



Project #19-036
Logan Gateway Retail Development
Located at 701 South Main Street

REPORT SUMMARY...

Project Name: Logan Gateway Retail Development
Proponent/Owner: Gary Blazzard / Craig Adams, Gordon Wood, Staci Gunnell
Project Address: 701 South Main Street
Request: Rezone / Design Review Permit
Current Zoning: Commercial (COM) & Mixed Use (MU)
Date of Hearing: Sept. 12, 2019
Type of Action: Legislative / Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** for a rezone from Mixed Use (MU) to Commercial (COM); and **conditionally approve** a Design Review Permit for Project #19-036 Logan Gateway Retail Development, with four retail/restaurant buildings located at approximately 701 South Main Street, TIN# 02-063-0010; -0011; -0012; -0013; -0016, -0019; -0017.

Land use adjoining the subject property

<i>North:</i>	MU: Residential Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Project Request

The proponent is requesting a Design Review Permit and a rezone on a portion of the project site to construct four new, approximate 5,000 SF, retail/restaurant buildings along the Main Street frontage. The single-story buildings are proposed in front, or east of, the already approved 4-story office building with parking and landscaping areas positioned around the site. The existing buildings have recently been demolished and the land has been cleared off in preparation for the new Logan Gateway project. The proposed retail/restaurant buildings are on 2.12 acres (92,703 SF) along an approximate 920-foot Main Street frontage. A single two-way driveway is proposed in the middle of the project that provides access to Main Street and the future 100 West street.

Rezone Request

The applicant is requesting a rezone from MU to COM for the remaining 0.76 acres located in the southeast corner of the project site. This area was not originally included with the 4-story office building approval. It currently has two smaller single-story buildings that were constructed in 1944 and 1952. Retail and restaurants are both permitted outright in the COM and MU zones, but the applicant is requesting that the entire project be zoned as the same designation.

The Logan City Future Land Use Plan (FLUP) found inside the Logan City General Plan designates the entire project site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. The Commercial (COM) land use designation is described in the Logan General Plan as being designed for a wide-range of commercial uses and services intended to serve local and regional populations.

The Logan City Land Development Code (LDC) describes the MU zoning district as areas providing a mix of both commercial and residential developments in either "horizontal" or "vertical" patterns. The LDC describes the COM zoning district as areas providing city-wide and

regional commercial services. A wide-range of commercial land uses and services, including but not limited to office, restaurant and retail are permitted within the COM zone.

Design Review Permit

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

Lot Coverage & Building Height

The LDC 17.10.080 limits lot coverage at a maximum of 60% (building(s) footprint) and building heights at 40' in the COM zone. The project site is approximately 2.12 acres (92,703 SF) in size with the total proposed buildings footprint at approximately 20,700 SF, lot coverage would equal 22% and comply with LDC requirements. The proposed buildings are 18'-24' tall and comply with LDC building height requirements as proposed.

Building Design

The LDC 17.10.080 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments with 30% transparency along street facing facades, wall articulations every 40 linear feet and inviting four-sided architectural design. The proposed retail/restaurant buildings show glass, galvanized metal, modular wood and composite siding materials with 55% transparency along the street and numerous wall articulations. The building design employs 4-sided architecture with balanced design features complying with LDC building design standards as proposed.

Site Layout

The LDC 17.10.080 typically requires parking areas to be in subordinate positions to the side and rear in the COM zone to prioritize architecture and curb-appeal. The proposed project shows parking lots positioned to the side and rear of the four buildings. The LDC 17.10.080 requires a 50% building frontage, a ratio of building mass to project site, in the COM zone. Including the trellis features, the four buildings total 49% building frontage. As conditioned with building frontage allowance, the project meets the requirements of the LDC.

Setbacks

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

Front:	10'
Side:	8'
Rear:	10'
River:	25' (top of bank or high-water mark)
Parking (front):	10'
Parking (side & rear)	5'

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

Front: (East)	12'-22'
Side: (South)	34'
Side: (North)	38'
Rear: (West)	15'-83'
River: (North)	38'
Parking (front):	15'
Parking (side & rear)	5+

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

Pedestrian Circulation

The LDC 17.30.160 requires pedestrian circulation within a project and connecting to adjacent public streets. Pedestrian circulation should provide a safe, convenient and well-connected sidewalk network. The proposed project shows sidewalks around the buildings, along Main Street and along the river in the form of a trail. A pedestrian connection between the retail/restaurant area to office building is not shown. As conditioned with complete pedestrian circulation throughout the project, the proposal meets the requirements in the LDC.

Parking Stall Requirements

The LDC 17.31.040 requires one (1) parking stall per every 150 SF of dining area for restaurants and (1) parking stall for every 250 SF or retail area. The proposed building(s), as configured, would require 95 parking stalls. The proposal provides 85 parking stalls within the project site area and 10 adjacent parking stalls available for shared parking with the office building. As conditioned with a written 10-stall shared parking agreement submitted and approved, the project meets the parking requirements in the LDC.

Open Space

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically decks, patios and other similar amenities. The approximate 2.12-acre (92,703 SF) site would require 9,270 SF of open space and 9,270 SF of usable outdoor space for a total of 18,540 SF of open area. The proposal shows conceptual landscaping and outdoor spaces above the 20% requirement. As conditioned with minimum open space requirements, the project complies with the LDC.

Landscaping

The LDC 17.32 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 of land in the COM zone. For 2.12 acres, 42 trees and 106 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

Lighting

The LDC 17.30.090 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 meets the requirements of the LDC.

Staff Summary

Staff finds that the majority of the overall 7-acre project area has already been rezoned to COM and that the small 0.76 acre remaining area of MU zoning does not make sense to remain as is. The MU zone would require a residential component with project approval and given the location and the proximity to this section of Main Street, residential uses would be potentially problematic. The retail and restaurant land use are allowed in both zones providing tax base for the city and commercial services for the region.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

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 Design Review and are available in the Community Development Department.
2. The project shall provide 95 parking stalls for all four buildings. A 10-stall shared parking agreement shall be submitted in writing and approved as per the LDC.
3. The Planning Commission allows the 49% building frontage as proposed.
4. Enhanced landscaping that matches "Type B" in LDC 17.32.070 shall be placed in the areas between Main Street and the parking lots to help screen those areas.
5. Convenient pedestrian walkways shall be provided along Main Street and throughout the entire Logan Gateway project site.
6. A trail easement is voluntarily provided that will allow the City to extend the trails network along the river corridor.
7. 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 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 20% of the project site (18,540 SF).
 - c) A total number 42 trees per acre and 106 shrubs/perennials per acre of the final project site shall be provided.
8. Decorative street lights along South Main Street be completed as per Logan City Light and Power plans and specifications.
9. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screened with dense vegetation from adjacent public street views.
11. All streets adjacent to or within the development shall be improved to current city standards and specifications.
12. Rooftop mechanical and building wall mechanical equipment shall be placed out of view and screened from adjacent streets.
13. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
14. 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.
15. 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.
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. *Fire—contact 716-9515*

- Fire hydrants, fire sprinklers, fire alarms etc. will be determined at the time of plans submittal for building permits.

b. *Water—contact 716-9627*

- All buildings water mains must have a RP (ASSE1013) as it enters the buildings before any branch offs or connections. Separate tenants water mains with own shut offs and backflow assemblies to prevent cross contamination between tenants.
- All fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested.
- Any landscape irrigation connected to Logan City water must have high hazard backflow assembly installed and tested.
- All points of use of water must comply with current IPC and Utah state amendments for backflow during and after construction.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE 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 conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC..
5. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE REZONE

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

1. The location of the subject property is suitable for commercial developments because it is compatible with commercial areas to the south and west.
2. The subject property can fulfill the purpose of the General Plan and LDC by providing commercial services to city-wide populations because of its location and ease of access.
3. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
4. The proposed Commercial zoning designation along with review and approval of Design Review Permits with sufficient open space, parking, walkable layout and landscaping will

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

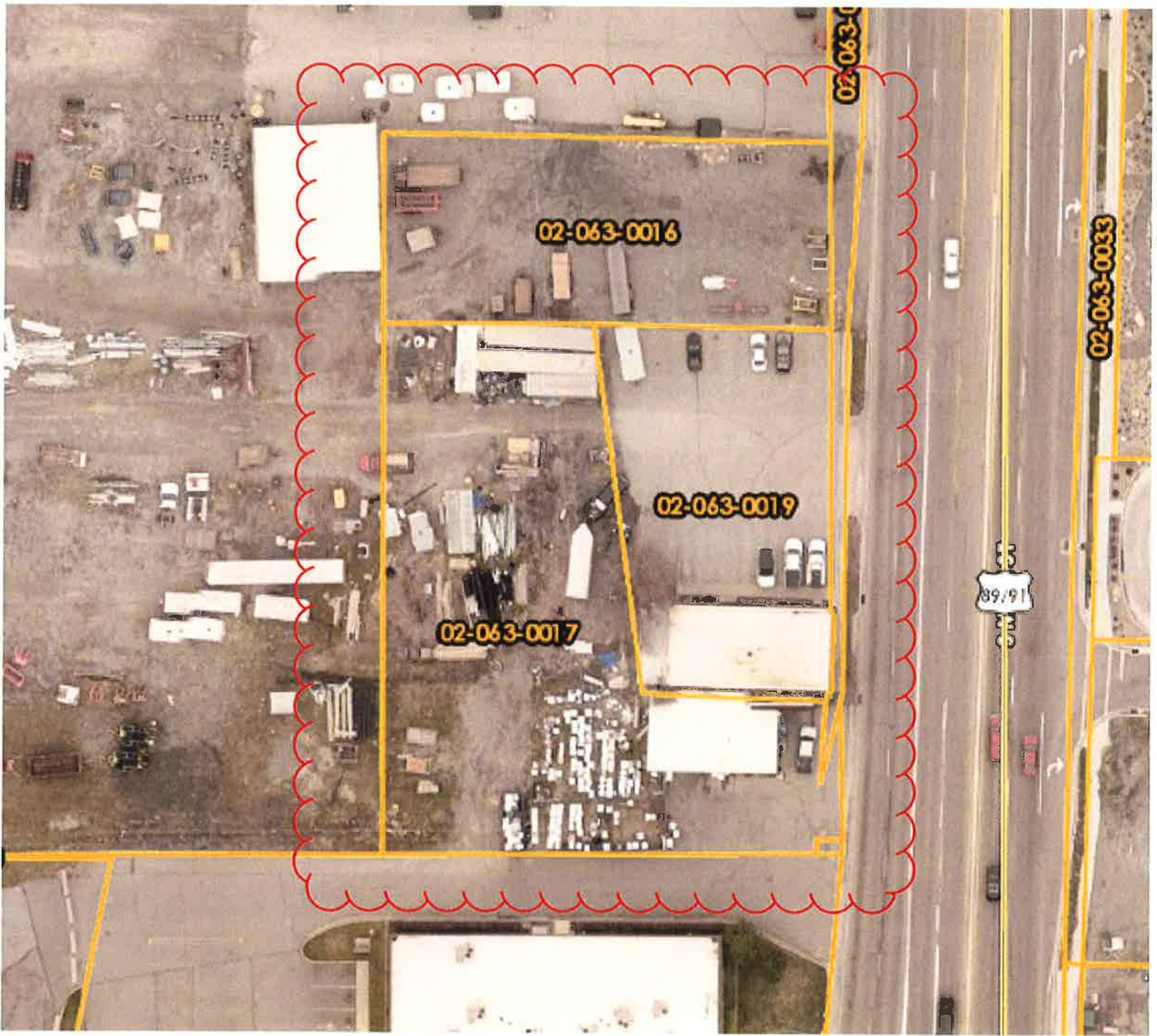
ensure neighborhood compatibility.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 8-12-19	Received By RH	Receipt Number	Zone MU	Application Number PC 19-036
Type of Application (Check all that apply): <input checked="" 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 Logan Gateway Retail Development				
PROJECT ADDRESS 701 South Main Street			COUNTY PLAT TAX ID # 02 - 063 - 0017	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Craig Adams			MAIN PHONE # 435-752-1702	
MAILING ADDRESS 1047 South 100 West, #220		CITY Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS Craig@adams-wealth.com				
PROPERTY OWNER OF RECORD (Must be listed) Craig Adams			MAIN PHONE # 435-752-1702	
MAILING ADDRESS 1047 South 100 West #220		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS Craig@adams-wealth.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Retail development along main street at the Logan Gateway Office building site Re-zone southeast parcel to be included in commercial development along main street - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) VARIES - SEE SITE PLAN	
			Size of Proposed New Building (square feet) VARIES - SEE SITE PLAN	
			Number of Proposed New Units/Lots 4	
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 		





Logan Gateway Business Building
Logan, Utah

701 SOUTH MAIN, LOGAN, UTAH

OWNER
87 WEST PARTNERS
 1047 SOUTH 100 WEST, SUITE 200
 LOGAN, UTAH 84321

DESIGN / BUILDER
BIG-D CONSTRUCTION
404 WEST 400 SOUTH
SALT LAKE CITY, UTAH 84101

MECHANICAL ENGINEER
1011 MECHANICAL
2130 SOUTH 3270 WEST
WEST VALLEY, UTAH 84113

ELECTRICAL ENGINEER
CACHE VALLEY ELECTRIC
875 NORTH 1000 WEST
LOGAN, UTAH 84321

CIVIL ENGINEER
TURNER DESIGN ENGINEERING, INC.
1815 SOUTH 400 EAST
PROVIDENCE, UTAH 84332

PARCEL 4
33,505 GSF
3,350 SF OPEN / 4,700 SF ACTUAL
3,350 SF USABLE / 2,081 SF ACTUAL

RESTAURANT / FAST FOOD (PROPOSED):
5,211 SF BUILDING
5,149 / 160 = 34 STALLS REQUIRED
33 STALLS PROVIDED

8 MINIMUM STACKING FROM ORDER BOX (CONFIRM)

PARCEL 3:
16,949 GSF
1,694 SF OPEN / 3,029 SF ACTUAL
1,694 SF USABLE / 756 SF ACTUAL

RETAIL (PROPOSED):
5,149 SF BUILDING
5,149 / 250 = 21 STALLS REQUIRED
9 STALLS PROVIDED / 12 STALLS SHARED (PROPOSED)

PARCEL 2:
10,928 GSF
1,892 SF OPEN / 2,329 SF ACTUAL
1,892 SF USABLE / 932 SF ACTUAL

FAST FOOD (PROPOSED):
5,156 SF BUILDING
(3,000 SF DINING SPACE / 160 = 20 STALLS REQUIRED
15 STALLS PROVIDED / 5 STALLS SHARED (PROPOSED))

8 MINIMUM STACKING FROM ORDER BOX (CONFIRM)

PANEL 1:
23,323 OSF
2,323 SF OPEN / 3,816 SF ACTUAL
2,323 SF USABLE / 2,724 SF ACTUAL

RESTAURANT (PROPOSED):
5,201 SF BUILDING
(3,000 SF DINING SPACE / 150 = 20 STALLS REQUIRED
16 STALLS PROVIDED / 4 STALLS SHARED (PROPOSED)

REVISION

HKS PROJECT NUMBER
22116.000
DATE
8/10/2019
ISSUE:
**RETAIL SITE
SCHEMATIC**
SHEET TITLE
RETAIL SITE PL

SHEET NO.

AS1.01

AS1.01



PARKING TABULATION:
APPLICABLE BUILDING FOOTAGE
85,452 SF
(PARKING REQUIRED 1,300 SF)
PARKING STALLS REQUIRED: 218
PARKING STALLS SHOWN: 224

JANUARY 16, 2018

DEVELOPED SITE TABULATION: 183,193 SF
OPEN SPACE REQUIRED (10%): 18,319 SF
OUTDOOR SPACE (10%): 18,319 SF
SPACE PROVIDED: 50,428 SF (27.5 %)

LOGAN GATEWAY BUSINESS COMPLEX













