



**Project #20-003
FLUP Amendment
Citywide**

REPORT SUMMARY...

<i>Project Name:</i>	FLUP Amendment
<i>Proponent/Owner:</i>	Logan City / Logan City
<i>Project Address:</i>	Citywide
<i>Request:</i>	Map Amendment
<i>Current Zoning:</i>	NA
<i>Date of Hearing:</i>	Jan. 23, 2020
<i>Type of Action:</i>	Legislative
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Future Land Use Plan (FLUP) Map Amendment for multiple properties located in and around the city.

REQUEST

The proponent is requesting a Map Amendment to the current Future Land Use Plan (FLUP) for several areas in and around the city. Some of the proposed changes anticipate future residential, commercial and industrial growth areas that are currently located in unincorporated areas outside the perimeter of the city and other changes represent boundary changes with North Logan City. This proposal also amends areas that have recently been rezoned to conflicting zoning districts and changes the designation on properties that have been purchased by Utah State University near campus.

GENERAL PLAN

Chapter three in the General Plan describes the reasons why a Future Land Use Plan is key to future growth and development in the City. A FLUP shows the needed areas to accommodate long range growth. The FLUP is accompanied with conceptual descriptions of each land use category. Sample pictures and graphics help to visualize the goals and objectives of each land use. Commercial, Industrial, Mixed Use Center, Gateway and Residential areas are all described.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

As of the time of this report, no comment has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 1/11/20, posted on the City's website and the Utah Public Meeting website on 1/16/20, and noticed in a quarter page ad on 1/7/20.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).

2. The Map Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Map Amendment resolves issues created by city boundary adjustments.
4. The proposed Map Amendments will facilitate future growth in a manner consistent with the General Plan.
5. No public comment has been received regarding the proposed amendments.

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.

3.2 DR – DETACHED RESIDENTIAL

In areas designated Detached Residential (DR) all new development, whether infill between existing homes, replacement of existing homes or new development on vacant land, will be detached single-family structures. They may be developed at a density of 4 to 6 dwelling units per acre (net density). However, new housing innovation may be allowed if they maintain the intent of owner-occupancy and if they are part of a well-designed overall development that provides diversity within the project. These innovations must be clearly understood and codified in revisions to the Land Development Code. Within the allowed density range, compact lot design may be used to preserve open space, critical lands, and to avoid natural hazards.

While detached single-family homes will be the primary land use for this category, variety is very important. In order to create stable, diverse neighborhoods (as in the older existing neighborhoods of Logan) for new and infill development, it is desirable to have varied lot sizes and home sizes. Mixing these housing options will allow a variety of income levels and people with different backgrounds to live in the same neighborhood. A variety of housing options will allow families to remain in the neighborhood as they pass through different life stages (single, with children, empty nesters, and retired).

All new residential developments must create a traditional neighborhood character: ideas is, with the entrances of homes oriented towards public streets, garages setback behind the front facade of the house, and street trees and front porches that dominate the view down the street. Subdivision streets will be laid out similarly to the traditional lot/block pattern that is present in the older districts of Logan.

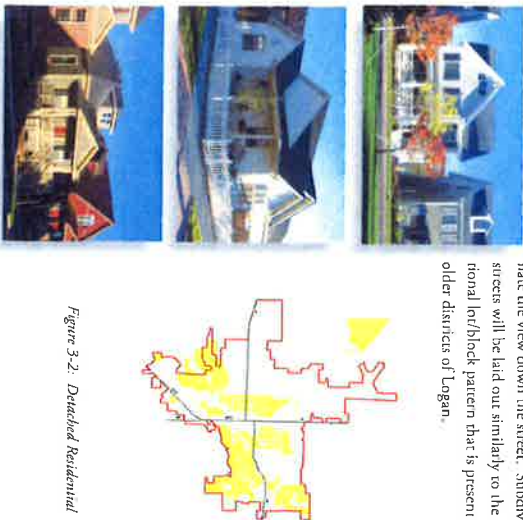


Figure 3-2. Detached Residential

3.2.1 Detached Residential Simulation

The simulations (below) were developed to show how development can attain the upper limits of density while maintaining the traditional detached residential character. The goal is to create stable yet diverse neighborhoods. There are two recommended development options for block residential infill: a green court option and a traditional porch front option. Each option maintains porches orientated toward a public space with a fair amount of trees. Each has some variety in lot sizes, structure sizes, and types.

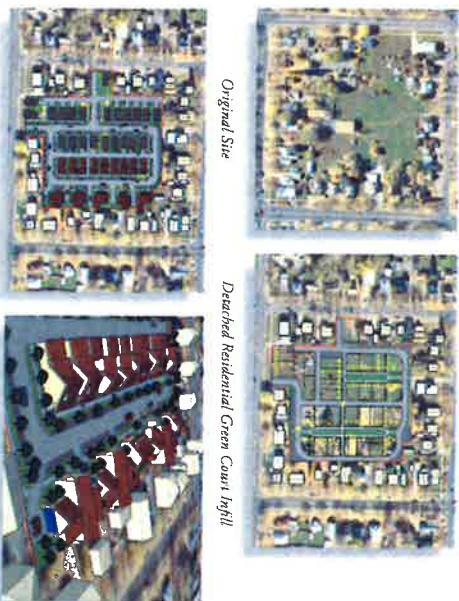


Figure 3-3. Detached Residential Simulation

3.3 MR – MIXED RESIDENTIAL

Mixed Residential (MR) areas will provide a range of housing options for all stages of life and levels of income—including students, single adults, both young and mature families, and retirees. New developments will provide a diversity of housing types to meet these needs. MR areas are located near employment centers, service areas—allowing residents to be within walking distance of many services and/or employment centers—and where transportation choices are (or will be) available. This form of housing will contribute to efficient, sustainable development of the valley, which preserves the open lands surrounding Logan and minimizes traffic congestion.

Structures in this zone will range from small single-family homes to townhouses and apartments developed at 15-30 dwelling units per acre. All new and infill development will have a mix of housing types avoiding repetitive rows of the same size houses, same floor plans, and same lot size. All new residential developments must create a traditional neighborhood character with the entrances of homes oriented towards public streets, garages setback behind the front facade of the house, and street trees and front porches that dominate the view down the street. Subdivision streets will be laid out similarly to the traditional block pattern that is present in the older districts of Logan.



Figure 3-4. Mixed Residential

3.4 CR – CAMPUS RESIDENTIAL

Campus Residential (CR) areas are adjacent to the large educational and employment centers. This designation permits the highest density development in the city. The largest of the CR districts is located next to Utah State University where it is intended to relieve the student housing pressure on traditional single-family neighborhoods. CR can also be located near a large employment campus (such as the Ion/Hydrone area), to help provide employee housing.

CR developments may develop at a density over 30 and up to 50 dwelling units per acre. High quality building design and materials will be required as well as usable open space and adequate parking. Traditional design features such as building entrances that face the street, screened parking, street trees, and parking terraces will be associated with these developments.

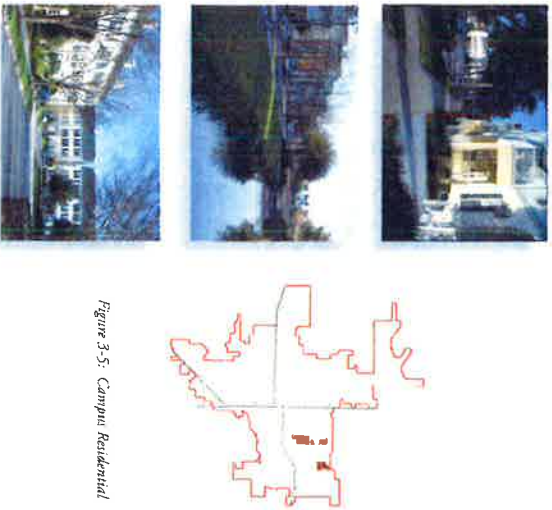


Figure 3-5: Campus Residential

3.5 TC – TOWN CENTER

The intent of the Town Center (TC) designation is to promote and complement Logan's downtown, the area that contains the majority of the community's historic and cultural resources. In order to maintain the downtown as the central hub for both Logan and Cache Valley, the Town Center will have a mix of retail, office, residential, and civic uses in addition to entertainment and cultural activities. The Town Center will be developed according to the visioning document "The Future for Downtown Logan Plan" adopted in 2003. A specific and more detailed plan for the development of Downtown Logan should be completed to more fully guide improvements for the downtown.

In order to be the hub of the community, the Town Center will also include quality civic spaces that provide gathering places for the residents of Cache Valley. New buildings will be more than one story, constructed of traditional building materials, and will be designed to be architecturally complementary to the existing downtown historic structures. New (or renovation) projects that provide the greatest mix of complementary uses for the downtown will be given the highest priority in allocating community resources. Density in TC districts may range from 0-30 dwelling units per acre.

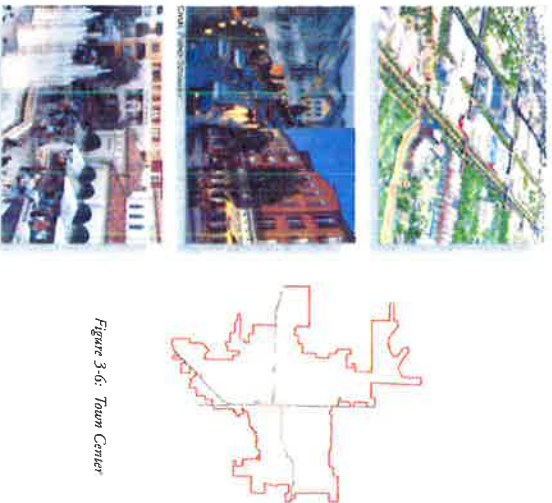


Figure 3-6: Town Center

3.6 COM – COMMERCIAL

The Commercial (COM) district will allow commercial development without a mandatory residential component. COM areas are intended to be for retail, service, and hospitality businesses that serve city-wide or regional populations. COM uses are located on high capacity roads and are served by mass transit. Residential development is encouraged so long as it is integrated into the design of the commercial project (not free standing residential structures). Multi-story buildings are encouraged to maximize the density of development. Residential development is encouraged in the COM districts as an integral part of commercial development when above retail or when designed to prevent a significant reduction in commercial development.

New, infill, and redevelopment projects will have buildings that meet high architectural standards, are constructed of quality building materials, and are laid out with an emphasis on pedestrian-orientation (i.e. connectivity and quality pedestrian ways) and with attractive landscapes that provide shade, interest, and screen the visual impacts of parking.

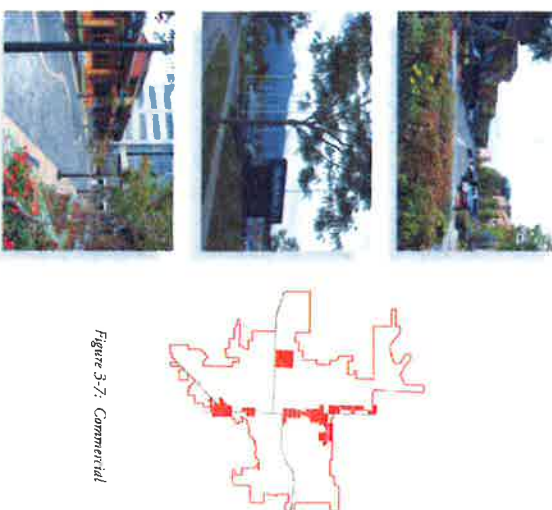


Figure 3-7: Commercial

3.7 MUC – MIXED USE CENTER

Mixed Use Centers (MUC) have concentrations of commercial and office uses—with residential uses integrated (MUC developments are required to have both residential and commercial components). Residential development is allowed with the range of 7 to 20 dwelling units per acre. Structures in MUC areas will typically be multi-story, with office and residential uses above commercial uses. MUC's are compact—designed for people to live, work, and play within a walkable center. Existing or future mass transit is also integrated into MUC centers, providing multiple options for transportation. The MUC district is intended to be somewhat self-sufficient—it provides its own customers to support commercial businesses—reducing dependence on drive-to traffic. As a result, MUC development will be pedestrian-oriented with an emphasis on quality urban design and landscaping. The MUC category can be applied to encourage the redevelopment of our dated, one-story shopping areas.

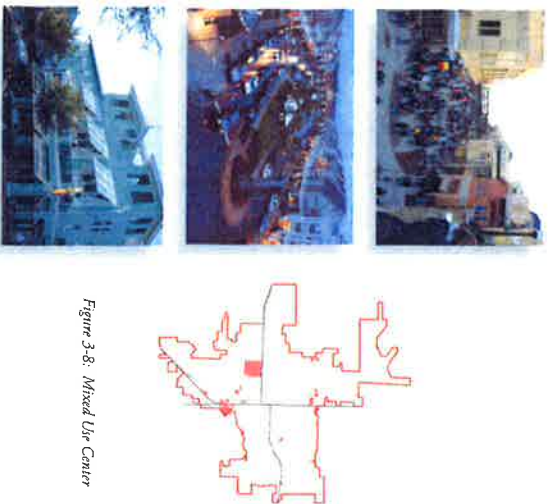


Figure 3-8: Mixed Use Center

3.3.1 Mixed Use Center Simulation (Campus)

Mixed use land use will take a few forms. This simulation conceptualizes future mixed use center in the vicinity of the campus. Design will be compact and pedestrian oriented. Rapid transit will serve these areas. Student oriented commercial will be encouraged, including coffee shops, book stores, and student services. Buildings will have minimal setbacks with subterranean parking or parking structures. Buildings in this area will generally be 2-3 stories, with ground floor retail.

3.3.2 Mixed Use Center Simulation (Strip)

In this area, a pedestrian environment will supplant many commercial strips. This simulation conceptualizes the City's desired transition to a mixed use land use in many retail auto-oriented commercial strips. Perhaps the largest departure from strip commercial is moving the buildings to the street with minimal setbacks. Parking will be located in the back of these centers with proper signage. The streetscape will be pedestrian focused, i.e. well marked pedestrian crossings. Facades will be continuous. Buildings in this area will generally be 2-3 stories, with ground floor retail.



Figure 3-9: Mixed Use Center Simulation (Campus/Darwin Avenue Area)

Figure 3-10: Mixed Use Center Simulation (400 North and 100 East)

The purpose of the Gateway (GW) designation is to develop quality highway entrances to the City. Gateways are important to the overall character of the City ("you never get a second chance to make a first impression"). Visitor-oriented commercial uses, corporate campuses, and recreation opportunities will be the primary uses found in the Gateways. Residential development will be permitted when incorporated into visitor-oriented commercial projects.

Gateways are characterized by attractive buildings with large setbacks from the primary roadway, highlighted by gracious landscapes or natural areas. Gateway development will preserve open spaces and vistas in order to reinforce the picturesque setting of Cache Valley. High quality site and building design are imperative to ensure Logan's first impression as "a place you want to call home."

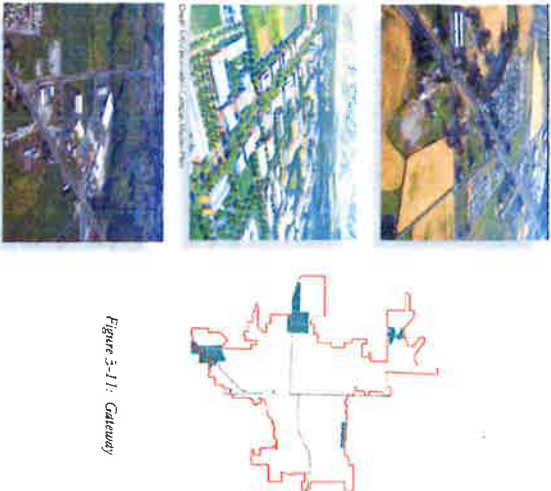


Figure 3-11: Gateway

3.8.1 Gateway Simulation

The Gateway simulation is intended to help express the vision described in the Gateway land use. The future land use will utilize large setbacks, with parking in the rear, the preservation of open vistas, the use of berms and walls, walkways, and landscaping. Controlled access is a theme in image three where the buildings are all accessed from one curb cut into the major arterial. High quality design is a focus in the Gateway land use. The welcome to Logan sign indicates the type of monument sign which will be used in this area.

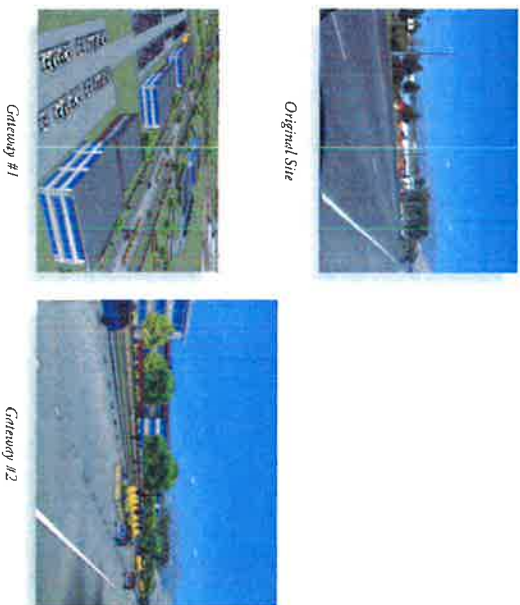


Figure 3-12: Gateway Simulation (Highway 89/91 and 1800 South)

The designated Neighborhood Centers (NC) are currently providing a modest level of convenience-oriented commercial services to their surrounding neighborhoods. Additional Neighborhood Centers are permitted, provided they are comprised of low-intensity retail (and/or service) business that serves residents and employees within a five minute walk. Residential development is encouraged to develop in and adjacent to Neighborhood Centers so long as it is compatible with, and makes a smooth transition to, the surrounding neighborhood.

NC development will be pedestrian-oriented. They will create a traditional neighborhood character—with the entrances of structures facing public streets, minimal and screened parking and street trees that dominate the street scene.



Figure 3-13: Neighborhood Center

3.10 CS – COMMERCIAL SERVICE

Commercial Service (CS) designations fill a need that is between Industrial and Commercial land uses. CS areas provide alternative locations for light manufacturing, or wholesale/warehouse uses and uses that support construction and manufacturing trades that are typically service oriented. Compared to COM or IP areas, CS uses will typically be smaller, will have higher quality site and building design, and will have a greater emphasis on landscaping. CS areas are not intended for residential development.

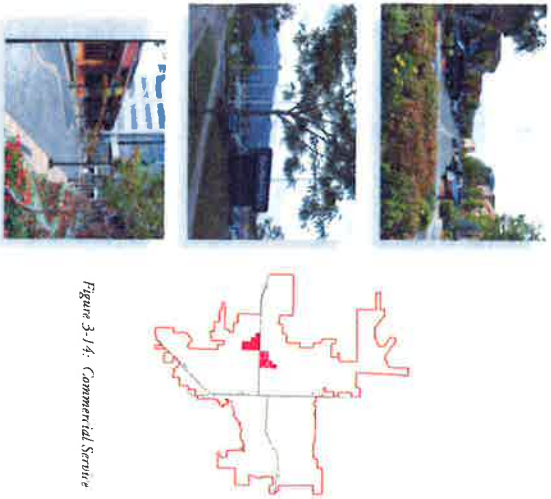


Figure 3-14: Commercial Service

3.11 IP - INDUSTRIAL PARK

Industrial Park (IP) areas support employment and production uses with related offices, services, and storage. IP-sited developments will typically have large, well-designed buildings and attractive landscaping (where viewed from public roads). Adjacent uses will be buffered from negative impacts (yard storage, heavy equipment, noise, lights) through site planning, screening, landscaping, and building design. IP areas are not intended for residential development.

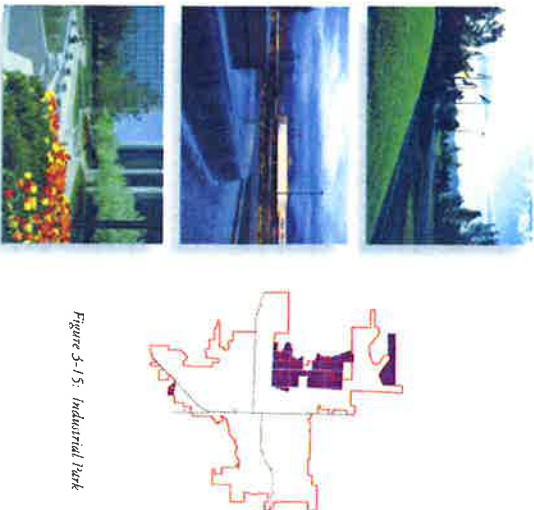


Figure 3-15: Industrial Park

3.12 AP – AIRPORT

The Airport (AP) district is specifically intended to promote the development and enhancement of the Logan Airport. The Airport Park is also a gateway (an opportunity for a “first impression”) to Logan, North Logan, and Utah State University and thus design quality is important in the AP area. The Airport Park includes business, research, and industrial activities and it forms a bridge between the Innovation Campus of Utah State University and the Airport. Uses in the AP designation include commercial uses that typically support airports (e.g. hotels, restaurants) as well as offices and industrial uses that typically require proximity to an airport. The Airport area will foster entrepreneurial business opportunities, research, and development. These districts are not intended for residential development, but some adjacent residential is appropriate.

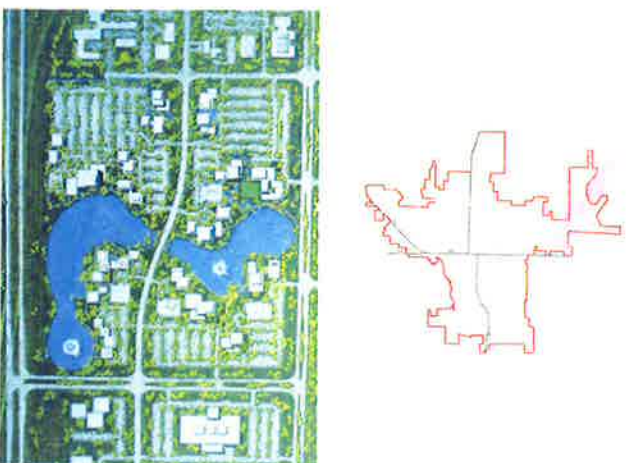


Figure 3-16: Airport

3.13 REC – RECREATION

Recreation (REC) lands are primarily recreation and park facilities. They are typically publicly-owned, but may also include privately owned recreation facilities such as campgrounds, golf courses, and RV parks (long-term residential use is prohibited). This district includes both active and passive recreation (ball fields as well as areas for walking and sitting). The REC designation is a companion district to the Gateway District in that future public open space in gateways may be designated Recreation.

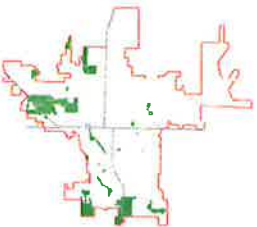


Figure 3-17: Recreation

3.14 PUB/USU – PUBLIC/UTAH STATE UNIVERSITY

The Public/USU designation is reserved for lands on which public facilities (schools, government offices, fire stations, etc.) are or will be located. This designation also includes the campus of Utah State University. Note that publicly-owned land that is permanently preserved for non-development uses (such as land conservation) is designated as RCA.

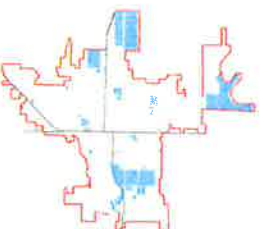


Figure 3-18: Public/Utah State University

3.15 RCA – RESOURCE CONSERVATION AREA

Resource Conservation Areas (RCA) are lands protected from development. The RCA includes highly productive agricultural lands, areas of high visual value (i.e. views and view corridors), and sensitive environmental resources. They are lands that give a unique identity to the areas as well as lands that support natural functions essential to the sustainability, health, safety, and welfare of our community. The City will take appropriate and feasible steps to preserve the Resource Conservation Area, including special zoning requirements, methods to purchase or transfer development rights, conservation easements, and the creation of special development standards.

Development in RCAs should be limited to no more than 1 dwelling unit per 20 acres unless it can be demonstrated that a higher density is consistent with the resource conservation in that particular area. Compact clusters of multiple homes will be encouraged to further maximize resource preservation.

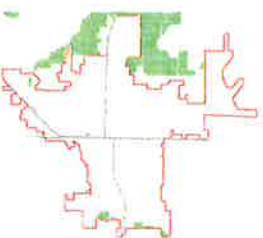


Figure 3-19: Resource Conservation Area

3.16 RRA – RURAL RESERVE AREA

The purpose of the Rural Reserve Area (RRA) is to provide a rural separation between the City of Logan and other incorporated communities. The RRA designation is placed on land located adjacent to Logan City in unincorporated Cache County that is suitable for low density development and which preserves significant portions in agricultural or open space use. Much of the land in this designation contains agricultural soils of state and national significance.

All development in this area will be required to preserve, to a large extent, the agricultural and natural character of this area. New residential development will be limited to 1 dwelling unit per 5 acres. All development must be clustered and will minimize impacts on existing agricultural and/or rural residential properties. Where this designation is adjacent to existing arterial roadways, vehicular access points will be extremely limited and development will be required to be clustered to preserve open space and away from total arterial frontage.

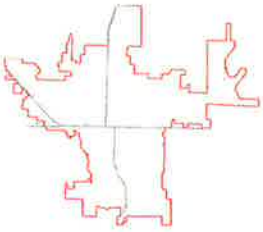


Figure 3-20: Rural Reserve Area

3.17 DX – DEVELOPMENT WITH EXEMPTION

As Logan grows, it will expand along the City's western boundary, from the north-west to the southwest. Some of these lands are sensitive lands which, without some action to modify, are undevelopable. Other portions could potentially be developed with the proper care (i.e. mitigating environmental impacts). Development Exemption areas (DX) are lands that must undergo the application of the exemption under section 404(f) of the Clean Water Act (CWA) in which wetlands are mitigated. In the Future Land Use Plan these lands are identified with a cross-hatch pattern.



Figure 3-21: Mitigation is necessary to avoid natural hazards and reduce environmental impact within the DX designation.

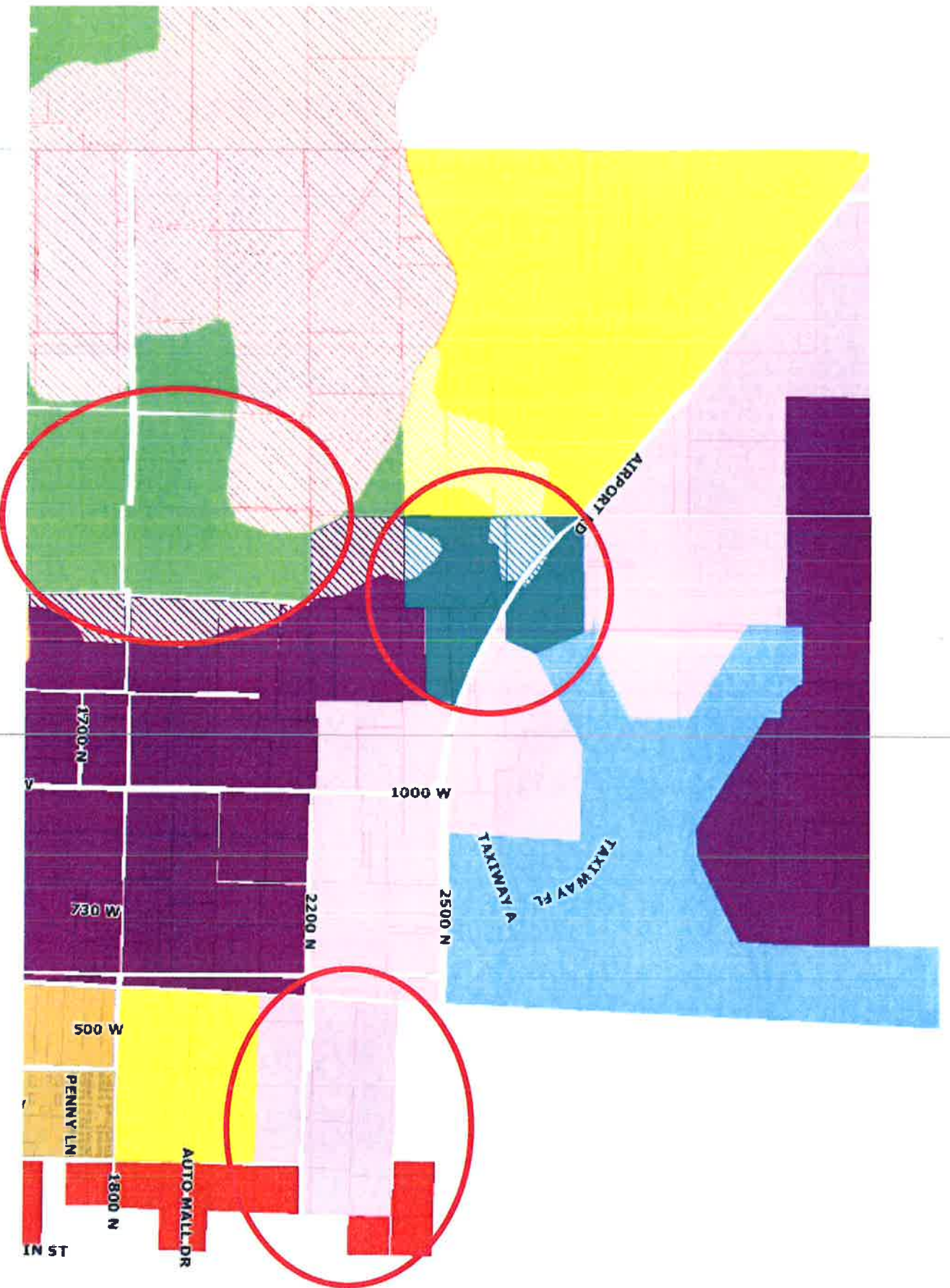
TABLE 3-1: LAND USE COMMISSIONS

COMMISSION	FUNCTIONS	DENSITY	USES	DESIGN CHARACTERISTICS	OTHER ATTRIBUTES
AIRPORT (AP)	<ul style="list-style-type: none"> Buildings (Innovation Campus and Airport) Gateway 		<ul style="list-style-type: none"> Common air support support (trucks, offices, restaurants, industrial uses) Offices Business Research Industrial 	<ul style="list-style-type: none"> High quality Landscape setbacks Controlled parking Integration of natural amenities 	
COMMERCIAL (COM)	<ul style="list-style-type: none"> Regional Services 		<ul style="list-style-type: none"> Retail Services Hospitality 	<ul style="list-style-type: none"> Prostreets-oriented Quality landscape Minimize visual parking impact No over parking 	<ul style="list-style-type: none"> Served by transit
COMMERCIAL SERVICES (CS)	<ul style="list-style-type: none"> Transition between commercial/industrial 		<ul style="list-style-type: none"> Permitted (Commercial, Industrial) Typically (Service-oriented, light manufacturing, wholesale, warehouse, on vehicle/street-up businesses, smaller operations than IP or COM) 	<ul style="list-style-type: none"> High quality landscape, building design, screened parking 	
CAMPUS RESIDENTIAL (CR)	<ul style="list-style-type: none"> Housing (primarily student, other employee housing) 	<ul style="list-style-type: none"> Minimum density 30 du/ac 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Usable open space Vertical living Parking (Towers, Street-level) Streetscape (Street trees) 	
DETACHED RESIDENTIAL (DR)	<ul style="list-style-type: none"> Create stable, diverse neighborhoods 	<ul style="list-style-type: none"> Maximum density 20 du/ac 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Variety (in lot sizes, structure sizes, structure types) Preserve / create traditional neighborhood character (oriented towards public streets, garages setback behind home front, front porch) Streetscape (street trees) Subdivision design should mimic the traditional block layout Dwelling type (established neighborhoods, only detached single family structures allowed, greenfield development, encourage childproofs, allow alternative owner occupied housing types allowable) 	
GATEWAY (GW)	<ul style="list-style-type: none"> A place to call home 		<ul style="list-style-type: none"> Residential Visitor-oriented commercial Corporate campuses Recreation opportunities 	<ul style="list-style-type: none"> Open Landscapes Natural Lands Visual Preservation High quality design 	
INDUSTRIAL PARK (IP)	<ul style="list-style-type: none"> Industrial production with related storage, offices, services 		<ul style="list-style-type: none"> Industrial 	<ul style="list-style-type: none"> Large scale Landscape viewed from public road Visual/noise impact reduction 	
MIXED RESIDENTIAL (MR)	<ul style="list-style-type: none"> To provide housing for all 	<ul style="list-style-type: none"> Maximum density 30 units/ac 	<ul style="list-style-type: none"> Residential Diversified stock (including apartments, town homes, attached single family, accessory dwelling units) 	<ul style="list-style-type: none"> Preserve / create traditional neighborhood character (oriented towards public streets, garages setback behind home front, front porch) Streetscape (street trees) 	<ul style="list-style-type: none"> Accommodates all ages Transit choices
MIXED USE (MU)	<ul style="list-style-type: none"> Encourage infill/ redevelopment of vacant areas 		<ul style="list-style-type: none"> Required (Residential, Commercial) Allowed (Residential, Retail, Office) 	<ul style="list-style-type: none"> Compact Minimum two-story Pro-streets-oriented 	
NEIGHBORHOOD COMMERCIAL (NC)	<ul style="list-style-type: none"> Provide local services in neighborhoods 		<ul style="list-style-type: none"> Retail Service 	<ul style="list-style-type: none"> Pro-streets-Oriented Entrances oriented to public streets Preserve / create traditional neighborhood character Character (low rise, serves surrounding residential) 	
PUBLIC/UNIVERSITY (PU/USU)	<ul style="list-style-type: none"> Public use 		<ul style="list-style-type: none"> Public facilities (schools) Preserves Conservation 		
RESOURCE CONSERVATION AREA (RCA)	<ul style="list-style-type: none"> To enhance resources in resource protection 		<ul style="list-style-type: none"> Resource protection (agricultural, scenic, recreational, environmental) Includes (transfer development rights, conservation easements, special development standards) 		<ul style="list-style-type: none"> Preserves urban development
RECREATION (REC)	<ul style="list-style-type: none"> Provide recreational opportunities Partner with gateway land use 		<ul style="list-style-type: none"> Passive and active recreation Competition Golf courses KV parks 	<ul style="list-style-type: none"> Agricultural Open space Very low density residential 	
RURAL RESERVE AREA (RRA)	<ul style="list-style-type: none"> Preserve an agricultural / rural environment 		<ul style="list-style-type: none"> Agricultural Open space Very low density residential 	<ul style="list-style-type: none"> Preservation of agricultural / natural qualities New development must (Protect existing rural properties) Agricultural uses will be exclusively limited Urban development (in wet cluster, preserve open space) New development 	
TOWN CENTER (TC)	<ul style="list-style-type: none"> Preserve / complement historic / cultural resources Maintain central hub / Calhe Valley center (Civic, commercial) 		<ul style="list-style-type: none"> Office Retail Residential Civic 	<ul style="list-style-type: none"> Traditional landscape Complementary to historic design Minimum two-story 	



Jan. 23, 2020

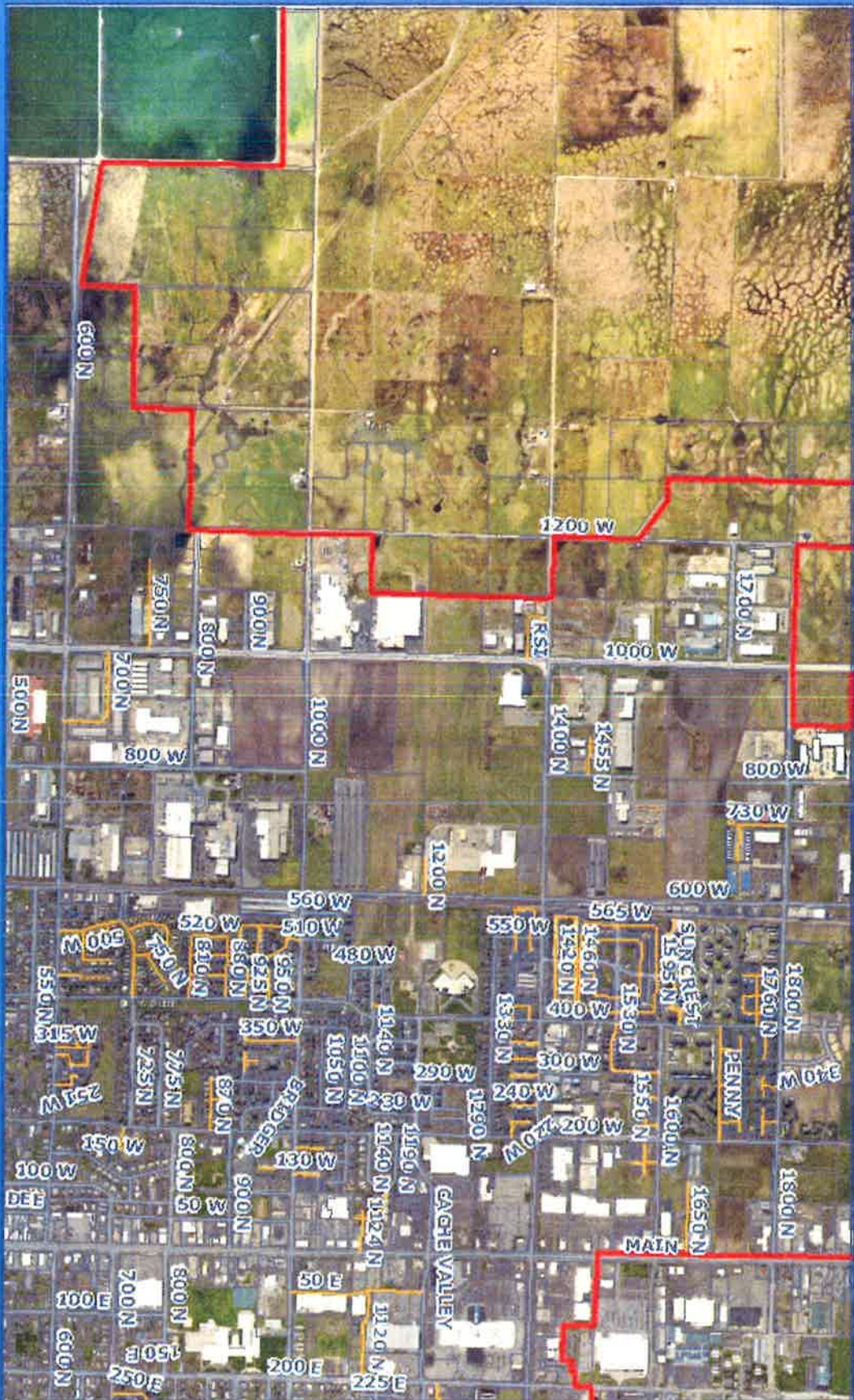
Existing FLUP



Proposed FLUP



FLUP Amendments Citywide

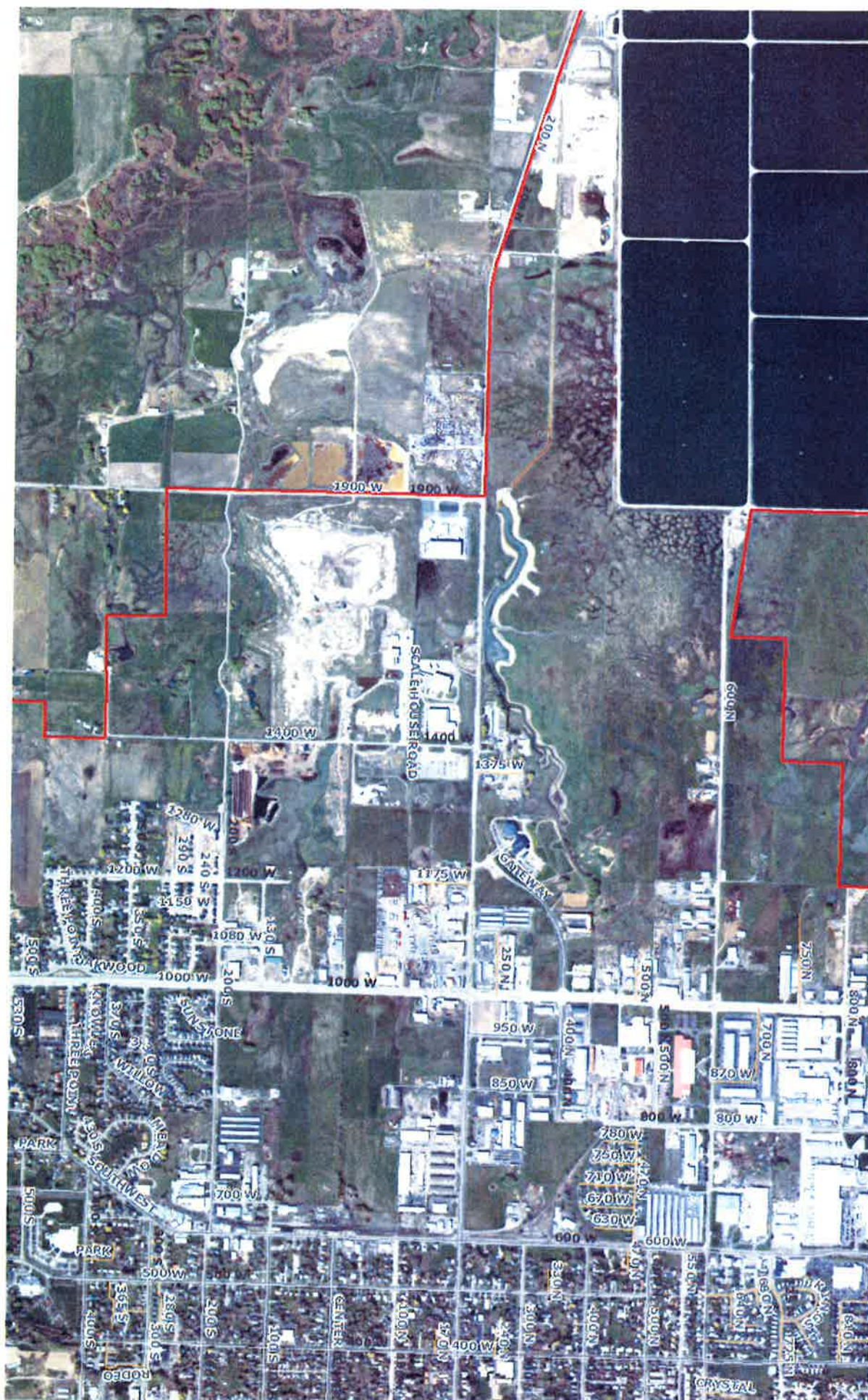


Existing FLUP

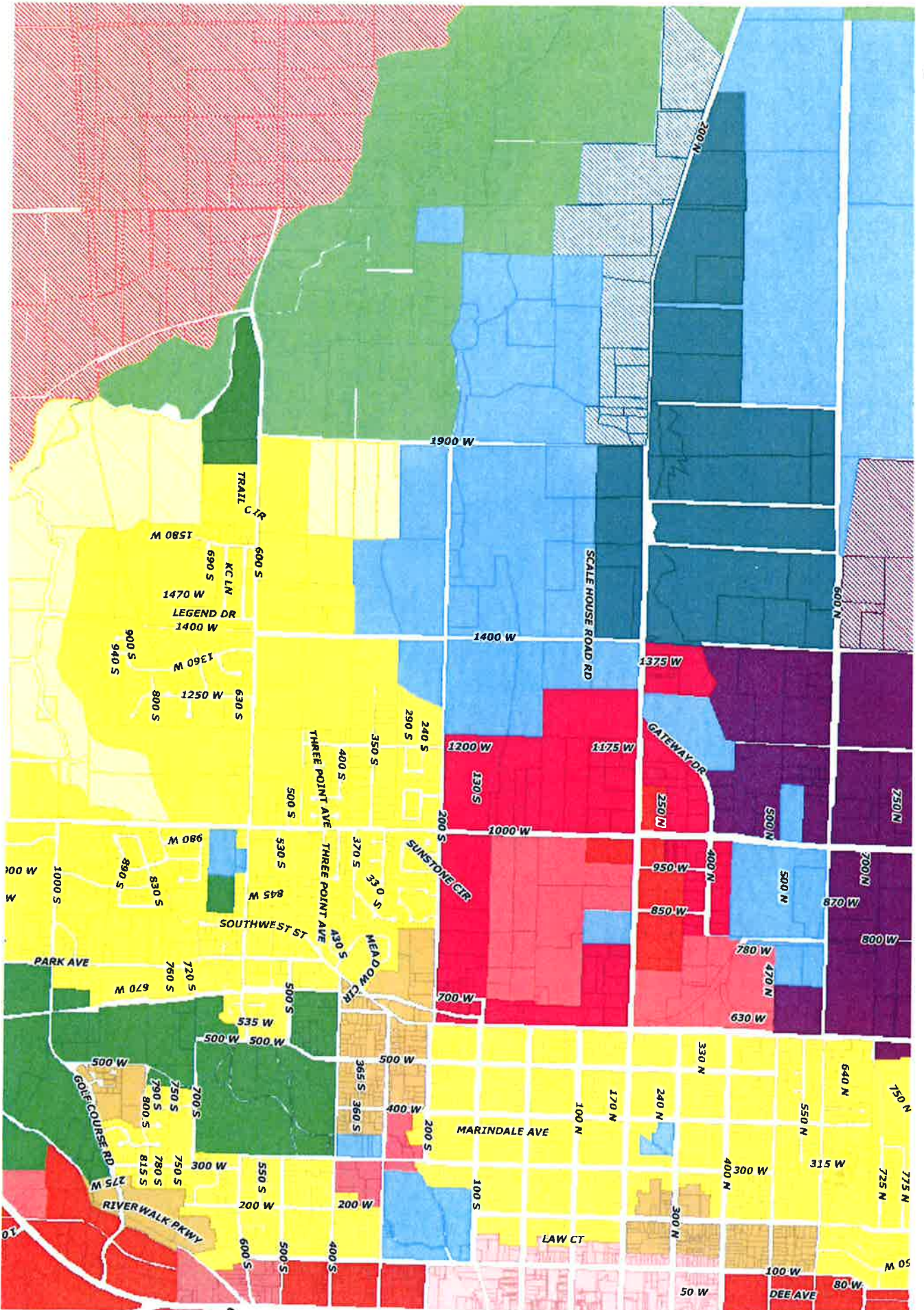


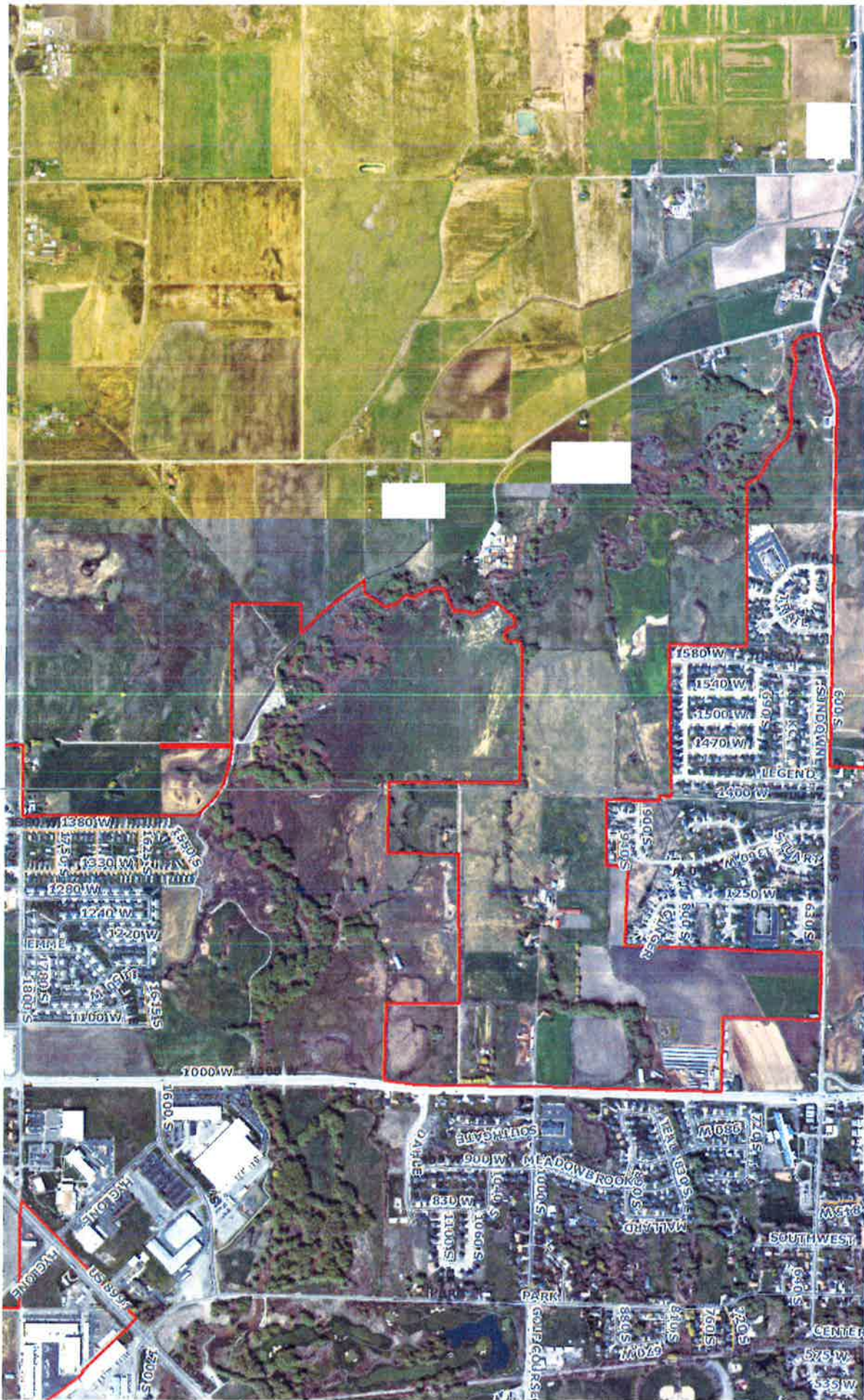
Proposed FLUP



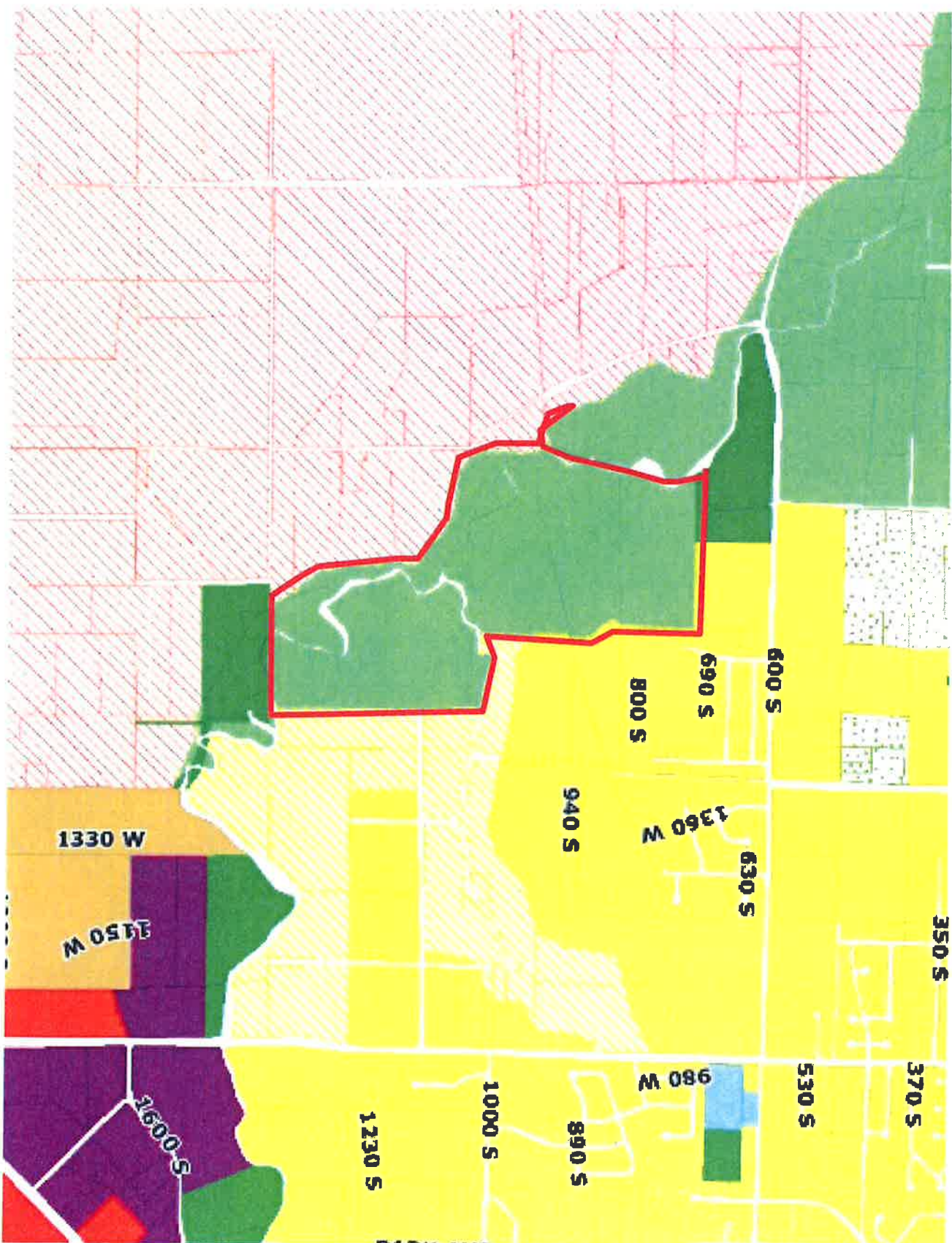


Proposed FLUP





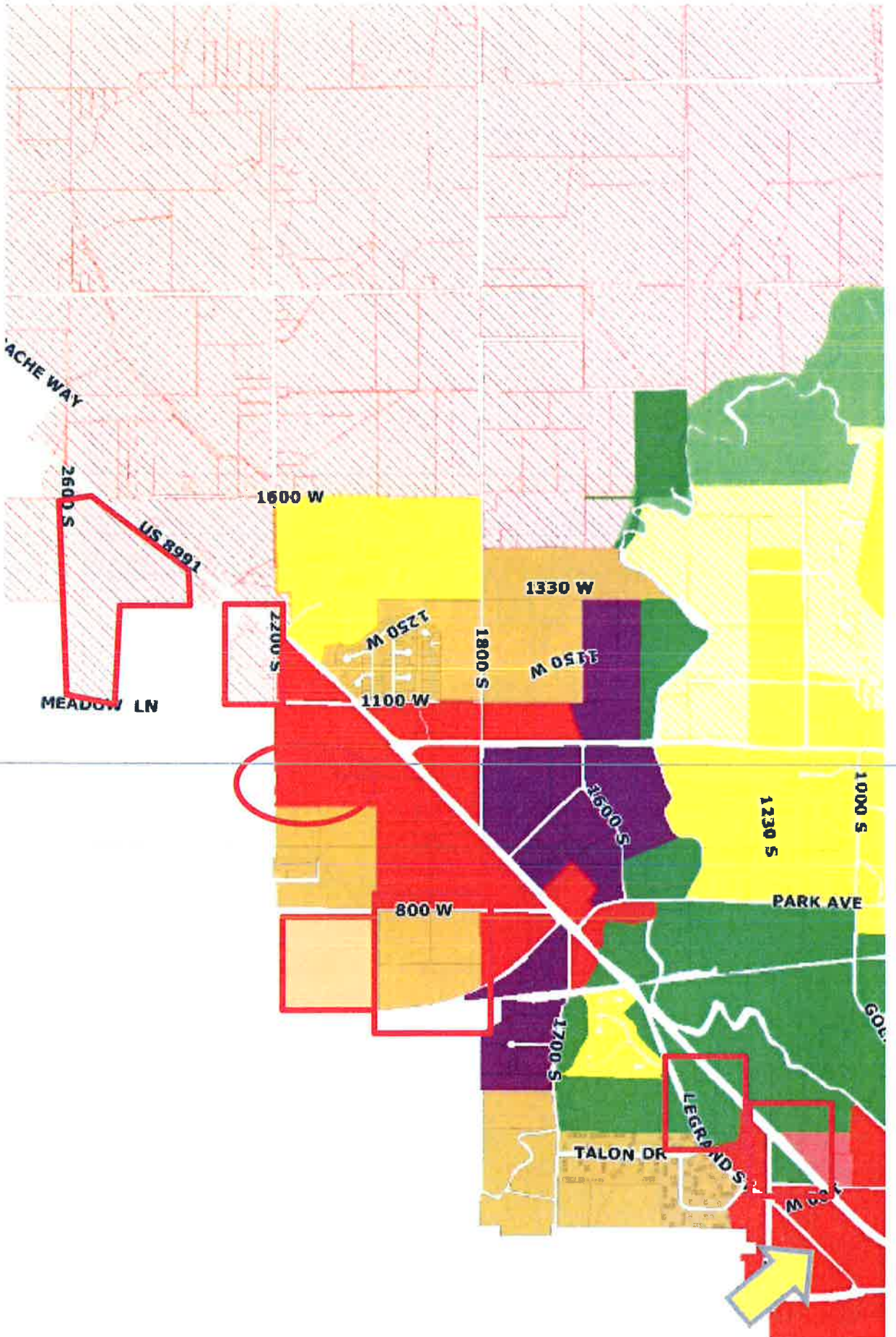
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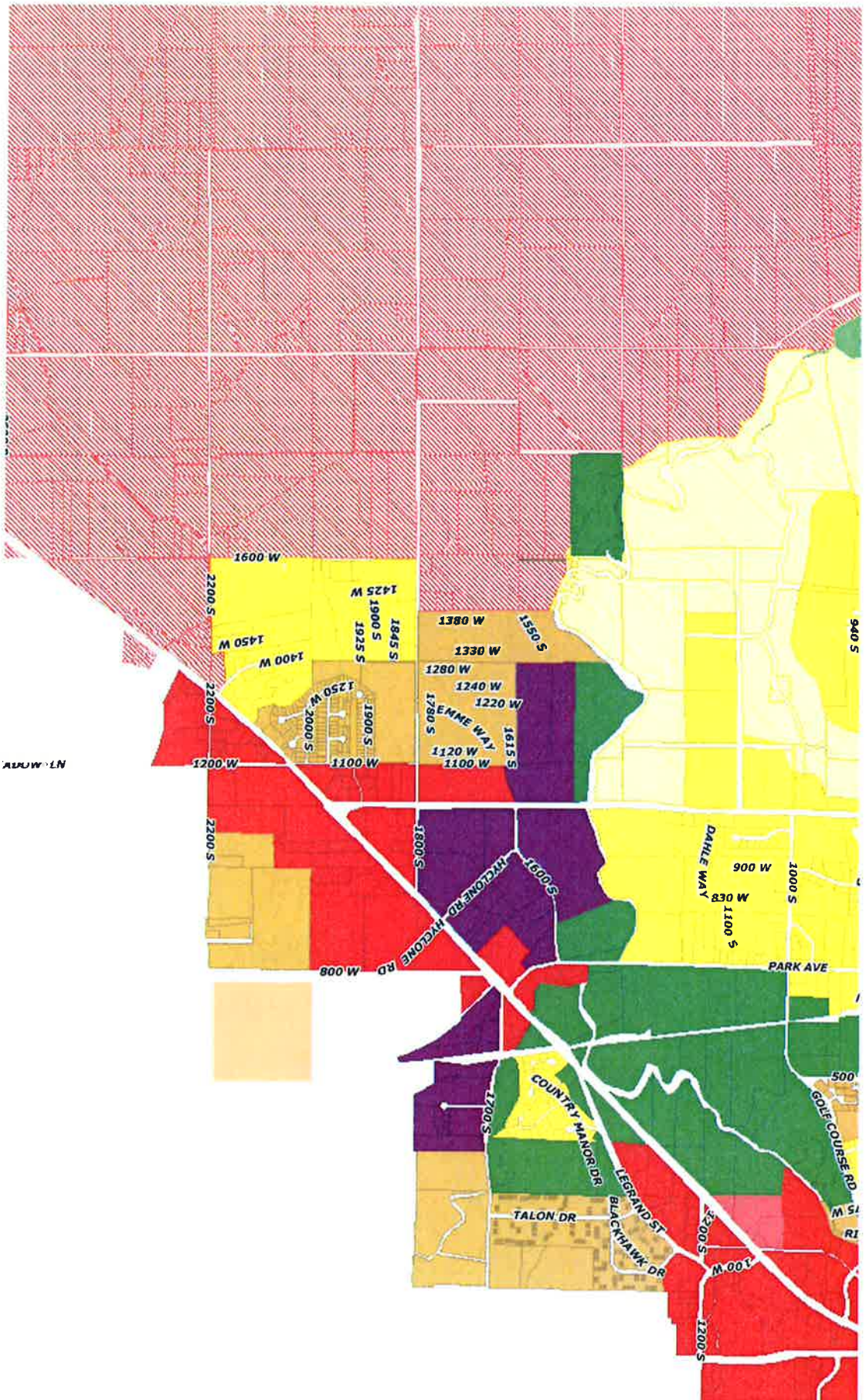


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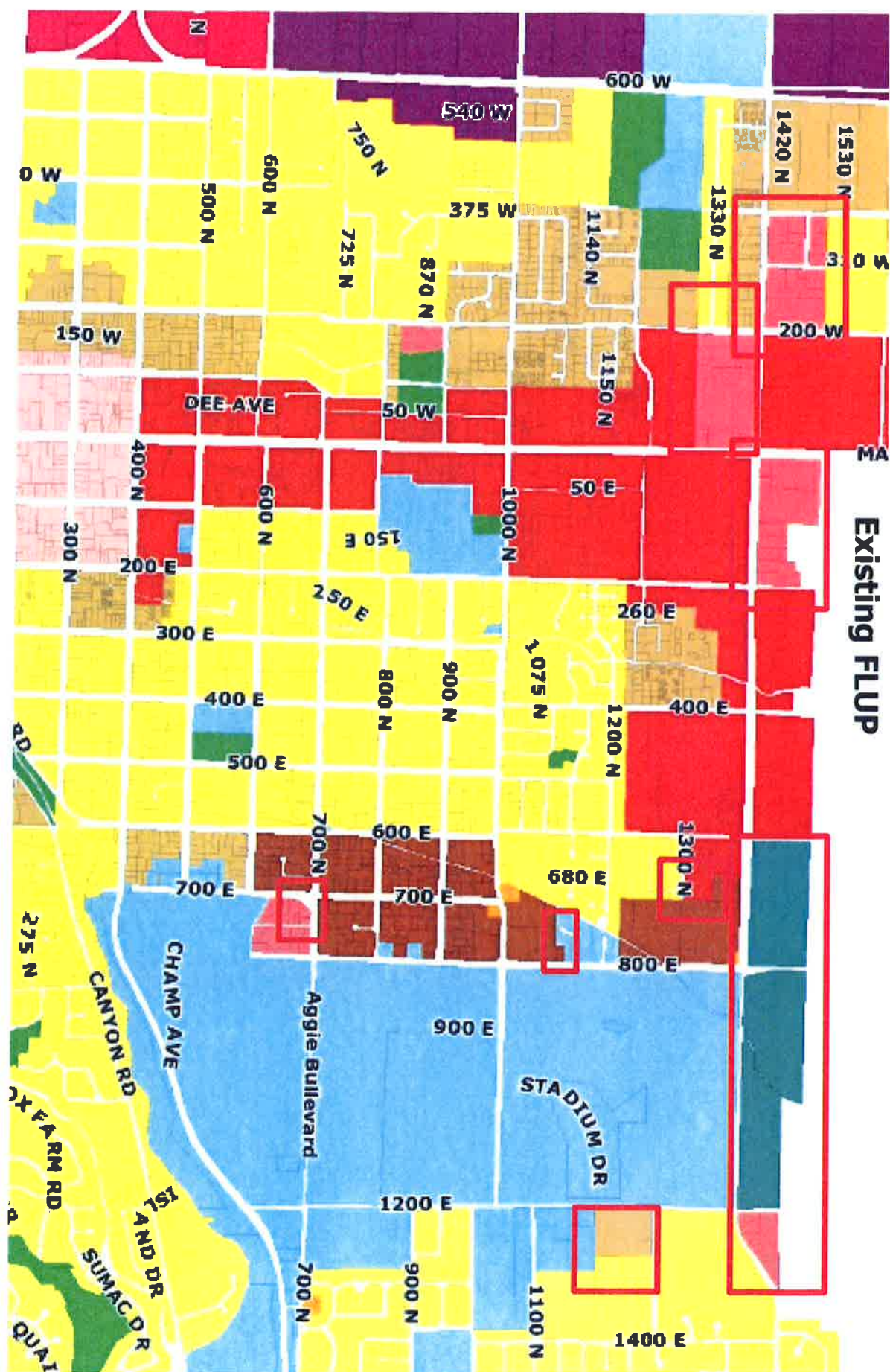


Proposed FLUP



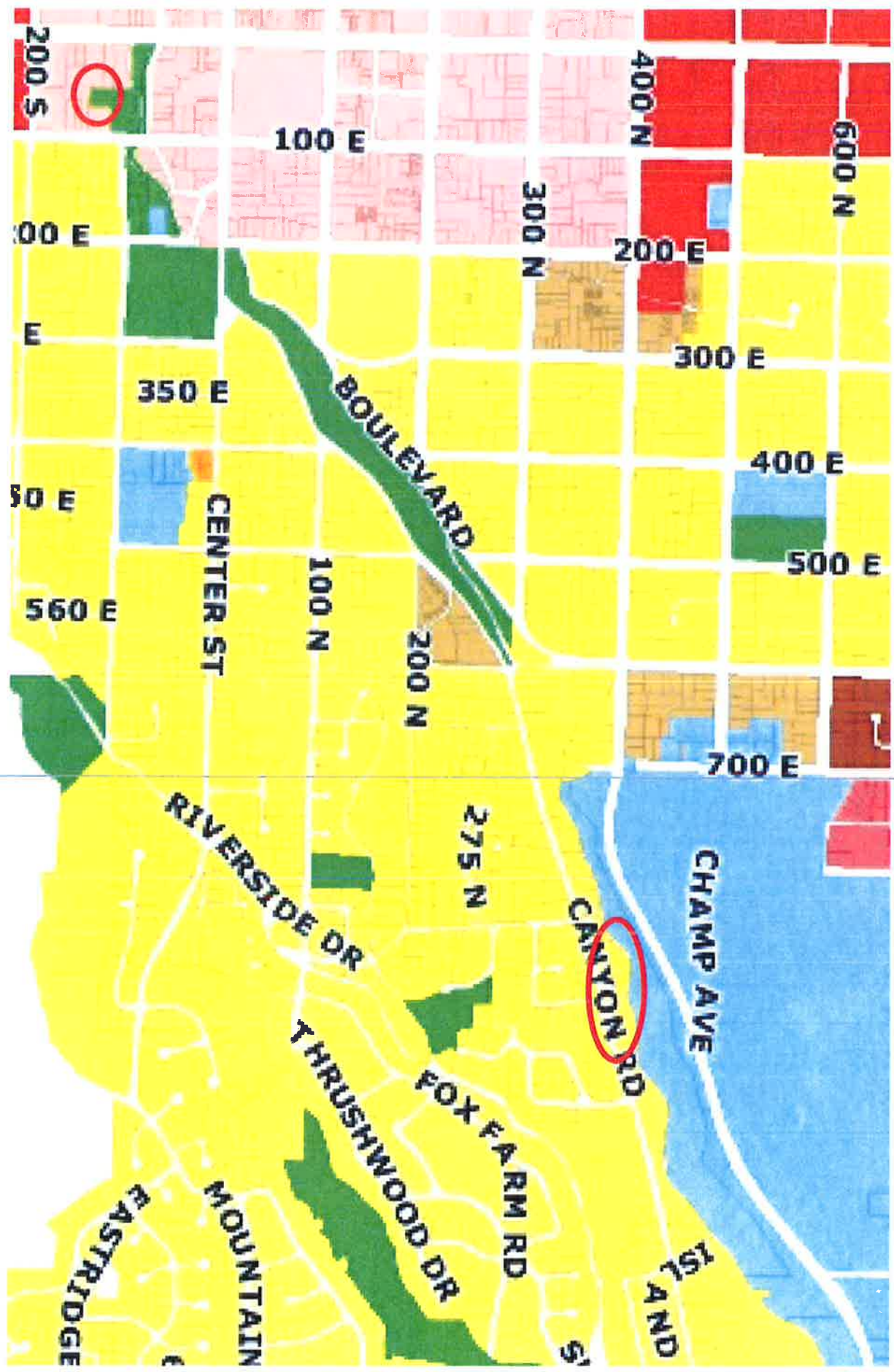
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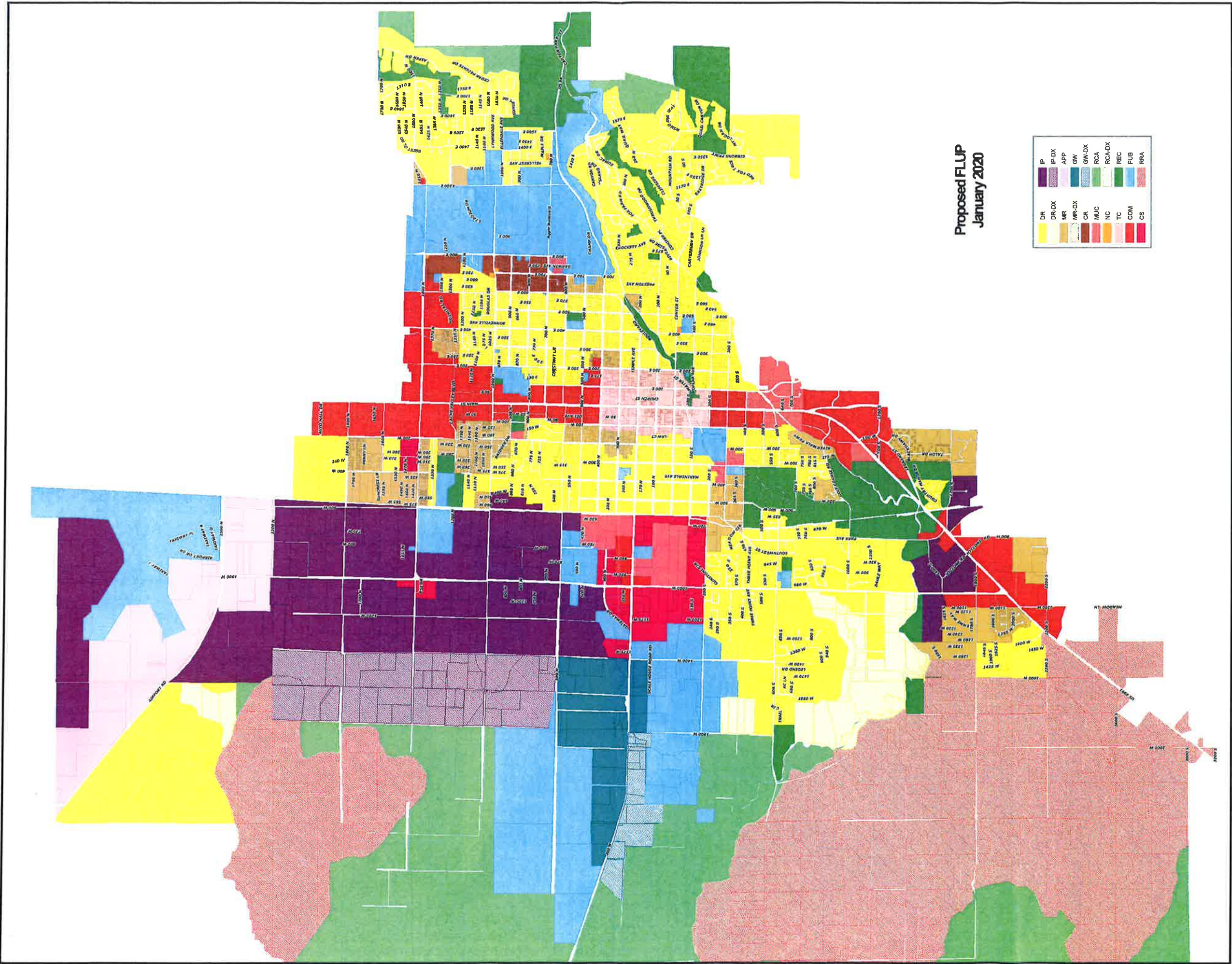




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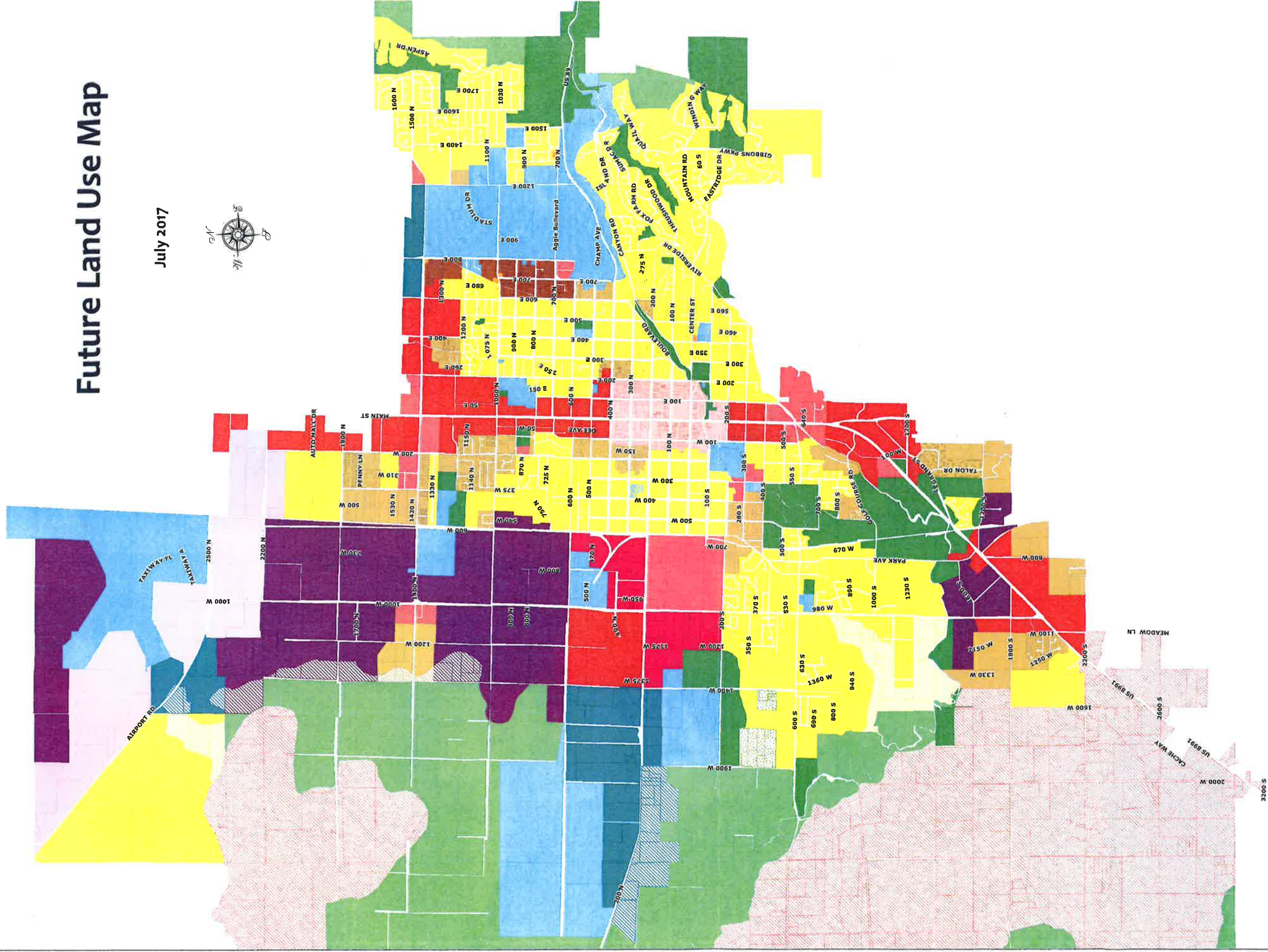
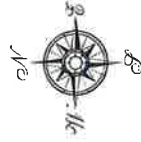






Future Land Use Map

July 2017



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|-------|-------|-------|--------|
| DR | COM | APP | RCA-DX |
| DR-DX | CS | GW | REC |
| MR | IP | GW-DX | PUB |
| MR-DX | IP-DX | RCA | RRA |
| | CR | | |
| | MUC | | |
| | NC | | |
| | TC | | |