



Project #19-033
Dwell Campus Office Building
Located at 850 North 200 West

REPORT SUMMARY...

Project Name: Dwell Campus Office Building
Proponent / Owner: Dan Tustian / Lincoln Ridge Properties LLC
Project Address: 850 North 200 West
Request: Conditional Use Permit
Current Zoning: Community Commercial (CC)
Type of Action: Quasi-Judicial
Hearing Date: September 12, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #19-033, Dwell Campus, in the Community Commercial (CC) zone located at 850 North 200 West, TIN #05-047-0067.

Current Land use adjoining the subject property

<i>North:</i>	CC: Commercial Uses	<i>East:</i>	REC: Public Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

Project Proposal

The applicant is proposing a new 5,300 SF single-story commercial office building on a vacant 0.44 acre property. The building's architecture, color and materials are similar to the existing Dwell Realty office building located directly north. The proposal includes a new driveway, parking lot and surrounding landscaping. The Land Development Code (LDC) 17.11.030 requires a Conditional Use Permit in the Community Commercial (CC) zone for office land uses.

CONDITIONAL USE PERMIT

The proponent is requesting a Conditional Use Permit for a 5,300 SF office. The LDC defines an office as a building for conducting the affairs of business generally furnished with desks, tables and communication equipment. The LDC 17.42 describes the purpose of Conditional Use Permits as providing for discretionary consideration of applications in order to preserve neighborhood character and protect public health, safety and welfare. Impacts associated with this use are typically parking, traffic, and noise.

Traffic Impacts

The property currently is vacant with approximately 93 feet of frontage along 200 West. 200 West is currently a collector street with an approximate 76-foot-wide right-of-way. It contains two vehicular travel lanes and on-street parallel parking. The property frontage has full curb, gutter and sidewalk. The proposed 24-foot wide driveway is near the south property line, about 150 feet from the 800 North intersection, and leads to a new 18-stall parking lot. The 5,300 SF office building would be required by the LDC to provide 18 parking stalls and a bike rack. The office will generate traffic for employees, mainly in the morning and evening peak hours, as well as clients meeting at this location. Because of the relatively small size of the building and parking lot, traffic generated from this property will have nominal impacts on the functionality of 200 West.

Noise Impacts

The property is located directly adjacent to several residential homes. Commercial properties and a City park surround the other sides of the project site. Generally, office land uses have low

noise volumes limited to daytime hours typically between 8-5 PM. As conditioned, the project mitigates noise impacts to the surrounding neighborhood.

Visual Impacts

With a proposed single-story building, large front setbacks and discreet colors and materials, the visual impacts of the building will be minimal as compared to other taller and larger structures in the area. Landscaping, particularly trees, help to soften visual impacts commercial building pose to neighborhoods. Exterior lighting can be the most impactful change to neighborhood character. Commercial businesses typically desire to illuminate their parking lots for perceived safety. Depending on the height, style, lumen level and orientation, lighting impacts can have far-reaching effects. When residential uses are adjacent, lighting can negatively impact sleeping environments. As conditioned with low overall heights and strategic placement of all exterior lighting fixtures, lighting impacts will be minimized.

DESIGN REVIEW PERMIT

Building Elevations

The proposed single-story building is clad with stucco, wood and cement fiber siding materials. The flat-roofed building has consistent window patterns and varied roof forms to emphasize doorways. The LDC requires 30% transparency on street facing facades, wall articulation every 40 feet and four-sided architectural design. The proposed building has a 40% street facing transparency and wall articulation every 40 feet but with the roof variations and special architectural features only above doorways on the north and south facades, the west (street facing) façade is comparatively lacking balance. The building does not display four-sided architecture. As conditioned with roof variations or similar special features to achieve four-sided architecture, the project meets the requirements on the LDC.

Setbacks

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

Front:	10-25' (adjacent to NR = 25' minimum front yard setback)
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'
Driveway (side)	2'

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

Front (west):	35'
Side (south):	37'
Side (north):	8'
Rear (east):	39'
Parking (front):	66'
Parking (side/rear):	25'
Driveway (side):	1'

As proposed, the project meets every minimum setback except the driveway side yard setback of 2 feet. As conditioned with the driveway setback, the project meets the requirements of the LDC.

Lot Coverage

The LDC 17.10.090 establishes a maximum lot coverage of 60% (building(s) footprint) in the CS zone. The total project site is 0.44-acres (19,166 SF) in size with a proposed 5,300 SF building that equals approximately 28% of the lot and complies with maximum lot coverage in the LDC.

Building Orientation, Site Layout & Pedestrian Circulation

The LDC 17.12.030 requires the building to be oriented with the primary entrance generally oriented towards the street with conveniently pedestrian access from the street sidewalks. In situations when the primary entrance is not oriented towards the street, buildings shall employ four-sided and inviting architecture with visually prominent sidewalk connections between the street and building. The LDC 17.10.090 states that parking lots be positioned in subordinate areas to the side and rear of the building. The proposed project provides convenient sidewalk access to 200 West and throughout the project site with parking area positioned to the side and rear of the site as proposed.

Open Space, Landscaping & Storm Water Accommodations

The LDC 17.10.090 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as landscaping, while useable outdoor space could be decks, patios, similar outdoor amenities or landscaping. The 0.44-acre (19,166 SF) site would require 1,916 SF of both open space and usable outdoor space for a total of 3,833 SF of open area. Storm water retention or detention ponds are typically not counted as open space unless they are designed and landscaped in a useable manner. The LDC 17.39 requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CC zone. For 0.44 acres, 8 trees and 22 shrubs, flowers and ornamental plants would be required. Existing and preserved trees and shrubs may count towards requirement totals. The conceptual site plan shows few landscaping and open space details but has an approximate area of 5,000 SF available for open space. A large storm water pond is shown in the front yard. As conditioned with detailed open space and landscaping totaling a minimum of 3,833 SF of the site, compliant storm water area landscaping and a minimum of 8 trees and 22 shrubs/perennials/grasses, the project meets the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Water
• Engineering	

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/31/19, posted on the City's website and the Utah Public Meeting website on 9/4/19, and mailed to property owners within 300 feet on 8/21/19.

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 Conditional Use Permit and are available in the Community Development Department.
2. The driveway along the south property shall be setback the minimum two (2) feet.
3. All exterior lighting shall comply with Logan City's dark sky friendly ordinance with all fixtures concealed source and down cast so that they do not illuminate adjacent properties. Freestanding lighting shall be setback from the residential areas to the south and west.
4. The building design shall employ four-sided architecture as outlined in the LDC with the west façade to include the same roof and special architectural features shown on the south and north facades.

5. The Logan City noise ordinance is enforced between the hours of 10:00 PM and 7:00 AM on a neighborhood compliant basis.
6. 18 parking stalls and a bike rack shall be provided for the new office building.
7. The west, street facing, façade shall maintain the minimum transparency requirements of 30%.
8. The building shall have a convenient sidewalk connection between 200 West street and the main entrance. The project site shall have reasonable pedestrian circulation. All public pedestrian entrances shall have weather protection provided.
9. A 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 along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 3,833 SF.
 - c) A total number of 8 trees and 22 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
 - d) The storm water retention pond shown near 200 West shall be fully landscaped with live plant material, no rock or stone products are allowed. Plant shrubbery and other similar plants in and around the pond to further screen and buffer the facility.
 - e) Parking lot landscaping shall be provided as per LDC in and adjacent to paved parking areas.
10. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
11. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
12. 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.
13. 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.
14. 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 716-9627*
 - This buildings water service will require a RP (ASSE1013) installed and tested on the watermain/s as it/they enters the building before any branch offs or connections. If this has different tenants or businesses each must have separate water mains with their own shut offs and backflow protection to prevent backflow incidence between businesses.
 - Any fire suppression system connected to Logan Cities water must have a minimum DC (ASSE1015) installed and tested as per code.
 - 3-) Extreme care must be taken to insure the existing irrigation system that has a swing joint is in no way cross connected to Logan City water system.
 - All points of use of water must comply with current code during and after construction.
 - b. *Engineering —contact 716-9153*
 - Design storm water per current City Storm Water Design Standards. This includes the retention onsite of the 90% storm event through the use of Low Impact Design methods. If land disturbance is greater than 1 acre provide City with a Storm Water Pollution prevention Plan, Storm Water Maintenance Agreement, and an NOI form the State.
 - Due proximity of development to the canal, signature of the canal company approval shall be required on the Civil site plans.
 - Site plans show storm water pond discharging to a catch basin in the City curb and gutter. The City does not have any storm drain piping in 200 West. Design will need to address discharges from pond to City system.

- Provide water shares or an in-lieu of fee for all indoor and outdoor water usage demands for new building.
 - No utilities can be routed under the Storm Water detention/retention pond.
 - Provide a copy of recorded easements and agreements between property owner(s) regarding parking, utilities, access and maintenance, etc.
 - Provide water shares or an in-lieu fee for increased demand to City water sources
- c. Fire —contact 716-9515
- (IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building. Plan appears to have a fire apparatus access along the south side of the building creating a fire apparatus access road longer than 150 feet. A fire apparatus access road longer than 150 feet requires a turn-a-round.
 - (IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.
Need to provide exact accumulative square footage and type of construction. According to Table B105.1(2) the required fire flow for Type VB construction of (not provided) 5300 sq. ft. is **2,000** gpm at 20 psi
 - **Available Flow:** According to the Logan City Engineering Fire Flow model:
 - Fire Hydrant #FH00207 (approx. 850 N 200 W) flows **3,285** gpm at 20 psi
 - Fire Hydrant #FH00208 (approx. 800 N 200 W) flows **4,434** gpm at 20 psi
 - The 6" Mainline (approx. 850 N 200 W) flows 3,807 gpm at 20 psi
 - The 6" Mainline (approx. 800 N 200 W) flows 6,540 gpm at 20 psi
 - (IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building.
 - (IFC table C102.1) Required number and spacing of hydrants.
 - The required fire flow of 2,000 gpm (VB Construction) shall be required via 2 accessible hydrants. Accessible hydrants are available at: 850 N 200 W, 800 N 200 W

RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT

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

1. The proposed building and site developments are consistent with the ordinance and regulations associated with the CC zoning district.
2. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. As conditioned the proposed project provides parking in conformance with Title 17.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 200 West provides access and is adequate in size and design to sufficiently handle traffic and utility demands related to the land use.

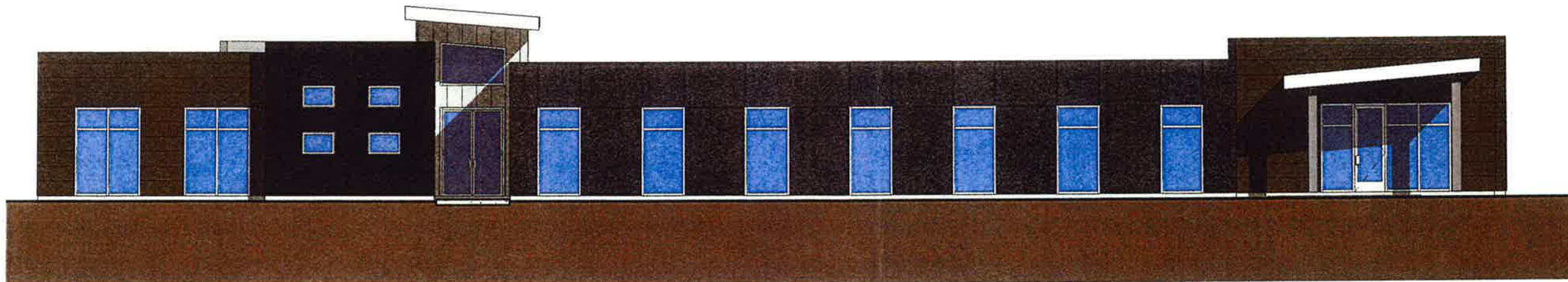
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.



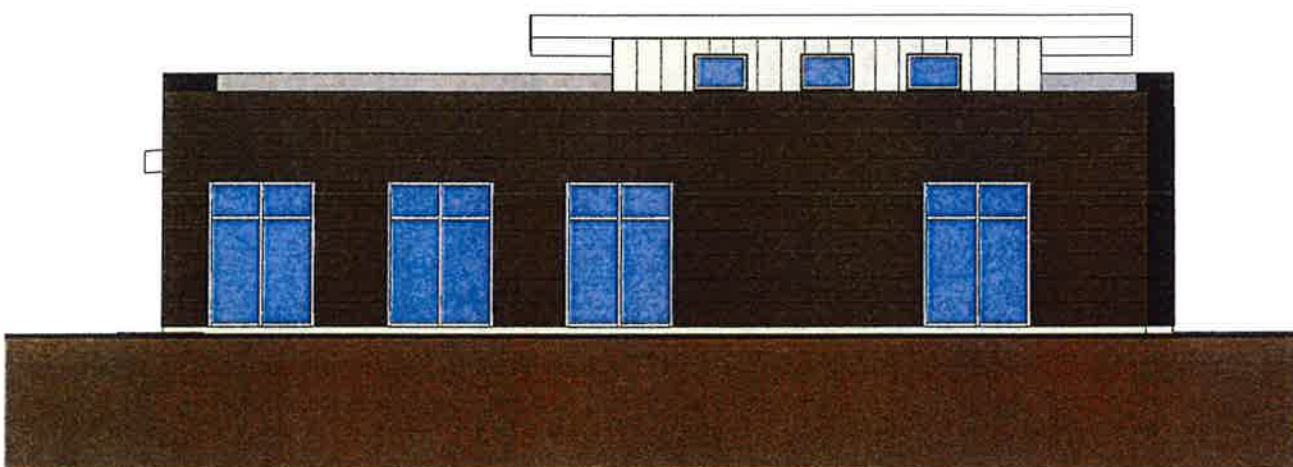
APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

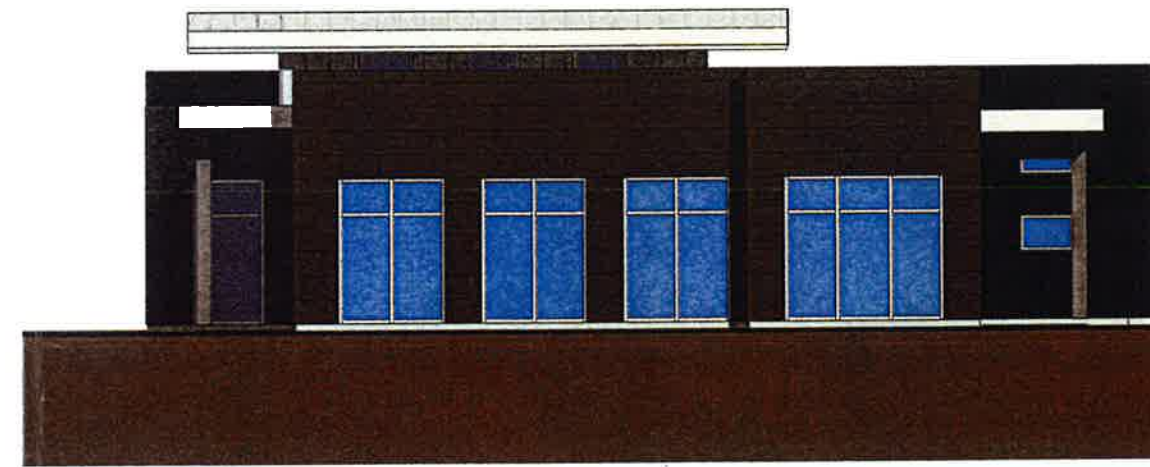
Date Received 8-7-19	Received By	Receipt Number 312895	Zone CC	Application Number PC 19-033
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <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 Dwell Campus				
PROJECT ADDRESS 850 N 200 W, Logan			COUNTY PLAT TAX ID # 05 - 047 - 0067	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Ironwood Construction Dan Tustian			MAIN PHONE # 435-213-0014	
MAILING ADDRESS 50E 2500N N. Logan			CITY UT	STATE UT
EMAIL ADDRESS Dan@Ironwc.com			ZIP 84341	
PROPERTY OWNER OF RECORD (Must be listed) Lincoln Ridge Properties LLC			MAIN PHONE # 435 757 2678	
MAILING ADDRESS 850 N 200 W, Logan, UT 84321			CITY UT	STATE UT
EMAIL ADDRESS andrea@dwellrg.com			ZIP 84321	
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The proposed new building is designed to aesthetically complement the existing Dwell building, and to provide much needed space for our large real estate teams as separate suites. It is designed as a single level to minimize impact to any adjacent homes. All but 950 sq/ft will be owner occupied. NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 0.44	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots -	
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	



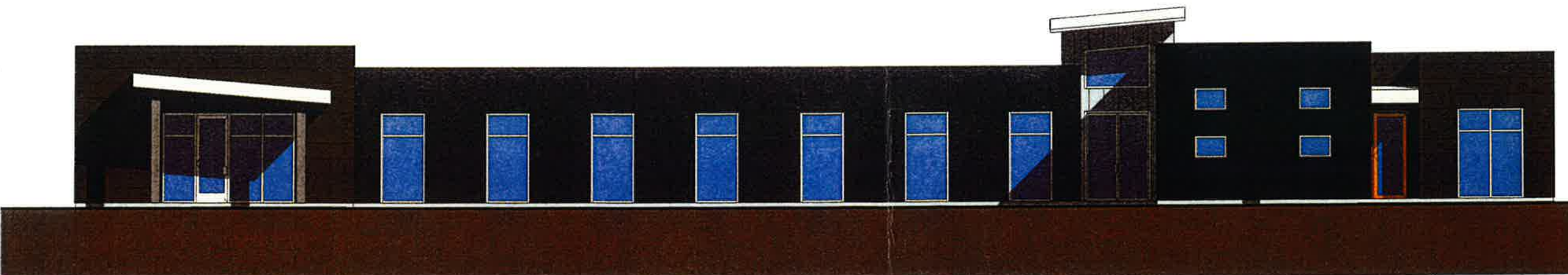
1	North Elevation 11x17
A2	3/32" = 1'-0"



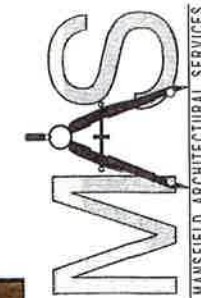
3	East Elevation 11x17
A2	3/32" = 1'-0"



4	West Elevation 11x17
A2	3/32" = 1'-0"



2	South Elevation 11x17
A2	3/32" = 1'-0"



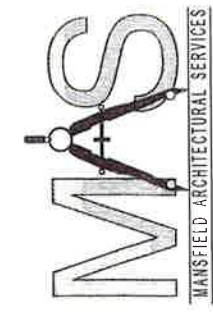
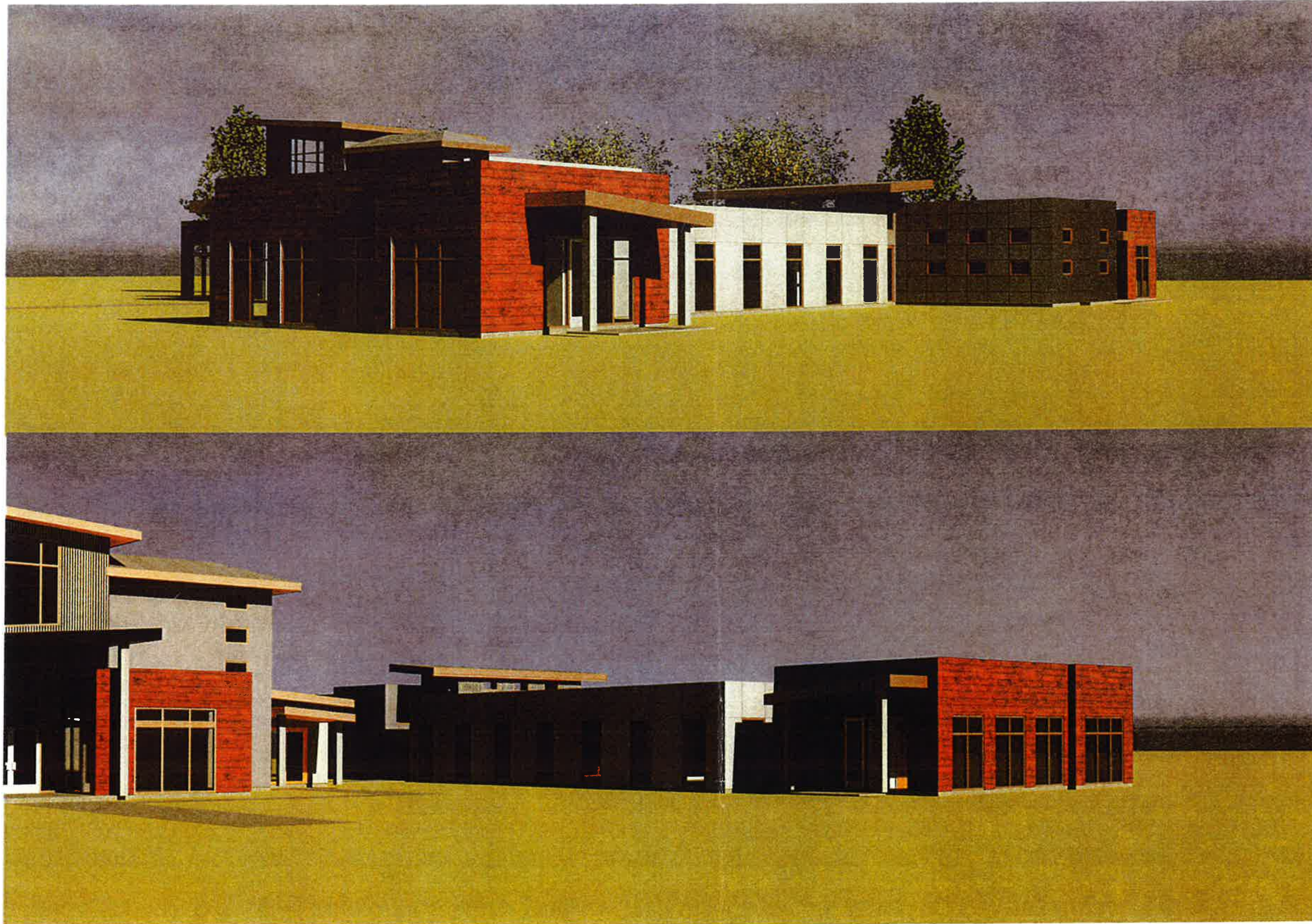
STEVEN R. MANSFIELD ARCHITECT
 435-512-6249 steven.mansfield@usu.edu
 445 EAST 275 NORTH, HYDE PARK, UTAH 84318

Dwell Realty Group



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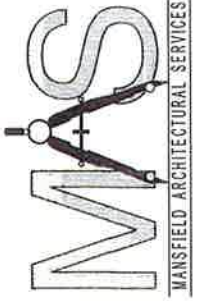
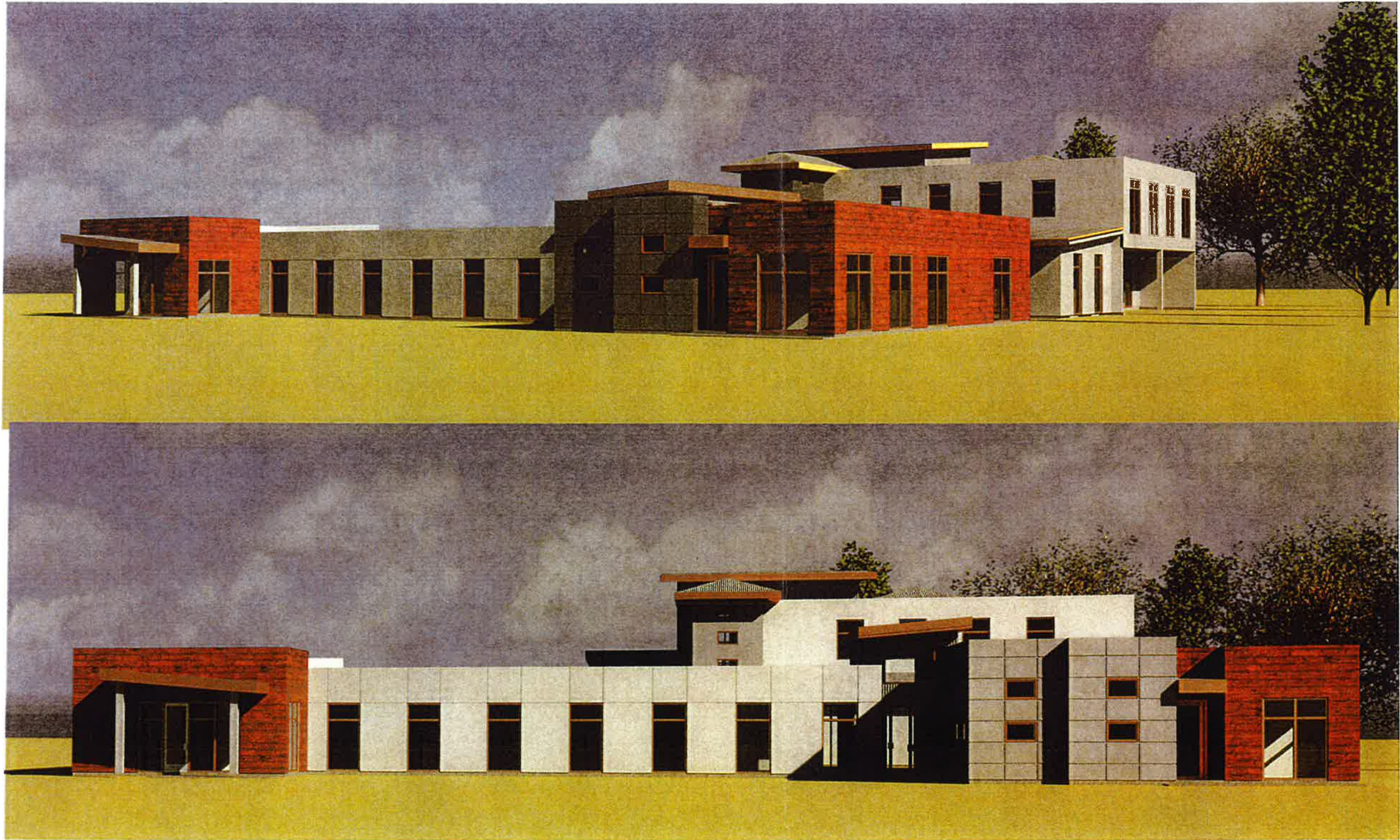
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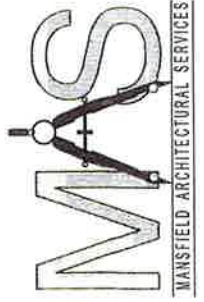


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