



**Project #19-041
Level 5 Development
Located at 730 South Main Street**

REPORT SUMMARY...

Project Name: Level 5 Development
Proponent / Owner: Kaiden Miller / Black Tower Investments LLC
Project Address: 730 South Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: Oct. 24, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #19-041, Level 5 Development, in the Commercial (COM) zone located at 730 South Main, TIN #02-063-0025.

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial 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 for a new 2,600 SF Bank, Savings and Loan or Credit Union. The proposal also includes landscaping improvements, a new 18-stall parking lot and drive-thru teller window on a detached canopy in the rear yard. The 1.02-acre property is located along the east side of south Main Street near the "Y" intersection of Highway 89/91 & 165. The relatively flat site is currently vacant with a shared driveway access onto main and cross-easements running to the north and south adjacent commercial properties.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits banks, savings and loan or credit unions in the COM zoning district. The COM zoning designation is the City's primary economic zone and permits a wide range of commercial uses typically along high-volume streets and corridors.

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'
Parking: 15'

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

Front (west): 39'
Side (north): 48'
Side (south): 26'
Rear (east): 225'
Parking: 113'

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

Lot Coverage & Building Frontage

The LDC 17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The LDC requires a building frontage minimum 50% (width of building to width of project site) in the COM zone. The total project site is 1.02-acres (44,431 SF) in size with a proposed 2,600 SF building that equals approximately 06% of the lot. The proposed lot coverage and building frontage comply with the LDC requirements.

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. The primary entrance shall be conveniently accessible by street sidewalks and when feasible, corner buildings shall have the primary entrance facing the corner. In situations when the primary entrance is not oriented towards the street, the street facing façade shall have similar architectural features as the primary entrance façade. The LDC also states that parking lots should be positioned to the side and rear of the building. Limited exceptions to parking lot placement can be made with a Conditional Use Permit in certain circumstances in the COM zone. The submitted plans show the main entrance facing away from Main Street and towards the parking lot to the east. This is the same orientation as the newer commercial buildings constructed to the north and south of this property. The proposed street-facing façade contains minimum transparencies and similar features. The submitted plans do not show direct pedestrian connections to Main Street. As conditioned with direct pedestrian connections, the project meets the requirements in the LDC.

Building Elevations

The LDC 17.10.080 indicates that blank walls exceeding 30 linear feet are prohibited. Acceptable breaks include windows, balconies, wall articulation or changes in color or materials. The building facades are proposed with a combination of manufactured stone, EFIS (stucco) and corrugated metal siding. With articulation, fenestration, color and material changes, the project meets the blank wall requirements in the LDC as proposed. The LDC also requires a minimum of 30% transparency on ground floor street-facing facades. The proposed building contains 37% street facing transparency. As submitted with minimum wall breaks and minimum transparency, the project meets the requirements in the LDC.

Parking Requirements

The LDC 17.31.040 requires one parking stall per every 250 SF of Bank, Savings and Loans or Credit Union building area and a minimum of 3 drive-thru stacking positions from the teller window. With a proposed 2,600 SF building, 10 parking stalls would be required. The proposed project shows 18 parking stalls and three (3) stacking positions behind the detached teller windows. A bike rack is required for this land use with parking lots containing 10 parking stalls or more. The proposed plans don't show bike racks. As conditioned with minimum parking stalls, drive thru stacking and a bike rack, the project meets the parking requirements in the LDC.

Open Space & Landscaping

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 is typically decks, patios and other similar outdoor amenities. A minimum of 20 trees and 50 shrubs/grasses/perennials per acre in the COM zoning district is required as per LDC 17.32 Landscaping. The LDC 17.32 also requires projects adjacent to streets with park-strips to plant street trees every 30 linear feet. The 1.02-acre (44,431 SF) site would require 4,443 SF of both open space and usable outdoor space for a total of 8,886 SF. A 1.02-acre site would require 20 trees and 51 shrubs/grasses/perennials. The conceptual site plan shows conceptual landscaping and outdoor space at 14,476 SF and

22 trees and 58 shrubs/grasses/perennials. As conditioned with street trees, minimum open space and landscaping requirements, the project meets the requirements in the LDC.

Lighting

The LDC 17.37.090 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

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 10/12/19, posted on the City's website and the Utah Public Meeting website on 10/10/19, and mailed to property owners within 300 feet on 9/30/19.

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. A relative direct pedestrian connection shall be made between the primary entrance and Main Street.
3. All public pedestrian entrances shall have weather protection provided above.
4. A minimum of 10 parking stalls, 3 stacking positions per drive-thru isle and a bike rack shall be provided.
5. A performance landscaping plan, prepared in accordance with §17.39 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 Main Street provided every thirty (30) feet on center and outside of site-distance triangles near intersections or driveway access points or otherwise determined by the City Forrester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 8,886 SF.
 - c) A total number 20 trees and 51 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
6. All dumpsters shall be visually screened or buffered from Main Street by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
9. 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.
10. 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.

11. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
12. 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. *Environmental—contact 716-9760*
 - Parking in front of a trash enclosure is not recommended. A minimum 60 ft. straight on access is required for dumpster locations. The minimum inside measurement for a double enclosure is 24 ft. wide and 10 ft. deep. Gates must be designed to fully open and then be held in the open position during the collection process. Place bollards to protect enclosure walls.
 - b. *Engineering —contact 716-9160*
 - Provide storm water detention/retention per City design standards. This includes the onsite retention of the 90% storm event. The 90% storm shall be retained using Low Impact Design methods
 - Provide water shares or in-lieu of fee for any increased demand to City system
 - Maintain cross access easements as recorded at the Recorder's Office at Cache County under the entry number:
 - Update all CC&R's, private water utility agreement, and storm water agreement to ensure these are up to date with new development and owner(s)
 - c. *Water —contact 716-9627*
 - The water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections.
 - 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 2018 IPC and State of Utah Amendments, during and after construction.
 - d. *Fire —contact 716-9515*
 - 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.
 - 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.
 - Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building.

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 proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides required off-street parking in accordance with the LDC.
4. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.


5. The proposed project complies with maximum height, density and building design, open space 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. Mains Street provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure 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 9-23-19	Received By RH	Receipt Number 512464	Zone COM	Application Number PC 19-041
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 Level 5 Development				
PROJECT ADDRESS 780 South Main Street, Logan, UT			COUNTY PLAT TAX ID # 02-063-0025	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Level 5 LLC ATTN: Kaeden Miller			MAIN PHONE # 385-258-6346	
MAILING ADDRESS 2326 Washington Blvd, Fourth Floor, Ogden, UT			CITY OGDEN	STATE UT
CITY OGDEN			STATE UT	ZIP 84401
EMAIL ADDRESS Kamiller@level5.com				
PROPERTY OWNER OF RECORD (Must be listed) Black Tower Investments LLC			MAIN PHONE #	
MAILING ADDRESS			CITY	STATE
CITY			STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Construction of a single-story, 2,600 SF bank/savings & loan/credit union building.			Total Lot Size (acres) 1.02 Acres	
			Size of Proposed New Building (square feet) 2,600 sq Ft	
			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 	
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	

Section 4 Township 11 North Range 1 East
NE⁴ of SE⁴

Scale 1 Inch = 100 FEET

PT BLOCK 5 PLAT "B" PROVIDENCE FARM SVY—WEST OF MAIN
PT BLOCK 6 PLAT "C" PROVIDENCE FARM SVY—EAST OF MAIN

PC 19-041

BLOCK 8 PLAT "D" LOGAN CITY

SEE PAGE

02-061.

BLOCK 1 PLAT "D"

SEE PAGE
02-054

02-026-0023

RIVER

Riverwoods HCR :LC

02-063-0020

4.65 AC

T.U. 328

LOGAN RIVER HOLDINGS
SUBDIVISION

LOT 6 LOT 7

SEE 02-220

LOT 5

LOT 4

LOT 3

RIVER HEIGHTS ROAD

(183.34)

0022
MOUNTAIN
AMERICA
FEDERAL
CREDIT UNION

0.43 AC
(227.71)

0024
TFC LOGAN 1 LLC

0.40 AC
(202.99)

0025

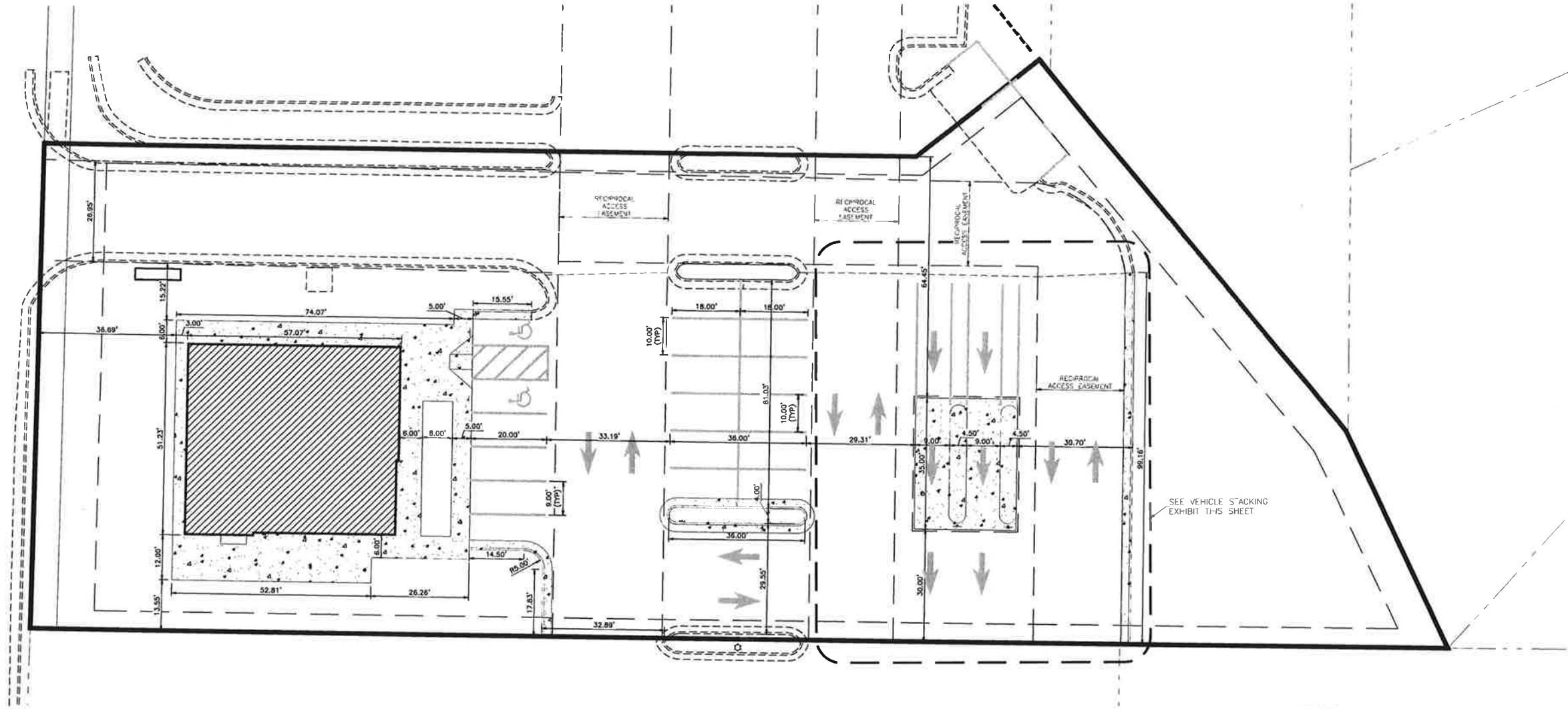
1.00 AC
(427.62)

BIRCH WOOD SUBC

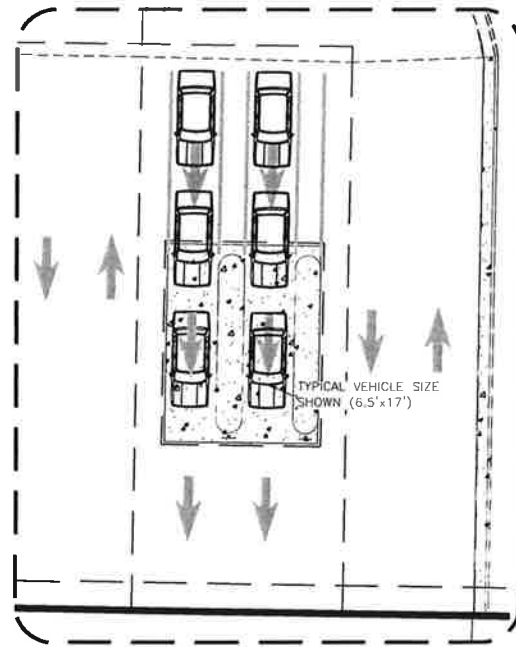
SEE 02-139

SEE PAGE 02-065

MAIN STREET (HWY - 89/91)



SEE VEHICLE STACKING EXHIBIT THIS SHEET



VEHICLE STACKING EXHIBIT

SCALE: 1" = 15'

SITE LEGEND

BUILDING 2,884 SQ. FT. 6.48%
ASPHALT PAVING 27,147 SQ. FT. 60.99%
LANDSCAPE 14,476 SQ. FT. 32.53%
TOTAL SITE AREA 44,507 SQ. FT. 100%
PARKING STALLS PROVIDED = 18
(INCLUDES 2 HANDICAP STALLS)
ZONE: COMMERCIAL
SETBACKS FOR COMMERCIAL ZONE:
FRONT & REAR = 10'
SIDE YARD = 8'

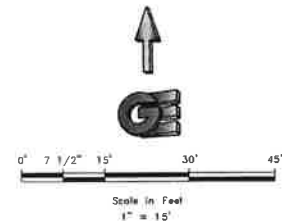
SITE PLAN NOTES

1. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
2. ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
3. ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
4. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3
5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/2" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117.303.502.5
6. AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.
7. BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
8. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
9. ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
10. ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.

LEGEND

(NOTE: ALL LINES OR SYMBOLS MAY NOT APPEAR ON EACH SHEET)

[Symbol]	BOUNDARY LINE
[Symbol]	PUBLIC UTILITY AND DRAINAGE EASEMENT
[Symbol]	RIDGE LINE
[Symbol]	EXISTING 5' CONTOUR AND ELEVATION
[Symbol]	EXISTING 1' CONTOUR AND ELEVATION
[Symbol]	DESIGN CONTOUR AND ELEVATION
[Symbol]	ASPHALT PAVING
[Symbol]	CONCRETE PAVING
[Symbol]	EXISTING 30" CURB AND GUTTER
[Symbol]	NEW 30" CURB AND GUTTER
[Symbol]	EXISTING CULINARY WATER PIPE
[Symbol]	NEW CULINARY WATER PIPE
[Symbol]	EXISTING SECONDARY WATER PIPE
[Symbol]	NEW SECONDARY WATER PIPE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	NEW STORM DRAIN LINE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	STORM DRAIN CATCH BASIN/INLET SUMP
[Symbol]	STORM DRAIN INLET BOX
[Symbol]	EXISTING SANITARY SEWER PIPE
[Symbol]	NEW SANITARY SEWER PIPE
[Symbol]	EXISTING NATURAL GAS LINE
[Symbol]	EXISTING FIBER OPTIC LINE
[Symbol]	EXISTING POWER LINE



SITE PLAN

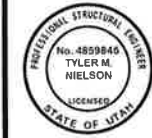
LEVEL 5 DEVELOPMENT
730 SOUTH MAIN STREET
LOGAN, CACHE COUNTY, UTAH

GARDNER ENGINEERING
CIVIL, LAND PLANNING
ENGINEERING
MUNICIPAL, LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

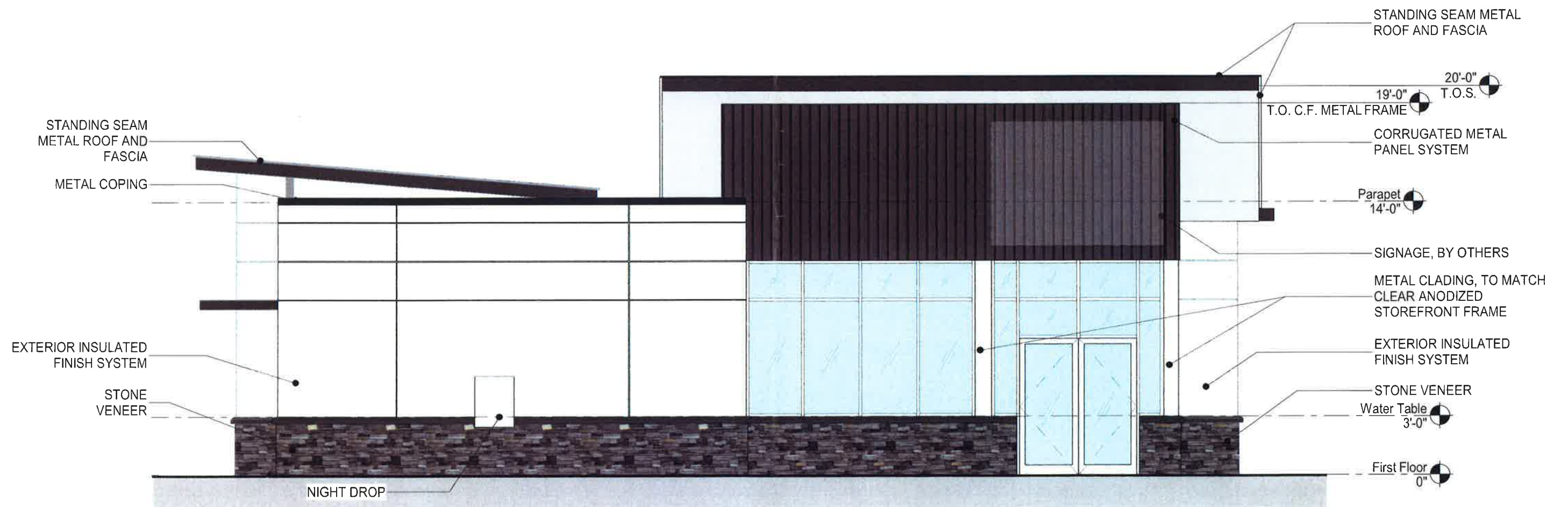
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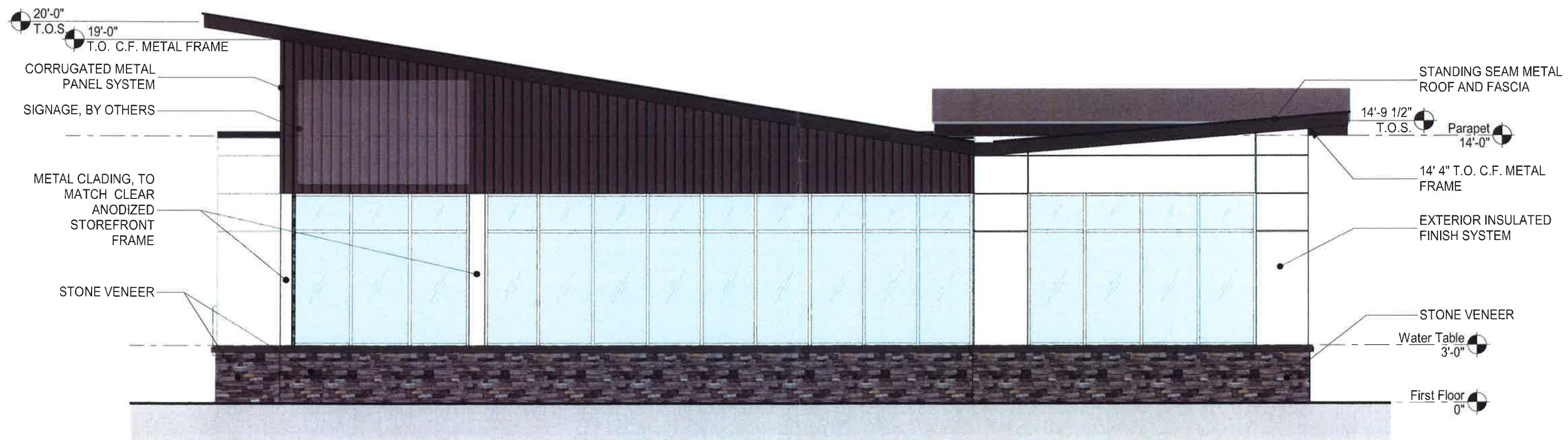
REVISIONS

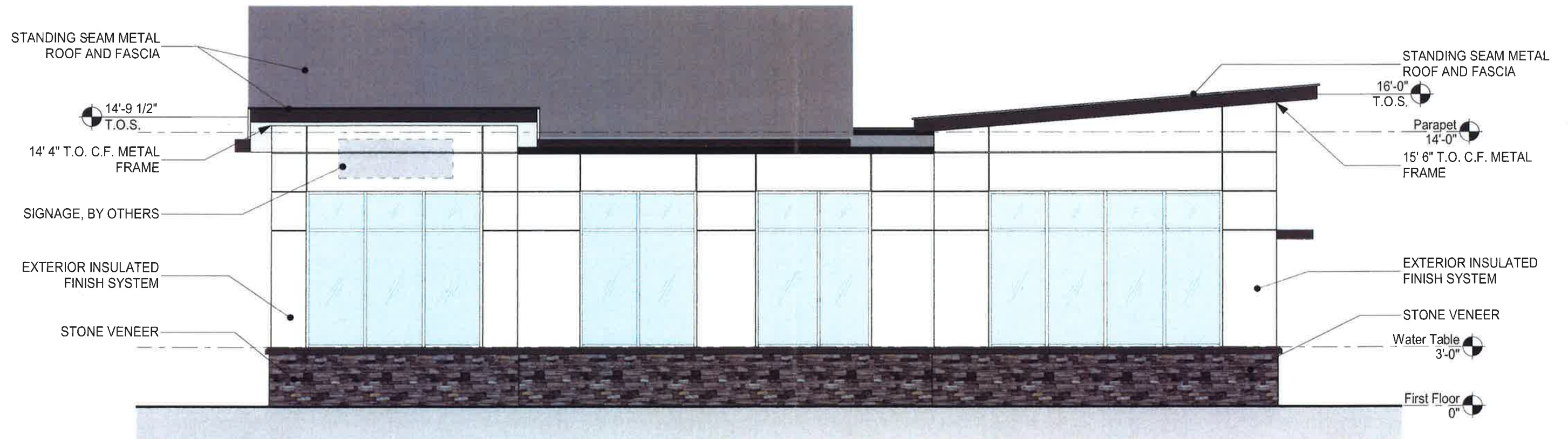
DATE	DESCRIPTION



SCALE: 1" = 30'
DATE: 8-8-2009
DESIGN: RND
DRAWN: RND
CHECKED: TNA
DWG: 81.1314 - LEVEL 5 DEVELOPMENT, 3. LOGAN, CDS.DWG







NOTE: MAIN STREET FACING GLAZING TO BE MIN.
30% PER CITY REQUIREMENT.

TOTAL FACADE AREA: 720 SF
GLAZING AREA: 264 SF
TOTAL GLAZING %: 36.7

