



**Project #20-028
Westfield Warehouse Rezone
Located at 130 S 1200 W**

REPORT SUMMARY...

Project Name: Westfield Warehouse Rezone
Proponent/Owner: Tony Johnson/HRT Holdings, LLC
Project Address: 130 S 1200 W
Request: Rezone from CS to COM
Current Zoning: Commercial Services (CS)
Date of Hearing: June 11, 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 10.5 acres of property located at 130 S 1200 W (TIN 05-107-0005;-0014-0021;0023-0028;-0031-0033.) from Commercial Services(CS) to Commercial (COM).

Land use adjoining the subject property

<i>North:</i>	CS: Commercial Uses	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	PUB: Public Uses

REQUEST

The proponent is requesting to rezone approximately 10.5 acres from CS to COM. This request is being made to permit live/work units in the approved development. The property is located along 200 S and is adjacent to single family homes to the south and commercial service development in the immediate area and to the east, including light manufacturing, warehousing, auto repair, and contractor businesses. To the west is undeveloped land and the landfill. The proposed rezone is outside of the landfill overlay, which would have restricted residential use at the site. The site is generally flat with wetlands to the north and west.

PROJECT HISTORY

The property was approved for a Design Review Permit by the Planning Commission for 12 new buildings with 73 commercial units on August 8, 2019. The approved buildings are designed as a first-story warehouse/shop space with an office space on the second floor. The approved project is currently located in the CS zone, which does not permit residential development. A rezone to COM would allow the second floor to be developed as a residential unit.

In spring 2019, the proponent requested a code amendment to permit live/work residential use in the CS zone. That request was heard by the Planning Commission on April 23, 2020. The Planning Commission recommended denial of the request to the Municipal Council. The primary issue with the code amendment was the potential for non-compatible uses in the CS zone, as the CS zone permits a wide arrange of light industrial uses that would not be compatible with residential development. Following discussions between staff and the proponents, the code amendment application was withdrawn after the staff workshop with the Municipal Council.

The applicant discussed with staff the possibility of a COM rezone as means to achieve the live/work use, as the COM zone permits live/work development with ground floor commercial and residential above. The COM zone does not permit standalone residential development. The COM zone is also more compatible with mixed-use development, as it has a narrower set of allowed uses in regards to light industrial uses.

Westfield Warehouse Rezone

130 S 1200 W

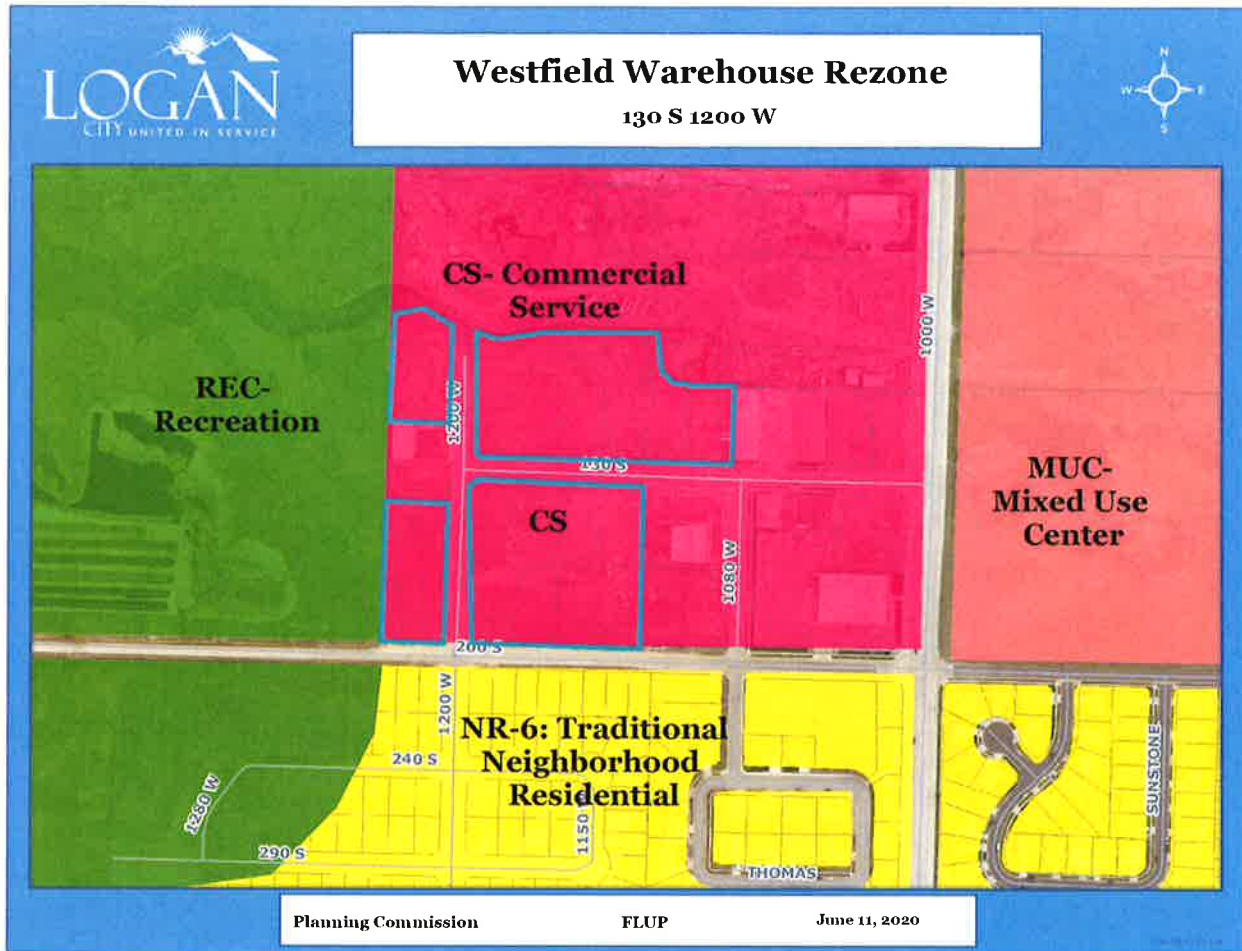


Planning Commission

June 11, 2020

GENERAL PLAN

The property is currently identified as the Commercial Services land use designation in the Future Land Use Plan (FLUP). The Commercial Services FLUP designation fills the need between industrial and commercial land uses. These are alternative locations for light manufacturing, wholesale and warehousing, and uses that support the construction and manufacturing trades. The Commercial Services designation is not intended for residential use.

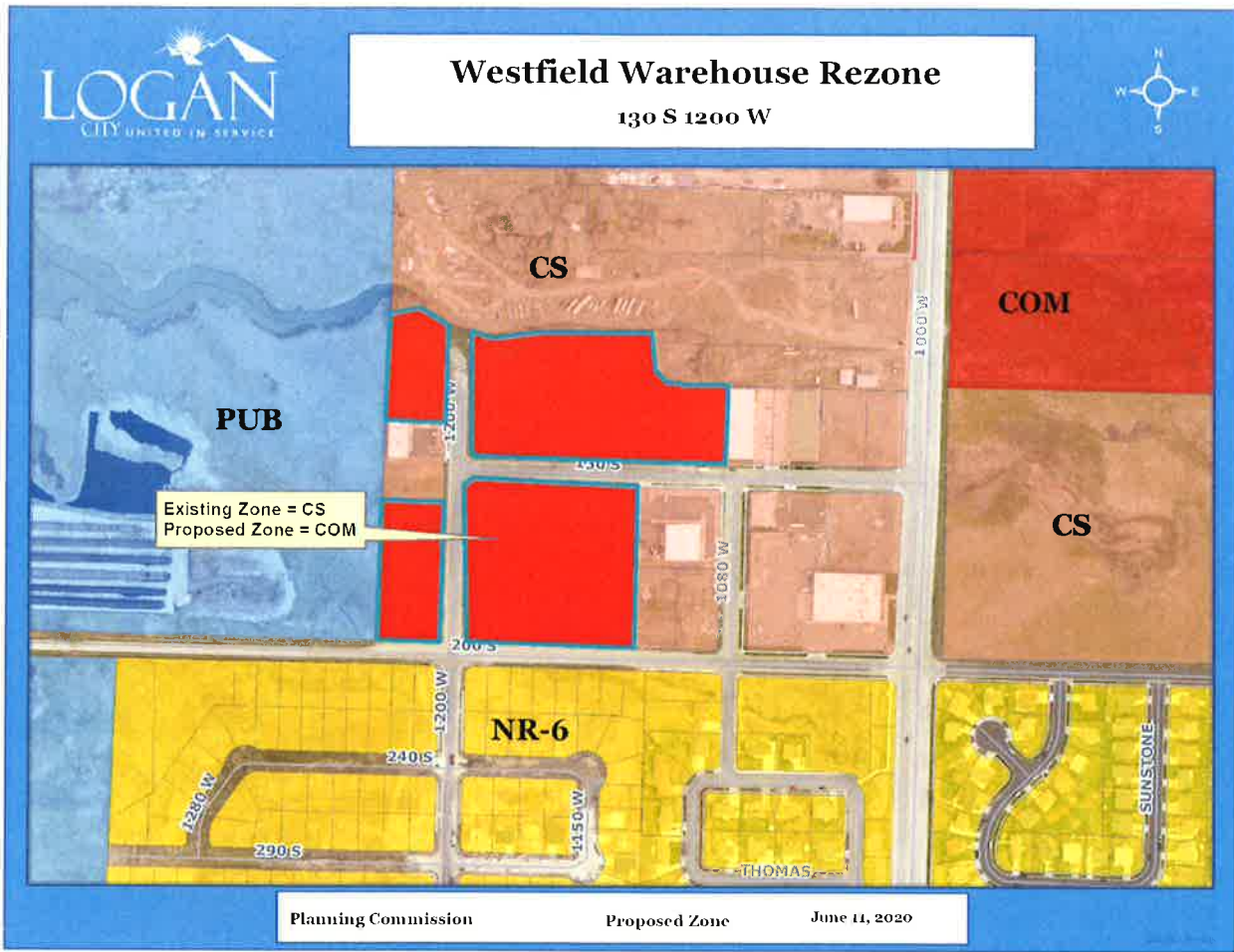


ZONING

CS – Current Zone: The CS zone fills a need between industrial and commercial land uses. CS areas provide alternative locations for light manufacturing, warehousing, wholesaling, or other uses that support construction and manufacturing trades that are typically service oriented. The CS zone does not allow for residential uses. Generally, the CS zone is less restrictive than the COM zone in regard to permitted uses, especially industrial uses.

COM - Proposed Zone: The COM zone is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Residential development is allowed in the zone; however, free standing residential buildings are not permitted.

In addition to uses, some development standards would change as well. The maximum building height for the CS is 38’, while COM is 40’ or up to 55’ with additional setbacks. Minimum building setback are similar between to the two zones. Building fenestration and open space are the same between the two zones. The COM zone does allow for some front yard parking with a Conditional Use Permit.



STAFF REVIEW

The primary concerns with the previous proposal to amend the CS zone to allow residential use was that it would create compatibility issues between residential and light industrial uses, and that the amendment was too broad and affected all CS zoned area. In contrast, the request to rezone the property would reduce the potential for non-compatible use within the development, reduce the impact on the single-family development to the south, and limit the change to only the applicant’s property.

There remain concerns regarding this rezone request. One issue it is difficult for staff to enforce the main floor commercial/second floor residential requirement of the COM zone as the uses will be integrated within the live/work unit. It is also reasonable to consider the appropriateness of residential uses at this location as the development is away from the core of Logan, adjacent to existing commercial service development, and does not align with the existing FLUP land use designation for the area. Also, while a Design Review Permit has been issued for this property, the property development plans could change in the future and a more dense or intense commercial use could be developed at the location. It is worth noting that if the approved project developed as proposed, and all previously approved units converted to live/work units, the density for the development would be 7 units per acre. Also, and significant change to the approved site plan or building elevations would require the project to return to the Planning Commission. As the rezone would permit residential development, changes to the project, such as the parking for residential units and building codes, will be reviewed by staff during building permit application.

Overall, staff’s assessment is that this rezone presents an opportunity for a type of mixed use housing product that would be beneficial to the housing market in Logan by providing alternative

housing types that are not typically available. This location, adjacent to an existing single-family development creates a natural transition that will reduce the impact of CS development in the area.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300' 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 5/30/2020, posted on the City's website and the Utah Public Meeting website on 6/3/2020, and noticed in a quarter page ad on 5/23/2020, and a Public Notice mailed to property owners within 300' we sent on 5/22/2020.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The proposed rezone is consistent with the existing neighborhood development pattern.
2. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
3. The proposed rezone will ensure new development is done in a more compatible manner to that of the surrounding area.
4. The COM rezone will help buffer the adjacent single-family development from light industrial uses of the CS zone.



APPLICATION FOR PROJECT REVIEW

Planning Commission
 Land Use Appeal Board
 Administrative Review

Date Received 5-12-2020	Received By	Scheduled Meeting Date June 11, 2020	Zone	Application Number PC 20-028
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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Westfield Warehouses				
PROJECT ADDRESS 130 South 1200 West			COUNTY PLAT TAX ID # 05-107-0001 and 0002	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Tony Johnson			MAIN PHONE # 435-764-2200	
MAILING ADDRESS				
255 South Main St., Ste. 100		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS tony.johnson@amlutah.com				
PROPERTY OWNER OF RECORD (Must be listed) HRT Holdings, LLC				MAIN PHONE #
MAILING ADDRESS				
255 South Main St., Ste. 100.		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS lexi.johnson@amlutah.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Rezone to Commercial				Total Lot Size (acres) Approx. 10.5 Size of Proposed New Building (square feet) N/A Number of Proposed New Units/Lots N/A
- 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 HRT Holdings, LLC		

Council workshop: June 16
 Council hearing: July 21

WESTFIELD SUBDIVISION PHASE 2

05-107
-2-

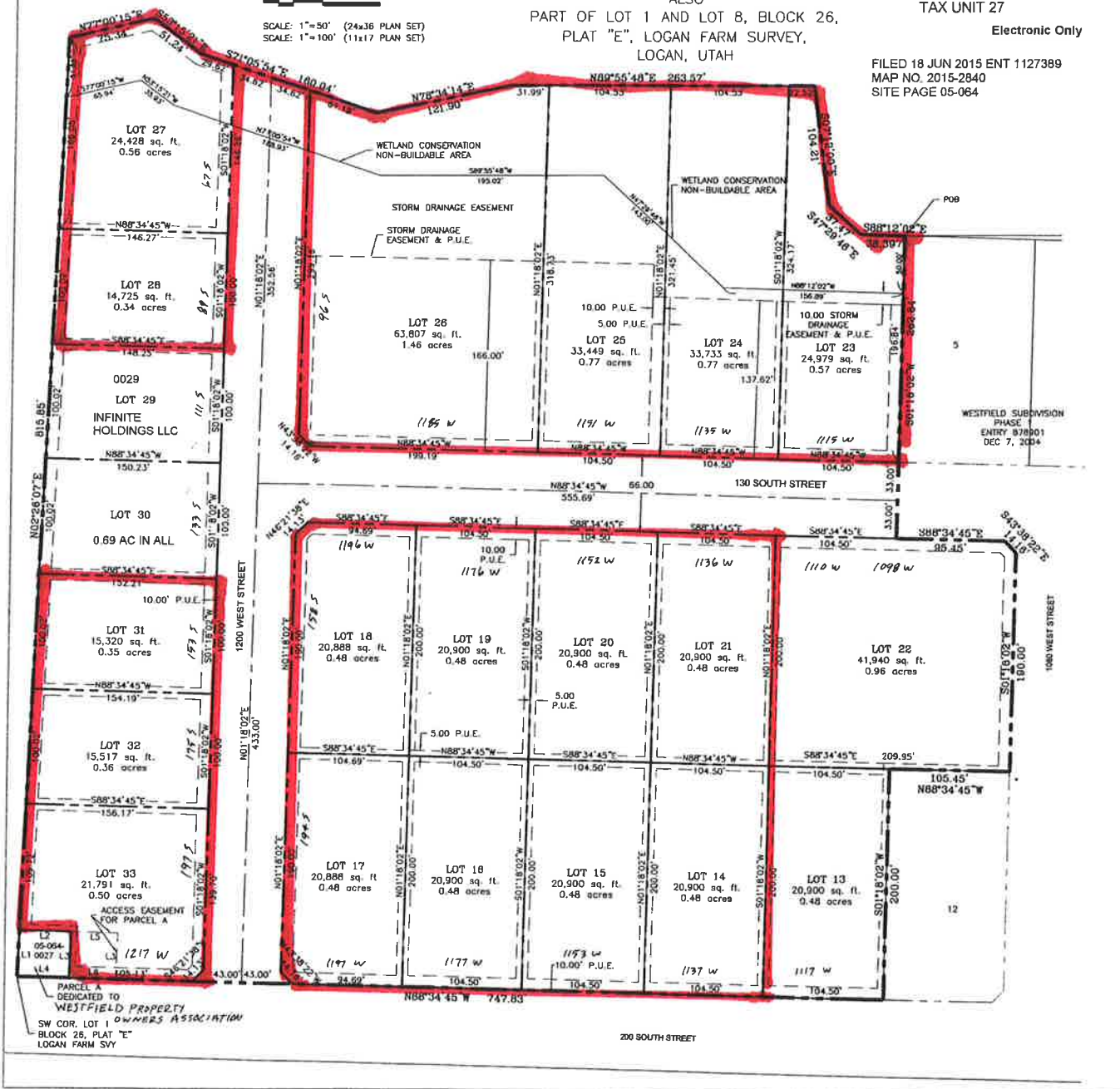
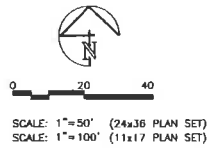
PART OF SECTION 32, TOWNSHIP 12 NORTH,
RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN,

ALSO
PART OF LOT 1 AND LOT 8, BLOCK 26,
PLAT "E", LOGAN FARM SURVEY,
LOGAN, UTAH

TAX UNIT 27

Electronic Only

FILED 18 JUN 2015 ENT 1127389
MAP NO. 2015-2840
SITE PAGE 05-064



Plat Maps for Parcel 05-107-0001 - Cache County CORE

