



**Project #20-014  
Merrill Rezone  
Located at 1105 West 2200 South**

**REPORT SUMMARY...**

*Project Name:* Merrill Rezone  
*Proponent/Owner:* Dan Larsen / Jed & Reva Merrill  
*Project Address:* 1105 West 2200 South  
*Request:* Rezone from COM to MU  
*Current Zoning:* Commercial (COM)  
*Date of Hearing:* March 12, 2020  
*Type of Action:* Legislative  
*Submitted By:* Aaron Smith, Planner II

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 8.11 acres of property located at approximately 1105 West 2200 South (TIN# 03-006-0009) from Commercial (COM) to Mixed Use (MU).

*Land use adjoining the subject property*

<i>North:</i>	COM: Vacant	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	COM: Commercial Uses

**PROJECT**

The proponent is requesting to rezone approximately 8.11 acres at 1105 West 2200 South. The rectangular shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agriculture land. The property has approximately 360' of frontage along 2200 South and is approximately 930' in depth running north and south. 1000 West street is planned to align along the east side of this property as it extends south of the newly installed traffic signal at the intersection of HWY 89-91. This property was annexed into Logan City in May 2017. It has been zoned COM ever since.

**GENERAL PLAN**

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations are located along or near the Main Street corridor north and south of downtown.

Mixed Use Center (MUC) areas are described in the General Plan as having concentrations of commercial and office uses – with residential uses integrated. MUC developments are required to have both residential and commercial components. MUCs are intended to be compact and designed for people to live, work, and play within a walkable center.

**LAND DEVELOPMENT CODE**

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial uses. The COM zone is located along major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space.

The Mixed Use (MU) zoning district permits a maximum density of 30 units per acre (40 with ground floor commercial) and building heights of 58'. Setbacks are 0'-10' in the front yard and lot coverage is capped at 60%. 20% of project sites are required to be improved with open space and usable outdoor space. Studio/one bedroom residential units require 1.5 parking stalls, two bedroom or larger units require 2 parking stalls. Commercial parking is based on use square footage. Newly adopted MU standards set minimum commercial building area standards for projects based on acreage. For an 8-acre site, 4,500 SF of commercial building would be required as part of the project. For reference, each of the commercial pads in front of the new Riverwalk development that are currently being constructed are approximately 4,800 SF.

### **NEIGHBORHOOD COMPATIBILITY**

This area was recently annexed into the City but was anticipated to do so in the 2008 version of the General Plan and identified on the FLUP. The newly installed traffic signal at the intersection of 1000 West/HWY89-91 will significantly impact the character of this quasi-rural area as development pressures continue to intensify. Areas to the south and east largely remain undeveloped agricultural lands with Nibley City and Millville City boundaries in close proximities. The areas to the west are developed as a Motel, built in 1996, and a recreational vehicle park. A newly approved office warehouse is located directly west along 2200 South.

Proximity to this intersection should be considered as communities along the South Corridor Plan area implement standards for setbacks, access, and commercial nodal development patterns. The LDC defines a commercial node as being 700 feet away from the center of the traffic signal. This property is located 718 feet away from the center of intersection. The South Gateway Overlay is placed on properties within 300 feet of the Highway and requires enhanced setbacks. This property is 415 feet away from the Highway. With 1000 West planned to continue southward through Nibley, this property along with the neighboring properties to the west, form a triangular island between HWY 89-91, 2200 South and 1000 West.

From a residential land use standpoint, existing developments and approved projects within a ¼ mile radius and within the Logan City boundary, there is a disproportionate value of structure types with approximately 640 Multi-Family Units, 250 Mobile Homes, and 250 Single-Family Homes. Multi-Family dwelling unit breakdown is approximately 120 duplexes, 200 townhomes, and 312 multi-story apartment units. Mixed Use development, which permit 30-40 units per acre depending on building type, typically result in multi-story apartment complexes. This property developed at maximum density would result in 243 units.

From a mixed-use standpoint, the proposed zone will have access to commercial and job centers via 1000 West and HWY 89-91. While the project may have a minimal commercial component, the proximity to the identified commercial node at the 1000 West intersection may provide for integration of residential and commercial uses in the area. When considering the land use overall in the area, with commercial zoned land within the 700' intersection node, and mixed residential housing around along the periphery of the node, the overall effect is a dense urban node that, with proper pedestrian infrastructure constructed as projects are developed, can be well connected by sidewalks and crosswalks. If the intent is to create a viable commercial node at the 1000 West intersection, then this rezone will help support that purpose, by placing some commercial development near the node, and providing housing that will support the commercial growth at the node.

### **PREVIOUS REZONE**

An application for a rezone of the property from COM to MR-20 was denied by the City Council by a vote of 4-1 on Nov. 5, 2019. The primary concern expressed by staff regarding the previous rezone was the loss of commercial property in close proximity to the new 1000 West intersection and expansion, and the saturation of one residential building type in the area. While a zone change to MU does include limited required commercial development, the overall density

of the zone is greater than the previously denied zone of MR-20 (243 units per acre MU, 162 units per acre MR-20).

## **SUMMARY**

The proposed rezone differs from the previous rezone request in two significant ways; one, the rezone is a denser request that permits 30 units to the acre; and two, the rezone has a mandatory commercial component of at least 4,500 SF. This parcel lays at a critical transition between the planned commercial node around the 1000 West intersection and the mixed residential housing along the periphery. Staff supports this rezone as it will provide some commercial development near the node and will provide housing that will help support commercial development in the area. In addition to supporting growth in the area, locating dense residential housing near a commercial node and job center will help reduce vehicle miles travelled and total trips by providing convenient access to goods, services, and jobs.

Issues that were raised during the last rezone request remain valid regarding commercial use and housing types. The extension of 1000 West along the eastern edge of the property does improve the viability of the property for future commercial development. Also, with the existing housing stock in the area and projects under development, the housing portfolio in the area continues to skew towards multi-family development. Overall, this is a complicated rezone at a critical location in Logan as it is located near an important highway intersection and sits on a transition with neighboring communities. Staff's assessment is that while this rezone only partially meets the existing FLUP designation, it will meet other adopted long-term planning goals for Logan, particularly is will help to stimulate development around the commercial node at the 1000 West intersection that was identified in the South Corridor Plan and codified in the South Gateway Overlay Zone.

## **AGENCY AND CITY DEPARTMENT COMMENTS**

No comments have been received.

## **PUBLIC COMMENTS**

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

## **PUBLIC NOTIFICATION**

Legal notices were posted on the City's website and the Utah Public Meeting website on 3/4/2020, and noticed in a quarter page ad on 2/22/2020, and a Public Notice mailed to property owners within 300' were sent on 2/24/2020.

## **RECOMMENDED FINDINGS FOR APPROVAL**

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


1. The MU zone has a mandatory commercial component that will help to meet the intent of the COM FLUP designation.
2. The MU zone is compatibility with neighboring uses and zones.
3. The location is compatible with the purpose of the MU zone.
4. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Mixed Use developments.
5. The proposed MU zone will support the goals of the Cache Valley South Corridor Development Plan.

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 <b>2-10-20</b>	Received By <b>RH</b>	Receipt Number	Zone	Application Number <b>PC 20-014</b>
Type of Application (Check all that apply): <input 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 <b>Merrill rezone</b>				
PROJECT ADDRESS <b>1105 W 2200 S</b>			COUNTY PLAT TAX ID # <b>03 - 006 - 0009</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Dan Larsen - Kartchner Land Management</b>			MAIN PHONE # <b>435-755-7080</b>	
MAILING ADDRESS <b>601 west 1700 south</b>		CITY <b>Logan</b>	STATE <b>UT</b>	ZIP <b>84321</b>
EMAIL ADDRESS <b>Dan@Kartchnerinc.com</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Jed Merrill</b>			MAIN PHONE #	
MAILING ADDRESS <b>1105 west 2200 south</b>		CITY <b>Logan</b>	STATE <b>UT</b>	ZIP <b>84321</b>
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>Rezone from Commercial to Mixed use</b>				Total Lot Size (acres) <b>8.11</b>
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
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		

**Council workshop: Apr. 7**  
**Council hearing: Apr. 21**

LOGAN LODGING SUBDIVISION

SEE 03-006-2 E

