



**Project #20-011  
Trailhead Townhome Rezone  
Located at approx. 600 E. 400 N.**

**REPORT SUMMARY...**

*Project Name:* Trailhead Townhome Rezone  
*Proponent/Owner:* Brian Seamons / Brian Seamons & Jose Collado  
*Project Address:* 580 & 592 East 400 North & 595 Blvd.  
*Request:* Rezone from NR-6 to CR  
*Current Zoning:* NR-6  
*Date of Hearing:* April 9, 2020  
*Type of Action:* Legislative  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of three (3) parcels totaling approximately 0.50 located at approximately 580 East 400 North, 592 East 400 North & 595 Boulevard (TIN# 06-059-0022; -0023; 0033) from Traditional Neighborhood Residential (NR-6) to Campus Residential (CR).

*Land use adjoining the subject property*

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	NR-6: Residential Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	NR-6: Residential Uses

**PROJECT INTRODUCTION**

The proponent is requesting to rezone three separate parcels totaling approximately 0.50 acres located at 580 East 400 North, 592 East 400 North & 595 Boulevard from the current zone of NR-6 to CR. One of the three properties is vacant with the other two containing a residential structure on each parcel. Both residential structures, built in 1912 and 1939, are single-family homes. The 1939 home (580 E. 400 N.) was illegally converted into a duplex and denied a grandfathering request in 2008. The vacant parcel located at the corner had a canal running diagonally through it making development difficult. With the canal section failure along Canyon Road, this section of canal has since been piped and buried. The adjacent intersection of 600 East 400 North (US HWY 89) contains a traffic signal and experiences high volumes of traffic, typically in association with Utah State University scheduling.

**GENERAL PLAN**

The Future Land Use Plan (FLUP), within the Logan City General Plan, identifies this property as Detached Residential (DR). DR areas are described as single-family home developments with a range of density listed as 4 to 6 dwelling units per acre. The General Plan is not a regulatory document, it is a guiding and visioning document. Regulations associated with land use and specific development standards are found in the Logan City Land Development Code (LDC) and the Logan City Official Zoning Map.

**SPECIFIC PLANS**

The 400 North Corridor Plan was a visioning document adopted in 2015 after numerous public outreach efforts. The visioning and planning effort came about for a couple of main reasons. First, because of the Highway road-widening and the ever-increasing number of automobiles driving quickly through, the original neighborhood character of this street has significantly transformed resulting in a slow deterioration of property. The historic Tudor and Craftsman style homes along the corridor slowly transformed from family homes to student rental properties. Aesthetical concerns were a driving force for the need of this planning effort. Secondly, the planning effort presented an opportunity to create a better link between downtown Logan and Utah State

University. An opportunity to create a beautiful “boulevard style” corridor, with an emphasis on design and usability for all types of transportation, that would connect students to downtown and downtown to the university.

This particular area near the intersection of 600 East 400 North was identified as a “Mixed Use Lower Density”. The plan defined this as low-rise building’s containing both residential and commercial uses placed near the sidewalk edge and in a manner not to detract from the neighborhood character or residential setting. This intersection, in many ways, is a western gateway to the University.

The Adams Neighborhood Specific Plan was adopted in 2013 after numerous neighborhood outreach and feedback efforts. The Adams neighborhood is one of Logan’s oldest and most diverse neighborhoods. The neighborhood has transformed over the years from predominant owner-occupied, family-raising homes to more and more non-owner-occupied student rental structures containing multiple dwelling units. The main goal and objective of the Adams Neighborhood Plan is to stabilize the number of rentals and create a predicable zoning environment that results in young families desiring to invest in and remodel homes with the intent of raising families there. Logan City has established several financial assistance programs with this very reason of owner-occupied reinvestment in mind. The zoning recommendations include keeping the CR zoning boundaries as is and not expanding those out any further. 600 East has been the proverbial “line in the sand” for decades. By not expanding the CR zoning outward, this will force demand and density inward and upward, something desired in the existing CR zoning areas. The nagging possibility of CR zoning creep will decrease confidence and stability in the neighborhood resulting in less owner-occupied investments. The adoption of this plan by the City Council in 2013 represented a commitment to the residents of this core neighborhood.

### **LAND DEVELOPMENT CODE**

The LDC outlines development standards for both NR-6 and CR zoning districts. The NR-6 zoning allows single-family homes at a maximum density of six (6) homes per acre of land. The zone allows 25’ front yard setbacks and limits homes to 2-3 stories in height. The CR zone allows up to 40 dwelling units per acre or through a Conditional Use Permit, allows up 240 occupants per acre (studio apartments). The CR zone allows 10’ front yard setbacks and 4-5 story buildings (55’ max.). Automobile parking requirements are based on occupancy and number of dwelling units.

### **SUMMARY**

To suggest that these properties directly adjacent to 400 North will transform back into homes where owner-occupied families raise their children is unrealistic given the size, speed and volume of cars on 400 North. That does not mean that the only solution is CR high-density student housing. A rezone to CR could result in up to 20 apartments and 120 occupants on a 0.5 acre of land. Limited and cautious redevelopment of low to medium density would provide new student housing opportunities along 400 North, per the corridor plan recommendation, but would have fewer impacts on surrounding single homes being targeted for owner-occupied reinvestment opportunities. The corridor plan specifically identifies this corner property as “Mixed Use/Lower Density”. A low/medium residential density with a small neighborhood serving commercial shop would have fewer impacts on the surrounding residential properties to the south. The Neighborhood Center (NC) and Community Commercial (CC) zones allow limited commercial uses along with residential density ranges of 9-12 units per acre. These two zones better fit the descriptions in the 400 North Corridor Plan for this corner. Streetscape improvements could be made creating a “boulevard” type setting (although UDOT restrictions make aesthetic designs difficult) connecting downtown and the university regardless of the specific density aligning it.

Both applicable specific plans do not recommend that these properties convert to CR. There are currently several rental and multi-family properties in the vicinity and the trends show that they are increasing, but that is the very reason why the Adams Neighborhood Specific Plan was adopted. The goal of that plan is to stabilize the number of rentals and encourage owner-occupied families

to invest in the neighborhood. If Logan City desires predictability and consistency in its neighborhoods and fostering an environment for owner-occupied re-investment, then rezoning and re-development needs to be limiting and cautious in order to mitigate negative impacts associated with high-density housing. Larger buildings, larger parking lots, higher levels of noise and traffic are the typical negative impacts of high-density. Positive impacts from high-density, are typically, more efficient infrastructure and utilities and less pressure to sprawl out development into surrounding rural areas, but Logan City has strategically identified and planned areas for high density development (downtown, existing CR areas, and some other areas near job centers etc...) and this corner is not one of them. There is a need for more high-density student housing, it just needs to be located inside the current CR zoning boundaries.

### **PUBLIC COMMENTS**

Two comments have been received (one phone call & one written). One is in opposition of any new apartments in Logan until sewer and traffic problems are resolved and the other supports the proposal suggesting that this is an appropriate area for student housing.

### **PUBLIC NOTIFICATION**

Legal notices were posted on the City's website and the Utah Public Meeting website on 4/2/20 and noticed in a quarter page ad on 3/22/20 and a Public Notice mailed to property owners within 300' were sent on 3/23/20.

### **RECOMMENDED FINDINGS FOR DENIAL OF THE REZONE**


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

1. The rezone request is inconsistent with the FLUP and the General Plan.
2. The rezone request is inconsistent with the 400 North Corridor and Adams Neighborhood Specific Plan.
3. The rezone does not create a stable neighborhood environment that encourages owner occupied re-investments.



# APPLICATION FOR PROJECT REVIEW

Planning Commission     Land Use Appeal Board     Administrative Review

<b>Date Received</b> 3-9-20	<b>Received By</b>	<b>Scheduled Meeting Date</b> Apr. 9	<b>Zone</b>	<b>Application Number</b> PC 20-020
<b>Type of Application (Check all that apply):</b> <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
<b>PROJECT NAME</b> TRAILHEAD TOWNHOMES				
<b>PROJECT ADDRESS</b> 598 E 400 N			<b>COUNTY PLAT TAX ID #</b> 06 -- 059 -- 0022,23,&33	
<b>AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)</b> BRIAN SEAMONS			<b>MAIN PHONE #</b> 435-764-0808	
<b>MAILING ADDRESS</b> 1065 E 100 N		<b>CITY</b> LOGAN	<b>STATE</b> UTAH	<b>ZIP</b> 84321
<b>EMAIL ADDRESS</b> BRIANSEAMONS@GMAIL.COM				
<b>PROPERTY OWNER OF RECORD (Must be listed)</b> CACHE VALLEY GENERAL CONTRACTORS			<b>MAIN PHONE #</b> 435-764-0808	
<b>MAILING ADDRESS</b> 1065 E 100 N		<b>CITY</b> LOGAN	<b>STATE</b> UT	<b>ZIP</b> 84321
<b>EMAIL ADDRESS</b>				
<b>DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED</b> (Include as much detail as possible - attach a separate sheet if needed)  REQUEST TO REZONE PARCELS 06-059-0022,23,& 33 TO CAMPUS RESIDENTIAL. CVGC OWNS 06-059-0033  BRENT BEVAN IS THE AUTHORIZED AGENT FOR 0022 & 0023 435-512-2478, BRENTKBEVAN@GMAIL.COM  <b>Rezone from NR-6 to CR</b>				<b>Total Lot Size (acres)</b> 1/2  <b>Size of Proposed New Building (square feet)</b>  <b>Number of Proposed New Units/Lots</b>
- 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  Brian Seamons	

Council workshop: Apr. 21  
Council hearing: may 5

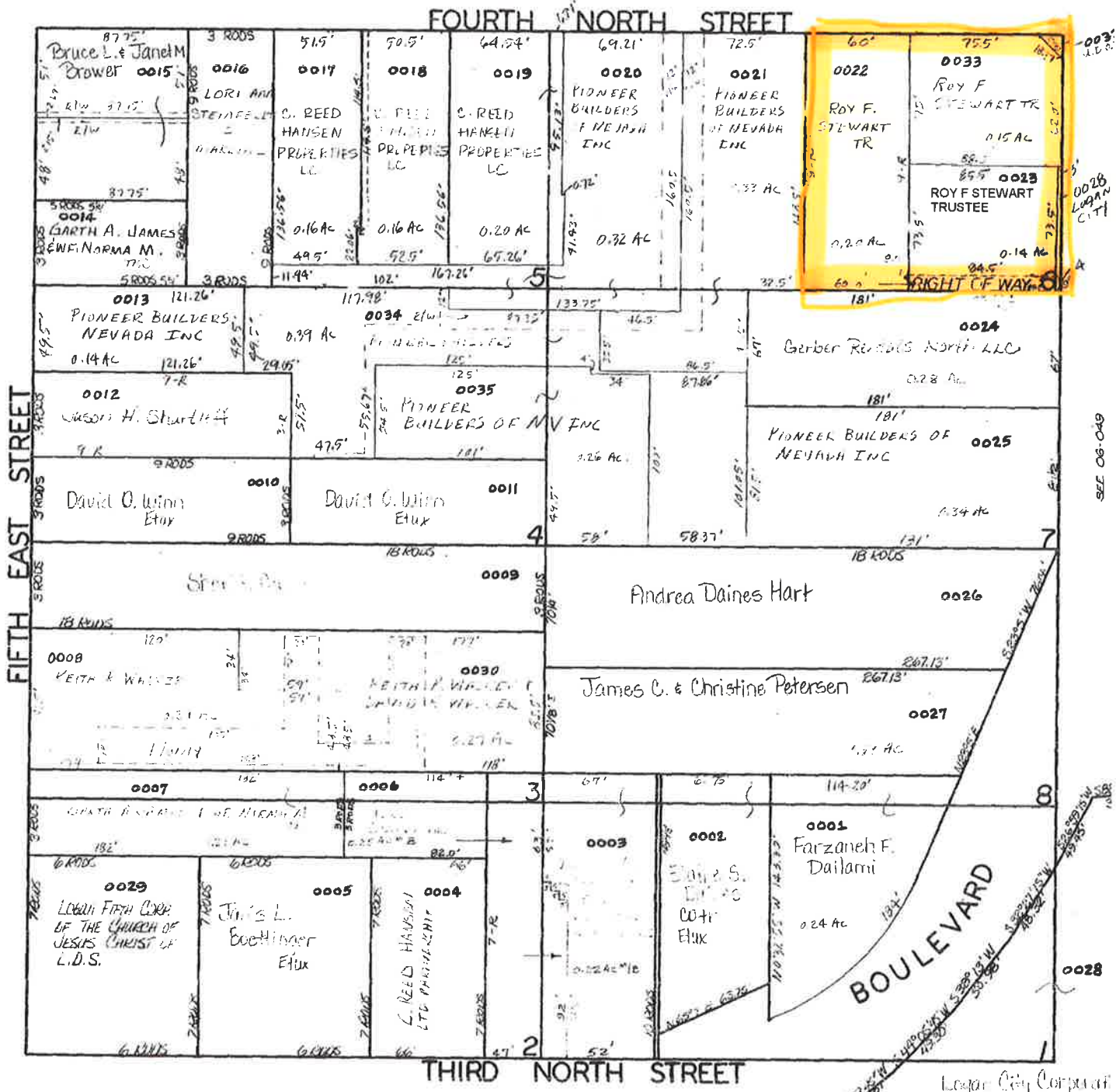
NE4 Section 34 Township 12 North Range 1 East

Scale 1 Inch = 50 Feet

TAX UNIT 27

Block 11 Plat "C" Logan City Survey

SEE 06-057

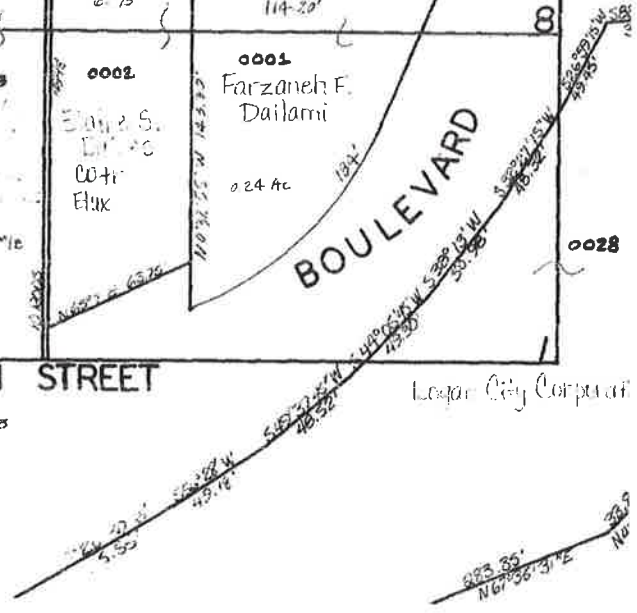


SEE 06-060

SEE 06-049

SEE 06-073

Logan City Corporation



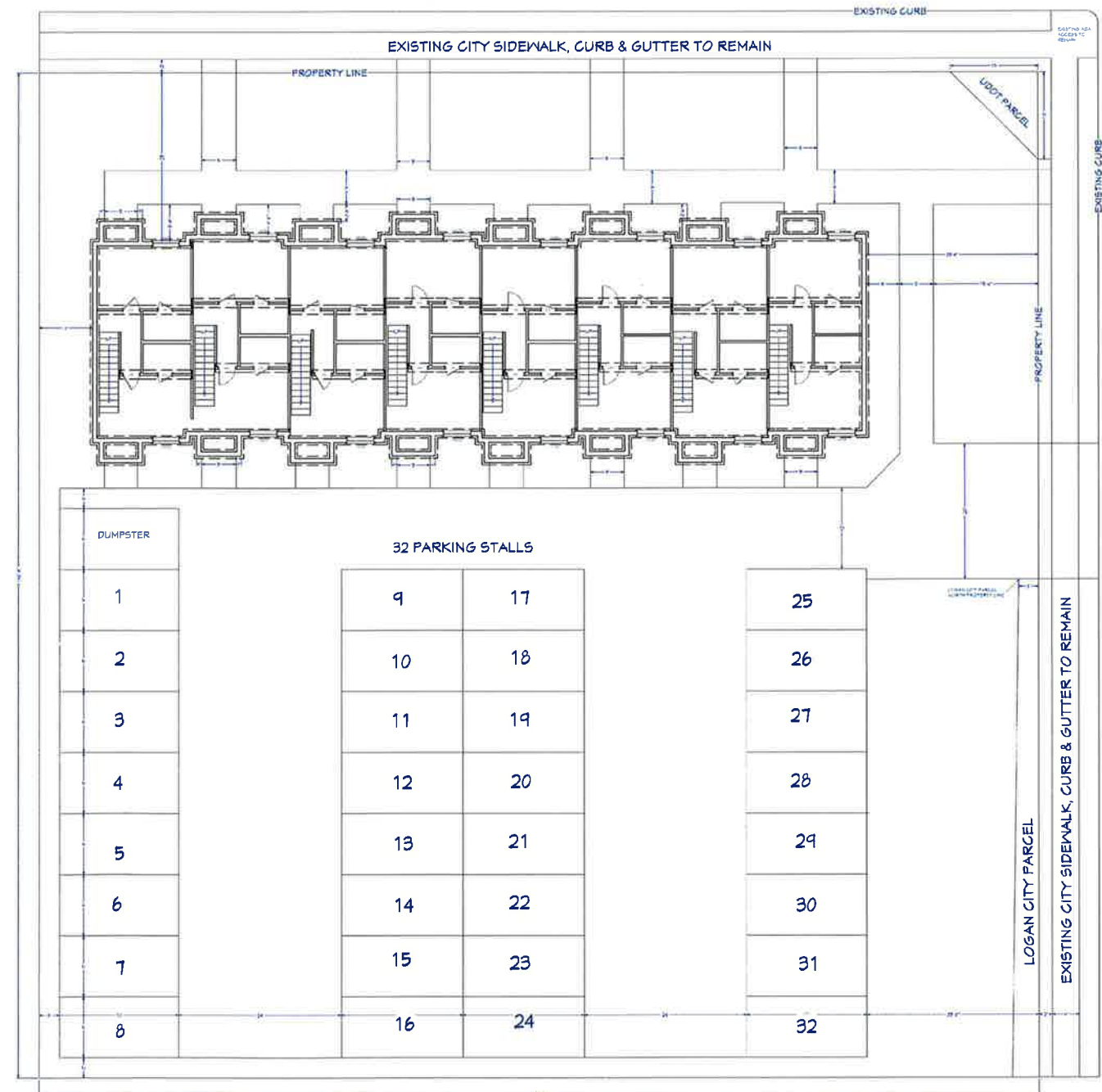
AERIAL OVERLAY



VICINITY MAP



400 NORTH STREET



PREVIOUS BUILD AT 1325 NORTH 800 EAST, LOGAN



APPROXIMATE PROPERTY LOCATION:  
596 EAST 400 NORTH, LOGAN, UT  
84321

**REZONE PROPOSAL  
PARCELS 06-054-0022,0023,0033  
TO CAMPUS RESIDENTIAL**

APPLICANT:  
CACHE VALLEY GENERAL CONTRACTORS  
BRIAN SEAMONS, PRESIDENT  
(435-764-0808)  
BRIANSEAMONS@GMAIL.COM

DATE:  
3/6/2020

SCALE:

SHEET:  
P-1