



**Project #20-005
L59 Redesign
Located at approximately 150 S. 100 E.**

REPORT SUMMARY...

Project Name: L59 Redesign
Proponent / Owner: Beth Larchar / DC1 Logan LLC (Trent Cragun)
Project Address: 150 S. 100 E.
Request: Design Review Permit & Rezone
Current Zoning: TC1, REC & NR6
Type of Action: Quasi-Judicial & Legislative
Hearing Date Jan. 23, 2020
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-005, L59 Redesign, in the Town Center 1 (TC-1) and MR-20 zone located at approximately 150 S. 100 E., TIN #02-047-0005, 02-047-0017.

Current Land use adjoining the subject property

<i>North:</i>	REC: City Park	<i>East:</i>	NR: Residential Uses
<i>South:</i>	NR6: Religious Institution	<i>West:</i>	TC1: Commercial Uses

Project Proposal

This proposal is a redesign of the previously approved L59 residential project. The ten (10) townhomes along 100 East are unchanged, but the large main apartment building is proposed to eliminate a floor to 4-stories tall and reduce the number apartment units from 120 to 108. The 2,500 SF of commercial space near the west entrance is proposed to be replaced with on-site amenities such as a fitness room and leasing offices. The 10 townhomes, two buildings each containing 5 units, are oriented towards and align along 100 East street. The two-story townhome structures have rear-loading double-wide garages and usable rooftop patios. The remainder of the project site is proposed as surface parking lots and landscaping. The project site is approximately 2.63 acres and includes 0.56 acres of MR-20 (Townhomes) and 2.07 acres of TC-1 (Apartment Building) zoning.

Land Use & Density

The Land Development Code (LDC) Table 17.11.030 permits both residential and commercial uses in the TC-1 zoning district. The MR-20 zone permits residential uses. The LDC allows up to 70 dwelling units per acre in the TC-1 zone and up to 20 dwelling units per acre in the MR-20 zone. The 2.07-acre TC-1 area proposed with 108 units would equal a density of 52 units-per-acre and the 0.56-acre MR-20 area proposed with 10 units equals a density of 18 units-per-acre. The proposed project meets maximum densities allowed in the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the TC-1 zone are as follows (as measured from property lines):

Front (min-max): 0-10'
 Side: 0'
 Rear: 5'
 Parking: 10'

The following setbacks are proposed for the **TC-1 building** (as measured from the exterior property lines of the project site, at closest points):

Front (west):	0'
Side (south):	14'
Side (north):	210'
Rear (east):	14'
Parking:	24'

The Land Development Code (LDC) requirements for setbacks in the **MR-20** zone are as follows (as measured from property lines):

Front (opposite NR):	25'
Side:	8'
Rear:	10'
Parking:	10'

The following setbacks are proposed for the **MR-20 buildings** (as measured from the exterior property lines of the project site, at closest points):

Front (east):	22.5'
Side (south):	10'
Side (north):	10'
Rear (east):	10'
Parking:	rear loading garages

As proposed, the project does not meet the front minimum setback requirement for the townhome structures. As conditioned with building code considerations and the Planning Commission contemplating a reduction in the front yard setback adjacent to NR zoning, the project complies with setbacks in the LDC.

Lot Coverage

The LDC 17.10.060 establishes a maximum lot coverage of 100% (building(s) footprint) in the TC-1 zone and LDC 17.07.090 establishes a maximum lot coverage of 60% (building(s) footprint) in the MR-20 zone. The TC-1 building is proposed at 30% lot coverage and the MR-20 townhomes are proposed at 45% lot coverage, both complying with the LDC as submitted.

Parking Requirements

Residential Parking

The LDC requires 2 parking stalls per every dwelling unit in the MR-20 zone. The proposed MR-20 (10 townhomes) area provides 20 parking stalls within the double-car garages meeting the full parking requirements of the LDC as proposed.

The LDC 17.10.060 requires 1.5 parking stalls per every studio or one-bedroom dwelling unit and 2.0 parking stalls per every two-bedroom or larger dwelling unit within the TC-1 zone. The TC-1 zone also requires one visitor parking stall per every 10 stalls and bike racks at a ratio of one slot per 0.5 bedrooms. The proposed apartment building contains 78 one-bedroom/studio dwelling units and 30 two-bedroom dwelling units for a parking requirement of 177 stalls. For 177 stalls, 17 visitor stalls would be required for a grand total of 194. The proposed project provides 153 parking stalls on-site dedicated to the TC-1 building, 41 below the requirement. As conditioned with additional parking stalls dedicated to the TC-1 apartment building and a bike rack, the project meets the LDC.

Building Orientation, Site Layout & Pedestrian Circulation

The LDC 17.09.010 requires the building to be oriented towards the street. The primary entrance should be conveniently accessible by adjacent sidewalks and take a prominent role in the architectural design on the front facade. Both the townhomes and the TC-1 building orient and have prominent architectural features directed towards adjacent streets.

The LDC 17.09.010 states that parking lots be positioned to the side and rear of the building. Direct and delineated pedestrian connectivity shall be made from every building to the surrounding streets and throughout the site for overall pedestrian connectivity and better walkability. The parking lots are behind or to the side of the townhomes along 100 East. Along Main Street, a parking lot currently exists in front of the proposed building, but is on a different parcel.

The proposed townhomes all have pedestrian connections from the building(s) to the street (100 East). The proposed TC-1 building does not show pedestrian connections to the street and throughout the project site. As conditioned with pedestrian connectivity throughout the TC-1 area, the project meets the requirements in the LDC.

Building Elevations

The LDC 17.10.060 indicates that blank walls exceeding 30 linear feet are prohibited and ground floor street facing facades shall have a minimum of 60% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. The building materials proposed are brick, stucco and wood panels. The ground floor areas are shown with at least 60% transparency and the other facades meet minimum building elevations requirements in the LDC as submitted.

Building Heights

The MR-20 zone allows building heights at 45'. The LDC requires transitional building heights when higher density zones are positioned adjacent to lower density NR zones. This requirement restricts building heights to 35' at the front setback and allows one (1) additional vertical foot of building height for every two (2) horizontal foot setback. The two-story MR-20 townhomes are proposed at 29' tall. The TC-1 zone allows maximum building heights of 55' along streets and up to 80' in interior spaces of the block. The four-story building is proposed at 48' tall meeting the requirements in the LDC as proposed.

Open Space

The LDC 17.07.090 requires 20% open space and an additional 10% useable outdoor space in the MR-20 zone. The LDC does not require open space in the TC-1 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The 0.56-acre MR-20 area would be required 4,918 SF of open space and 2,459 SF of outdoor space. The proposed conceptual landscape plan shows front and side yards being landscaped and each townhome has a rooftop deck. As conditioned with minimum open space and outdoor space in the MR-20 area, 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 for commercial and multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. 18 SF of landscaping shall be provided on the interior or perimeter of the surface parking lot for every parking stall contained within. As conditioned with a detailed landscaping plan meeting minimum plant numbers and parking lot landscaping, the project complies with 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 1/11/20, posted on the City's website and the Utah Public Meeting website on 1/16/20, and mailed to property owners within 300 feet on 1/6/20.

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 MR-20 Townhomes shall provide 20 parking stalls (2 per unit).
3. The 108-unit TC-1 apartment building shall provide 177 residential parking stalls and 17 visitor parking stalls for a total of 194 stalls. Off-site parking may be permitted through written binding agreements dedicating the stalls to the residential apartment building as per the LDC alternative parking plan section.
4. Balconies on the apartment building can not encroach into adjacent drive isles.
5. Surface parking lots can not contain more than 20 stalls in a row with a landscape or sidewalk break as per LDC 17.31.140.
6. Bike racks shall be provided near the TC-1 building as per the LDC.
7. The driveway connection to Garff Garden Park on the north side of the project site shall have a locked gate restricting use to only fire or emergency vehicles.
8. The two landscaped areas between Garff Garden Park and the project site shall be landscaped as per the Logan City purchase agreement.
9. The Planning Commission allows a 22.5' front yard setback for the townhomes.
10. Pedestrian (walkway) connections shall be made between the TC-1 building and sidewalks along the adjacent street and throughout the project site for safe and convenient walkability.
11. The west façade of the TC-1 building shall meet all applicable fire and building code requirements for a 0' foot setback or a boundary line adjustment may be submitted adjusting this property boundary.
12. No awnings or roof overhangs on the TC-1 building can cross over property lines.
13. All public/resident pedestrian entrances shall have weather protection provided above.
14. 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) Open Space and Useable Outdoor areas shall total a minimum of 20% and 10% for the MR-20 areas with at least 20 trees and 50 shrubs/perennials per acre of MR-20 area.
 - b) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area (2,754 SF for the 153-stall on-site parking lot).

- c) Street trees shall be provided where they currently do not exist at every 30 feet on center. Efforts should be made to preserve the existing mature healthy street trees along the project frontage. City Forrester will determine tree species.
15. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
 16. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
 17. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
 18. 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.
 19. 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.
 20. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
 21. 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*
 - Minimum inside measurement of a double enclosure without gates is 22 ft. wide and 10 ft. deep. No gates are required but if desired it is a minimum of 24 ft. wide. Minimum 20 ft. over-head clearance on approach and over the enclosure. Place bollards in the back and on the front corners of enclosure.
 - b. *Engineering —contact 716-9160*
 - Comply with Logan City Storm Water Design requirements. This includes the retention of the 90% storm event onsite through the use of Low Impact Design practices. It also includes the retention or detention of 100 year 24 storm as required in the Storm Design standard.
 - All existing sewer and water services not used by the new development shall be capped at the City utility main line.
 - The development shall extend the 8" fire line in 100 East south and connect to the new 8" line being installed through the development. The 4" line currently being connected to will not provide necessary fire flows if 8" line from main is ever closed due to maintenance or repair.
 - Locate 2" meters to townhomes in the park strip along 100 East
 - Provide water shares (rights) or an in-leu of fee increased demand on City system.
 - Property Line Adjustment for development.
 - c. *Water—contact 716-9627*
 - The buildings that are three stories tall or taller (above grade) must have a DC (ASSE1015) installed and tested on the water main as it enters the building/s before any branch offs or connections. This is containment (City's) protection only.
 - 2-) Any 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, report must be submitted to City.
 - Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.
 - d. *Fire—contact 716-9515*
 - Fire Apparatus Access, Fire Sprinkler, Fire Alarm and Standpipes required.
 - Submit a complete Fire Flow Analysis required.

- Additional Hydrants will be required.
- Provide AutoCAD two track drawing indicating the following apparatus specifications on all fire access road and lanes: Inside turn 17 ft., Curb to Curb 32ft., and Wall to wall 36 ft.
- The east drive onto 100 East and the fire apparatus lane down the north side of the proposed building need to be aligned to accommodate the turning radius of fire apparatus, see turning spec above.

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.
4. The project meets the goals and objectives of the TC-1 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. Main Street and 100 East 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.



MEMORANDUM TO PLANNING COMMISSION

DATE: Feb. 27, 2020
FROM: Russ Holley, Senior Planner
SUBJECT: **L59 Site Plan and Alternative Parking Plan**

Beth Larcher has submitted an alternative parking plan and new site plan as requested by the Planning Commission prior to the L59 housing project being continued on Jan. 23rd. The new site plan adds 30 on-site parking stalls along the north side of the proposed building. The building has been shifted south to accommodate this row of parking. The sidewalk along the north side of the building has been eliminated and balconies on the east side encroach on the drive isle. The site plan does not show how one can enter the building at the two north façade entrances. The new on-site parking stall count is 183 (previously 153) with the off-site day-time only restriction parking stalls up to 21 (previously 20). An Alternative Parking Plan has been submitted that lists seven reasons why the applicant feels the proposed parking should be approved. I have adjusted the staff report conditions of approval to address some of these changes.

Attachments:

Staff Report
New Site Plan
Alternative Parking Plan

Alternative Parking Plan

Summary:

194 required

183 onsite and available 24 hrs/day

This is less than a 1% parking variance request.

Here are the reasons I see the variance as a reasonable request and why we believe the building has sufficient parking and to spare:

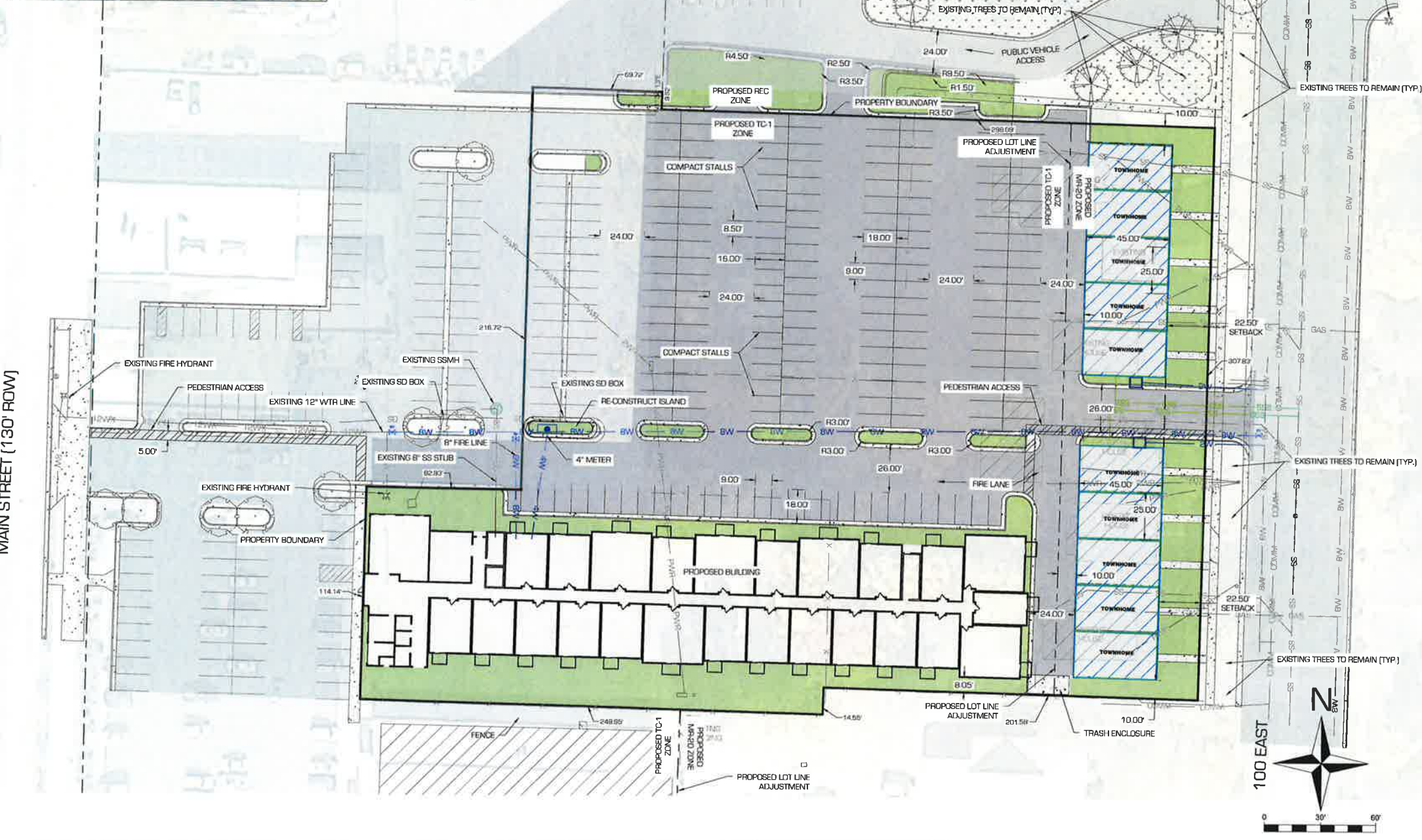
- **there are still 21 stalls available off site (albeit daytime only)**
- **there are 40 public stalls to the north next to Garff Gardens (we will NOT encourage or advertise these, but they are available in the case of an event that causes Chuck-a-rama to be busier than normal (like graduation))**
- **there are approximately 18 stalls of street parking on Main Street (again, in the event of a rare occasion that daytime parking is full)**
- **there is a bike lane on 100 East to make biking in the downtown area convenient for residents**
- **there is a CVTD bus stop within two blocks in every direction of this project**
- **Highmark's numbers show that in a project with a majority of 1-bedroom apartments, 2 spaces per unit is over-parked (this project has a much higher ratio of parking than their other projects, and their lots are not full)**
- **peak times at Chuck-a-rama and JoAnn's are nearly opposite of when residents are usually home (chuck-a-rama peak times are 12-8 PM and JoAnn's peak times are 10 am to 4 pm (according to Google))**

The on-site parking ratio for this project is 1.7

L59 APARTMENTS DESIGN REVIEW

SCALE: 1" = 30'

VICINITY MAP:



LEGEND

- PROPERTY BOUNDARY
- - - PROPERTY LINES WITHIN PROJECT BOUNDARY
- SD — EXISTING STORM DRAIN (SIZE SHOWN)
- W — EXISTING WATER LINE (SIZE SHOWN)
- GAS — EXISTING GAS LINE (SIZE SHOWN)
- SS — EXISTING SEWER LINE (SIZE SHOWN)
- COM — EXISTING COMMUNICATION LINE
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- X — EXISTING FENCE
- EXISTING CONCRETE
- W — PROPOSED WATER LINE
- SS — PROPOSED SEWER LINE
- PROPOSED ASPHALT
- PROPOSED 1.5' CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED BUILDING
- LANDSCAPING AREA

- NOTES**
- SETBACKS PER CODE:
TC-1:
FRONT SETBACK: 0'-5" (10' CURRENTLY SHOWN)
SIDE SETBACK: 0'-5" (10' CURRENTLY SHOWN)
REAR SETBACK: 0'
PARKING SETBACK: 10'
MR-20:
FRONT SETBACK: 10' MIN
SIDE SETBACK COMMON WALL: 0'
SIDE SETBACK NON COMMON WALL: 6'
SIDE SETBACK ADJACENT TO NR ZONE: 25'
REAR SETBACK: 10'
PARKING SETBACK: 10'
 - PROJECT BOUNDARY CONSISTS OF THE FOLLOWING PARCELS:
02-047-0014
02-047-0017
02-047-0023
02-047-0019
02-047-0020
02-047-0021
02-047-0005
 - PARK ON NORTH SIDE OF PARCEL TO BE RELOCATED AS SHOWN
 - PROPERTY BOUNDARY AREA: 2.89 ACRES
 - LANDSCAPING:
TREES: 58 REQUIRED BY CODE
SHRUBS: 145 REQUIRED BY CODE
STREET TREES: EVERY 30'-1 ON CENTER
 - TOTAL APARTMENT UNITS: 108 UNITS
 - TOTAL TOWNHOME UNITS: 10 UNITS
 - PARKING STALLS AVAILABLE: AT LEAST 2.0 PER UNIT
 - STORM WATER WILL BE DETAINED IN AN UNDERGROUND STORM WATER DETENTION SYSTEM AND THEN RELEASED INTO CITY SYSTEM AT CONTROLLED RATE PER LOGAN CITY STANDARDS. THE 90TH PERCENTILE STORM VOLUME (0.6 INCHES) WILL ALSO BE RETAINED.

civilsolutionsgroup inc.

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**L59 APARTMENTS
DESIGN REVIEW**

100 SOUTH, 100 EAST
LOGAN, UT 84321

MARK	DATE	DESCRIPTION

PROJECT #: 725-1601
DRAWN BY: B REES
PROJECT MANAGER: M TAYLOR
ISSUED: 02.20.20



DESIGN REVIEW

C-101

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