400 South and 100 East and sidewalk networks allow for walkability throughout the project. As conditioned with sidewalk network connections throughout the project site, the project meets the requirements in the LDC.

Parking

For an office, the LDC 17.31 requires vehicular parking at one (1) parking stall per every 300 SF of office space. At approximately 35,000 SF of office space, 116 parking stalls would be required. As proposed, 120 parking stalls are provided meeting LDC requirements. The LDC requires bike racks in commercial areas. As conditioned with minimum parking stalls and a bike rack, the project complies with the requirements in the LDC.

Open Space Area

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities. The 1.77-acre site would require 7,710 SF of both open space and usable outdoor space for a total of 15,420 SF. The proposal includes conceptual open space and usable outdoor areas. As conditioned with minimum open space and outdoor space, the project complies with the requirements in the LDC.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the Commercial

zone. The LDC requires parking lot landscaping in and adjacent to asphalt parking lots at a ratio of 18 SF per every parking stall contained within. For 1.77 acres, 35 trees and 88 shrubs, flowers and ornamental plants would be required as per the LDC. For 116 parking stalls, 2,088 SF of landscaping is required in and adjacent to the parking area. As conditioned with a landscaping plan containing the minimum requirements, the project complies with the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures 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. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	• Water
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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 8/10/19 and the Utah Public Meeting website on 8/14/19. Public notices were mailed to all property owners within 300 feet of the project site on 8/5/19.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW

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 and are available in the Community Development Department.
2. A boundary line adjustment shall be completed and approved so that existing property boundaries are moved to conforming locations concerning building setbacks.
3. The front yard building setback (north) shall be 25' and the corner yard building setback (east) shall be 20' to match the NR zones across the streets.
4. The building shall have 4-sided architecture with rear façade architectural features matching front facades. All entryways shall have minimum weather protections and features that emphasis inviting entrances.
5. All frontage and exposed ground floor sides shall meet 30% transparency requirement.
6. A minimum of 116 parking stalls shall be provided for the office at a ratio of one (1) parking stall per every 300 SF of office space. A bike rack shall be installed on-site for bike parking.
7. Parking for the commercial buildings will be located in the side or rear yard.
8. A minimum parking setback of 10' along 400 S is required. A dense landscaping buffer will be constructed between the parking and the sidewalk along 400 S and 100 E. The buffer shall conform with Type "C" Separation LDC 17.32.070.B.
9. Pedestrian pathway connections shall be made from the adjacent streets and throughout the site in a relative direct manner.
10. A performance landscaping plan, prepared in accordance with §17.32 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) Street trees required along public streets every 30'. Coordinate species and location with the City Forester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 15,420 SF.
 - c) A total number 35 trees and 88 shrubs, perennials and grasses shall be provided.
 - d) 2,088 SF of landscaping shall be placed inside and adjacent to the parking lot areas.
11. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
 12. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
 13. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
 14. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
 15. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
 16. 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. *Water—contact 716-9622*
 - Each unit's water main's needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So each unit is independently controlled and protected.
 - All landscape irrigation connected to Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them.
 - Fire suppression systems that connect to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction
 - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 - b. *Engineering—contact 716-9153*
 - Provide storm water detention/retention per Logan City Storm Water Design Standards. This shall include the retention of the 90% storm event onsite utilizing Low Impact Design practices near buildings and parking areas for retention of the 90% storm event.
 - Provide water shares or an in-leu of fee for increased demand for proposed new development. Shares required shall be based on Utah Administrative Code R309-510-7 for both indoor and outdoor demands.
 - Any existing unused water and sewer service connections to the existing City utility mains shall be capped at the City utility main line(s).

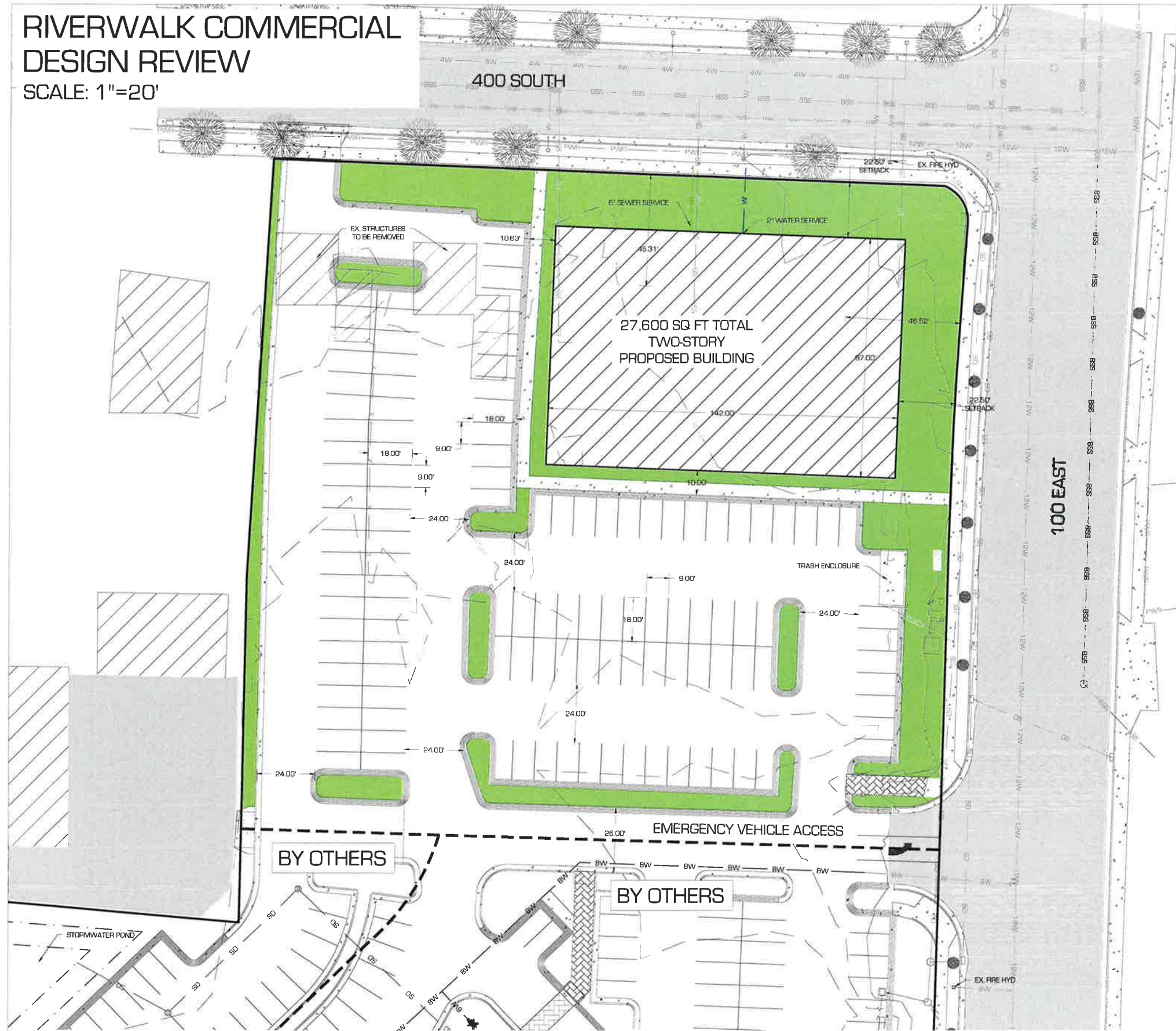
RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. The project met the minimum public noticing requirements of the LDC and the Municipal Code.
6. 100 E and 400 S provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

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.

RIVERWALK COMMERCIAL DESIGN REVIEW

SCALE: 1"=20'



GENERAL NOTES:

- PARKING:
 - PROVIDED: 118 STALLS
 - PROJECT AREA = 1.76 ACRES
 - ALL ADDITIONAL STORMWATER FROM THE PROJECT ABOVE & BEYOND THAT BEING GENERATED BY THE PREVIOUSLY APPROVED RIVERWALK SITE PLAN WILL BE DETAINED IN AN OVERSIZED PIPE UNDER THE PARKING LOT AND DETENTION POND LOCATED ON THE ADJACENT PROJECT UNDER CONSTRUCTION AND THEN RELEASE AT A CONTROLLED RATE INTO THE LOGAN CITY STORMWATER SYSTEM. THE 90TH PERCENTILE (10 60" INCHES) WILL ALSO BE RETAINED.
- PROJECT BOUNDARY PARCEL: 02-054-0043, 02-054-0008, 02-054-0009
- EXISTING SEWER AND WATER SERVICES WILL BE REMOVED AND CAPPED AT THE MAIN
- ZONE: COMMERCIAL (COM)
- SETBACKS:
 - 10' REAR
 - 22.50' FRONT (FIRST STORY)
 - 45.33' ADDITIONAL STORES
 - 8' SIDE YARD (0' SHARED WALL)
 - PARKING 10' FROM STREET
 - PROPERTY BOUNDARIES SHOWN HAVE BEEN SURVEYED.

LANDSCAPE SUMMARY:

- OPEN SPACE REQUIREMENT: 10%
- OPEN SPACE PROVIDED: 18%
- SITE TREES: 36 TREES WITH 4 OR MORE SPECIES
- SITE SHRUBS: 102 SHRUBS
- STREET TREES: STREET TREES ALREADY EXIST. REPLACE AS NEEDED TO MAINTAIN 30-FT ON CENTER

LEGEND

	PROPERTY BOUNDARY
	EXISTING SEWER
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	EXISTING 30" CURB AND GUTTER
	EXISTING BUILDING
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED SEWER
	PROPOSED GAS LOCATION
	PROPOSED WATER LINE
	PROPOSED CONCRETE
	PROPOSED 30" CURB AND GUTTER
	PROPOSED BUILDING OUTLINE
	PROPOSED ASPHALT
	PROPOSED FIRE HYDRANT



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WASATCH DEVELOPMENT
RIVERWALK COMMERCIAL
DESIGN REVIEW
WASATCH PROPERTIES
LOGAN, UT

MARK: DATE: DESCRIPTION:

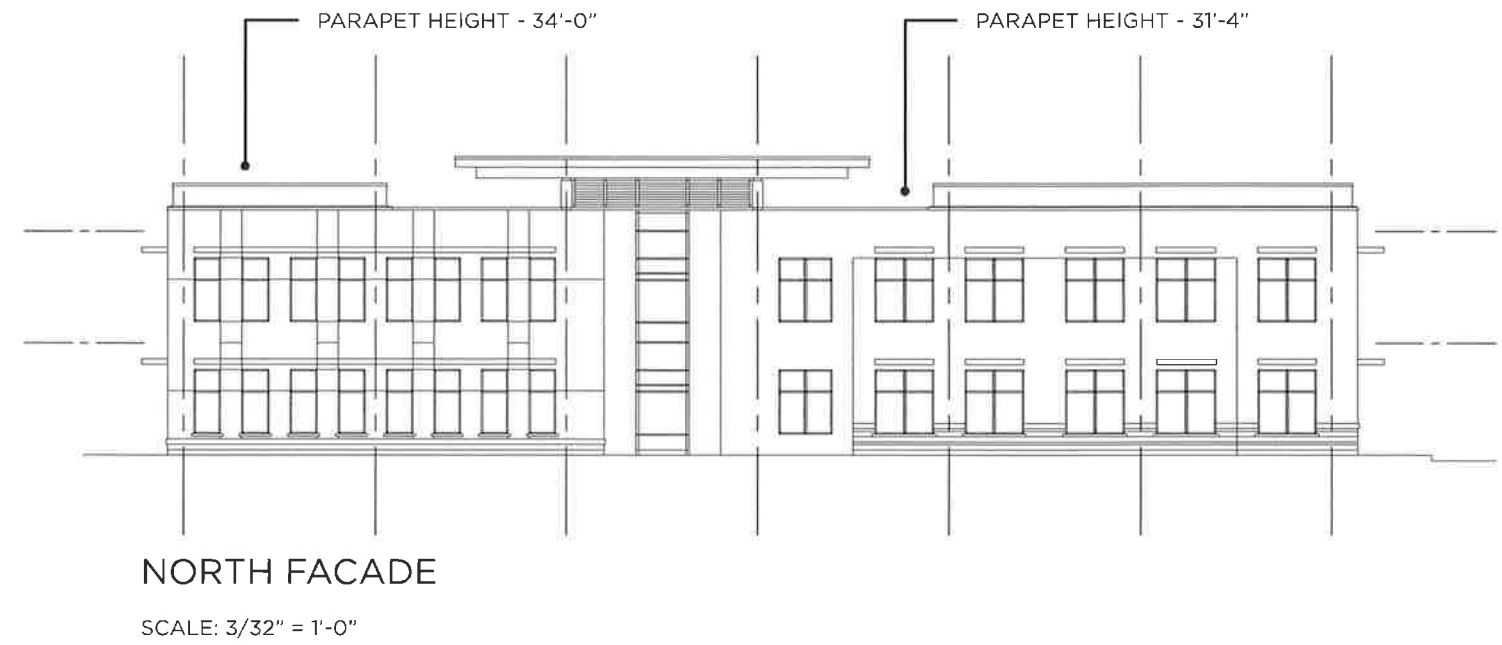
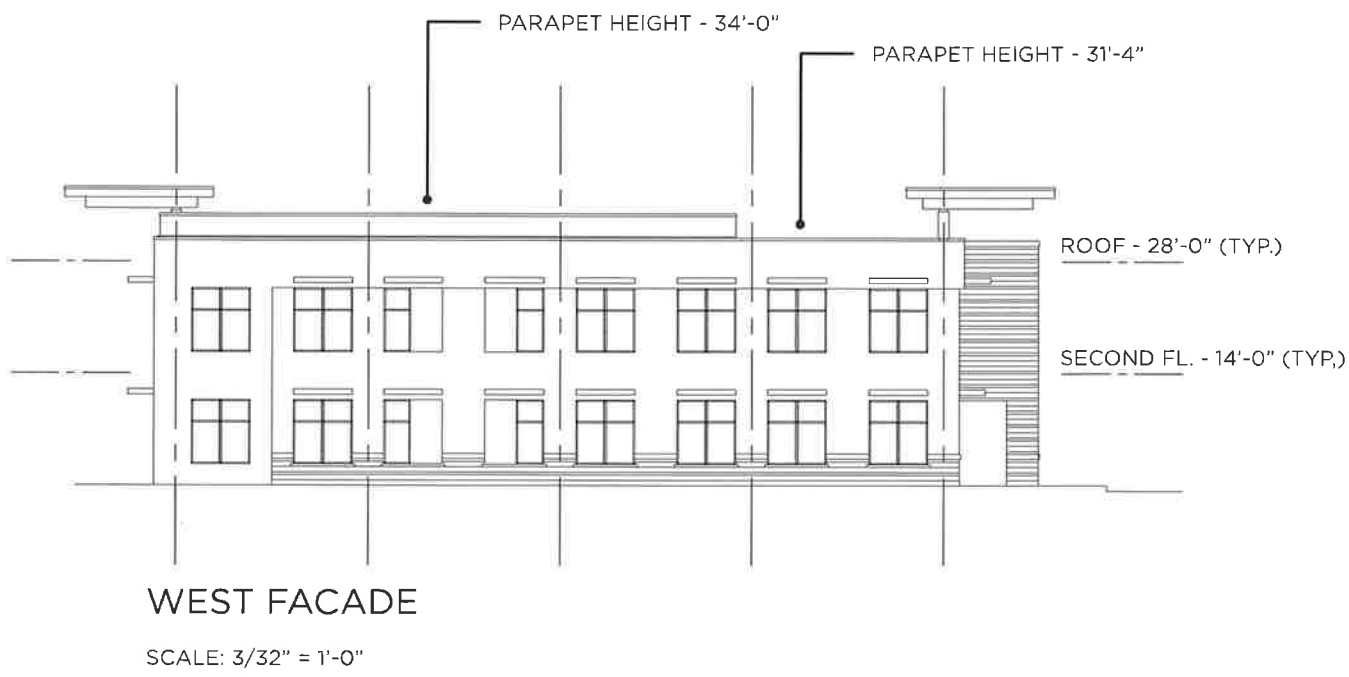
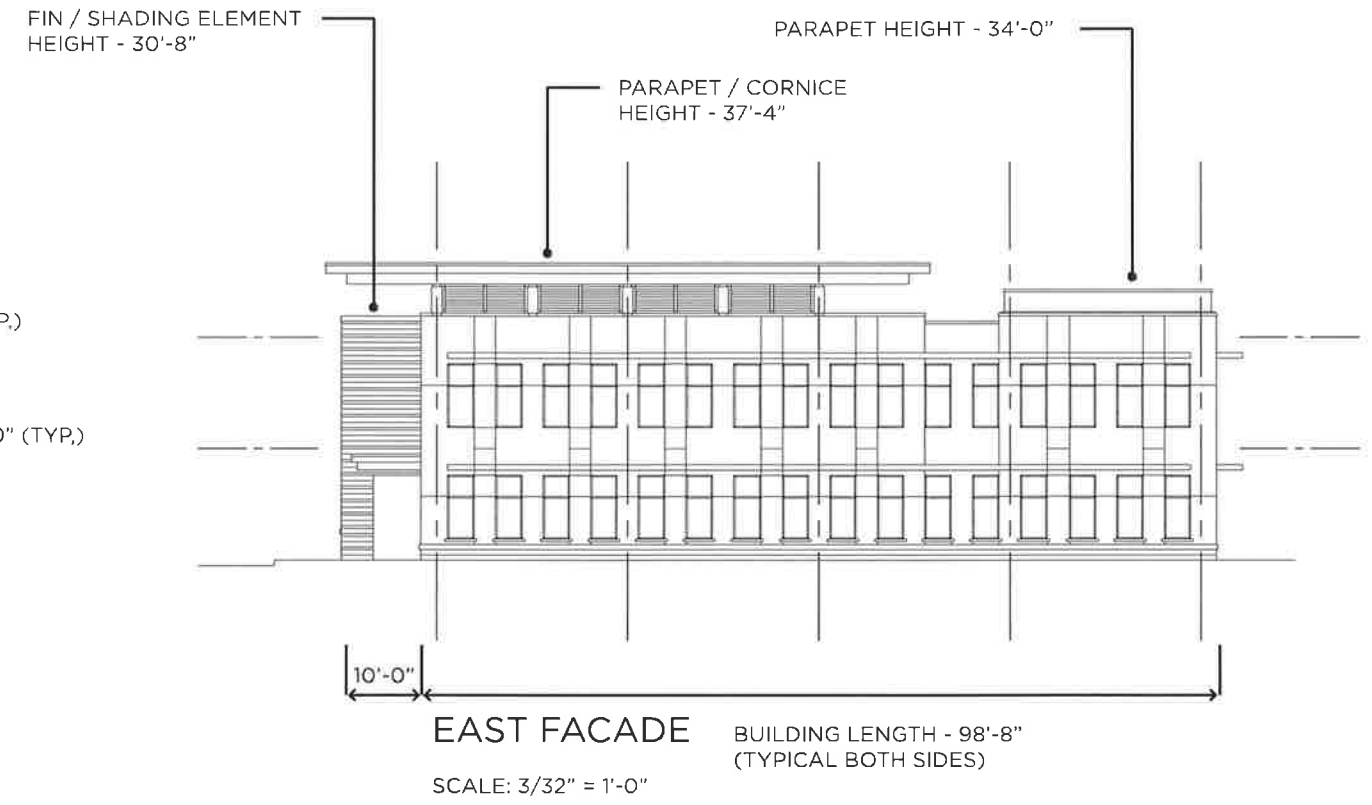
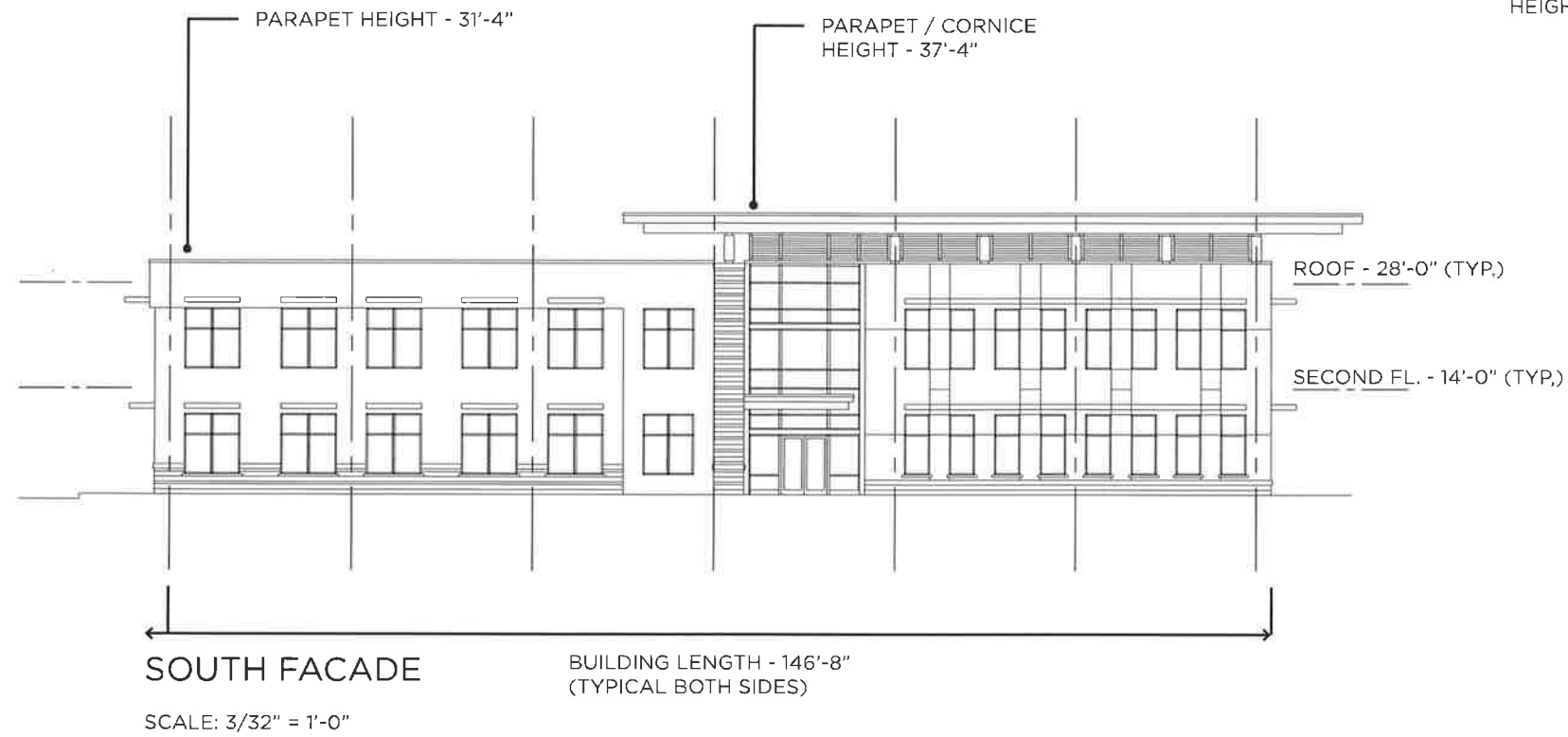
PROJECT #: 19-198
DRAWN BY: B. ELWOOD
PROJECT MANAGER: M. TAYLOR
ISSUED: 8/20/2019



DESIGN
REVIEW

C-101

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RIVERWALK OFFICE BUILDING

LOGAN, UTAH



design west | architects

AUGUST 26, 2019

JOB NO. 419557