

**Project #20-031
1700 North Retail Development
Located at 1700 North Main Street**

REPORT SUMMARY...

Project Name: 1700 North Retail Development
Proponent / Owner: Justin Campbell / CH Champlin
Project Address: 1700 North Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: June 25, 2020
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-031, 1700 North Retail Development, for two (2) 11,520 SF commercial buildings located at approximately 1700 North Main Street, TIN #04-082-0013, 04-177-0003; - 0002.

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses,	<i>East:</i>	North Logan City
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Vacant

Project Proposal

This is a proposal to construct two (2) 11,520 SF single-story commercial buildings along the Main Street frontage. The project includes parking lot areas, landscaping and outdoor space improvements. The currently vacant land slopes slightly from east to west and is comprised of three (3) parcels totaling 6.5 acres. The project site has approximately 385 linear feet of street frontage along the west side of Main Street. The proposed plans show future commercial phases to the west for a total of six (6) commercial buildings. The action is only for Phase-1, future phases will require subsequent Design Review at a later date.



Figure 1 shows the three-parcel 6.5-acre project site along the west side of Main Street.

Permitted Land Use

The Commercial zone is described in the Land Development Code (LDC) as being located near high-capacity roads and served by mass-transit. Permitted land uses are wide-ranging and geared toward service-oriented industries. Hospitably, retail, restaurant and office are all permitted within the Commercial zone as per LDC 17.11.030.

Design Review Permit

The LDC 17.43 requires Design Review Permit approval for new commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

Building Height & Design

The LDC 17.10.080 limits base building height to 40' in the Commercial zone. The proposed flat-roofed buildings are proposed at 19.5 feet. As proposed, the project complies with the height requirements in the LDC.

The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The design standards consider building variation, materials, building mass, articulation, roof, placement, and orientation. The standards emphasize 4-sided architecture and street orientation. The proposed brick buildings meet the design standards. The buildings have clear horizontal and vertical articulation, and massing with a mix of brick, EFIS and glass storefront materials. For design variation, no two directly adjacent commercial building should possess the same front façade. The two proposed commercial buildings along Main Street are identical and do not meet building variation standards as proposed. The LDC requires certain criteria to be considered varied from adjacent buildings. To meet the code, the commercial buildings are required to differ by at least 3 of the 7 criteria listed in LDC 17.12.020. As conditioned with building variations, the project complies with the requirements in the LDC.

The LDC 17.10.080 states that ground floor frontages and exposed side facades are required to have 30% of the overall façade area as transparent (fenestration). Calculations for the ground floor façade area on the proposed buildings show 31% transparency on the east and west façade and 34% transparency on the north and south facades. As proposed, the project meets transparency requirements in the LDC.

Lot Coverage

The LDC 17.10.080 limits lot coverage to a maximum of 60% (building(s) footprint). The project site for Phase-1 is approximately 1.85 acres (80,850 SF) in size. The total proposed building footprints of the project is approximately 23,040 SF, or 28%. As proposed the project complies with the requirements in the LDC.

Setbacks

The LDC requirements for minimum setbacks in the Commercial zone are as follows (as measured from property lines):

Front:	10'
Side:	8'
Rear:	10'
Parking Front:	10'
Parking Side/Rear	5'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (East):	10'
Side (North):	10'

Side (South):	15'
Rear:	500'
Parking Front:	95'
Parking Side/Rear	5'

As proposed, the project complies with the COM setback requirements in the LDC.

Frontage

The Commercial zone requires a minimum 50% building frontage at the front setback. The two proposed buildings, at 160-feet each, have an 83% frontage for the 385-foot wide property. As proposed, the project complies with the minimum frontage requirements in the LDC.

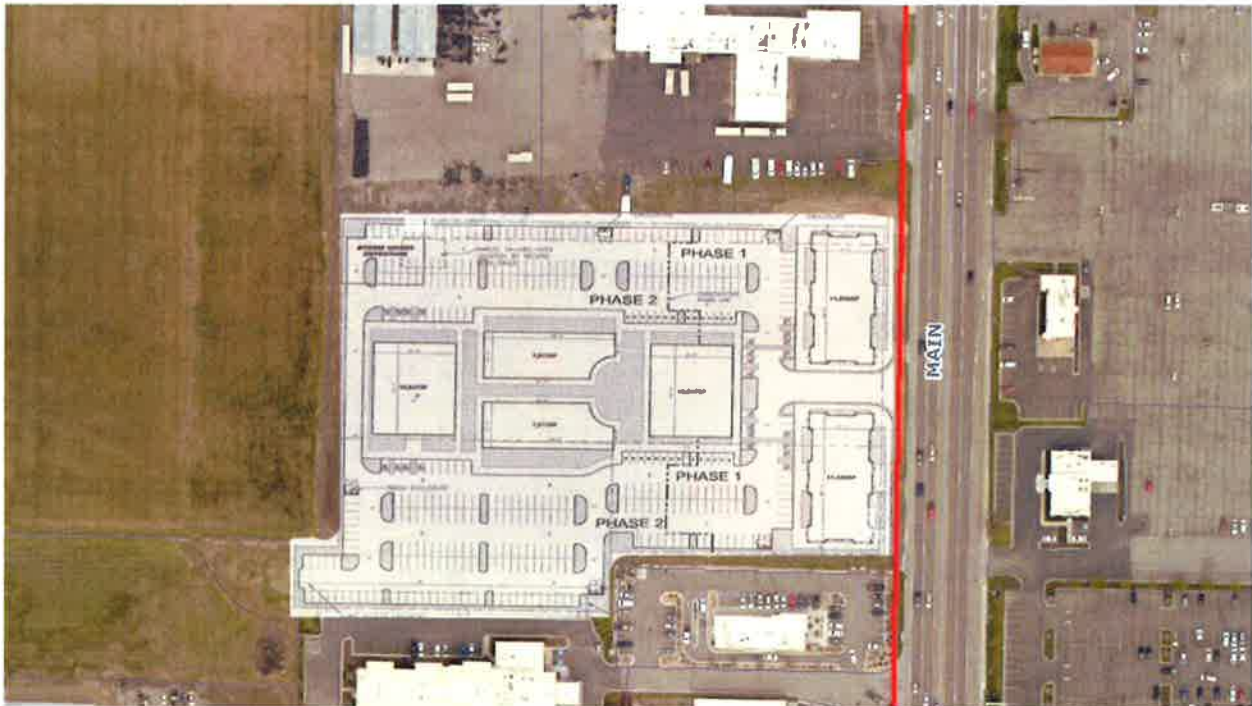


Figure 2 shows the proposed layout of the project with the mirrored Phase-1 buildings near Main Street.

Access & Circulation

The single vehicular driveway access is proposed on Main Street at approximately the middle of the project site. The 37-foot wide driveway could accommodate three lanes of vehicular traffic (one ingress and two egress). The Utah Department of Transportation (UDOT) manages Main Street access through the Cache Access Management Program (CAMP). The applicant has had preliminary conversations with UDOT concerning the access location. If the proposed access location and size is denied through the CAMP process resulting in significant change to the site layout, a subsequent Planning Commission review would be needed. The project circulation loops north and south encircling the future phase area. For Phase-1, some temporary paved turnaround will need to be installed to ensure interim traffic flow and circulation. As conditioned with final UDOT approval and temporary turnarounds for traffic circulation, the project meets the access and circulation requirements in the LDC.

Parking

The LDC 17.31 requires one (1) parking stall per 250 SF of general retail sales (typical average parking requirement for multi-tenant commercial buildings of this nature). At this rate, the two Phase-1 buildings would be required to provide 92 parking stalls. The proposed Phase-1 project provides 98 parking stalls. Bike racks are required for retail buildings with 10 or more parking stalls. The conceptual site plan does not show bike racks. As conditioned with bike racks and 92 parking stalls, the project complies with the requirements in the LDC.

Open Space Area

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities. The Phase-1 project site totals ~80,850 SF (1.85 acres) and would require 8085 SF of both open space and usable outdoor space for a total of 16,170 SF. The proposal includes conceptual open space and usable outdoor areas totally approximately 17,000 SF for Phase-1. The project meets the open area requirements of the LDC as proposed.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the Commercial zone. For the 1.85-acre Phase-1 project site, 37 trees and 92 shrubs, flowers and ornamental plants would be required as per the LDC. As conditioned with a landscaping plan, the project meets the requirements of the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures 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. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

Staff Summary

With the exception of the façade variation requirements for directly adjacent building in the LDC, the proposed project complies with code requirements. The variation requirements in the code intend to avoid the appearance of “cookie cutter” projects and neighborhoods that lack visual interest and variety. The Planning Commission will need to determine if any design discretion as per 17.43.080 is warranted in this case of two identical buildings.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	• Water
• Fire	

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 published in the Herald Journal on 6/13/20 and the Utah Public Meeting website on 6/16/2020. Public notices were mailed to all property owners within 300 feet of the project site on 6/5/20.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW

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. No two adjacent buildings may possess the same front/street-facing elevation as per façade variation standards in LDC 17.12.020.C.
3. A minimum of 92 parking stalls and a bike rack shall be provided for Phase-1. Parking requirements will be reviewed and approved for each subsequent business license application within Phase-1.
4. Temporary turn arounds in the parking lots shall be installed at the edge of Phase-1 to ensure adequate project circulation.
5. If UDOT's access permit alters the location of the driveway onto Main Street, the applicant will be required to obtain subsequent Planning Commission approvals.
6. Pedestrian pathway connections shall be made throughout the site for safe pedestrian circulation.
7. A performance landscaping plan, prepared in accordance with §17.32 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) Street trees required along public streets every 30'. Coordinate species and location with the City Forester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 16,170 SF.
 - c) A total number 37 trees and 92 shrubs, perennials and grasses shall be provided.
8. Submit a Boundary Line Adjustment to the City Engineer to adjust existing parcel lines to match Phase-1 building and project layout.
9. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
10. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
13. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
14. 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. *Water—contact 716-9622*
 - Each unit's water main needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of B/F.
 - All landscape irrigation system's fed from 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 and annually thereafter.
 - Fire suppression systems that connect to Logan City water (with no added chemicals) 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 2018 IPC and State of Utah Amendments, during and after construction.
 - b. *Engineering—contact 716-9153*
 - Provide storm water detention/retention per Logan City Design Standards. This includes the onsite retention of the 90% storm event utilizing Low Impact Design Standards
 - Provide water shares or in-leu fee for all increased demand to City system for indoor and outdoor uses.

- Provide City with Private Water Utility agreement for all private water lines on property connected to City system.
- No civil plans submitted in application, will address at time plans submitted for permit review
- Provide all easements and accesses required by North Logan to their well and pump house structure
- Comply with source protection requirements around well as required by both North Logan and Logan codes and standards.
- Plan shows parking and access to be placed on pump house and well owned and operated by North Logan. Unless North Logan is relocating this well this will not be allowed.
- Provide security fencing with setbacks for code and operation as required by Logan and North Logan.
- If sewer from project is taken to the west, easements through private property shall be obtained and copies provided to City. City considers this sewer line as private.
- Camp access approval of access onto US 91 shall be obtained from UDOT
- UDOT at the CAMP meeting may also require deceleration and acceleration lanes at approved access location.

c. Fire —contact 716-9515

- Fire Hydrants will be required within 400 ft of all points around the exterior of all buildings and within 100 ft of any fire department connections (FDC). Applicant shall provide an AutoCad drawing of the site with the maneuvering specifications of the largest fire apparatus; Inside Turn: 17 ft, Curb to Curb 32 ft, Wall to Wall 36 ft

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 conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. The project met the minimum public noticing requirements of the LDC and the Municipal Code.
6. Main Street provides access and are adequate in size and design to sufficiently handle automobile traffic 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.



This picture is taken from Main Street looking south at the vacant 6.5-acre 1700 North Retail Design Review site

1700 North Retail Development

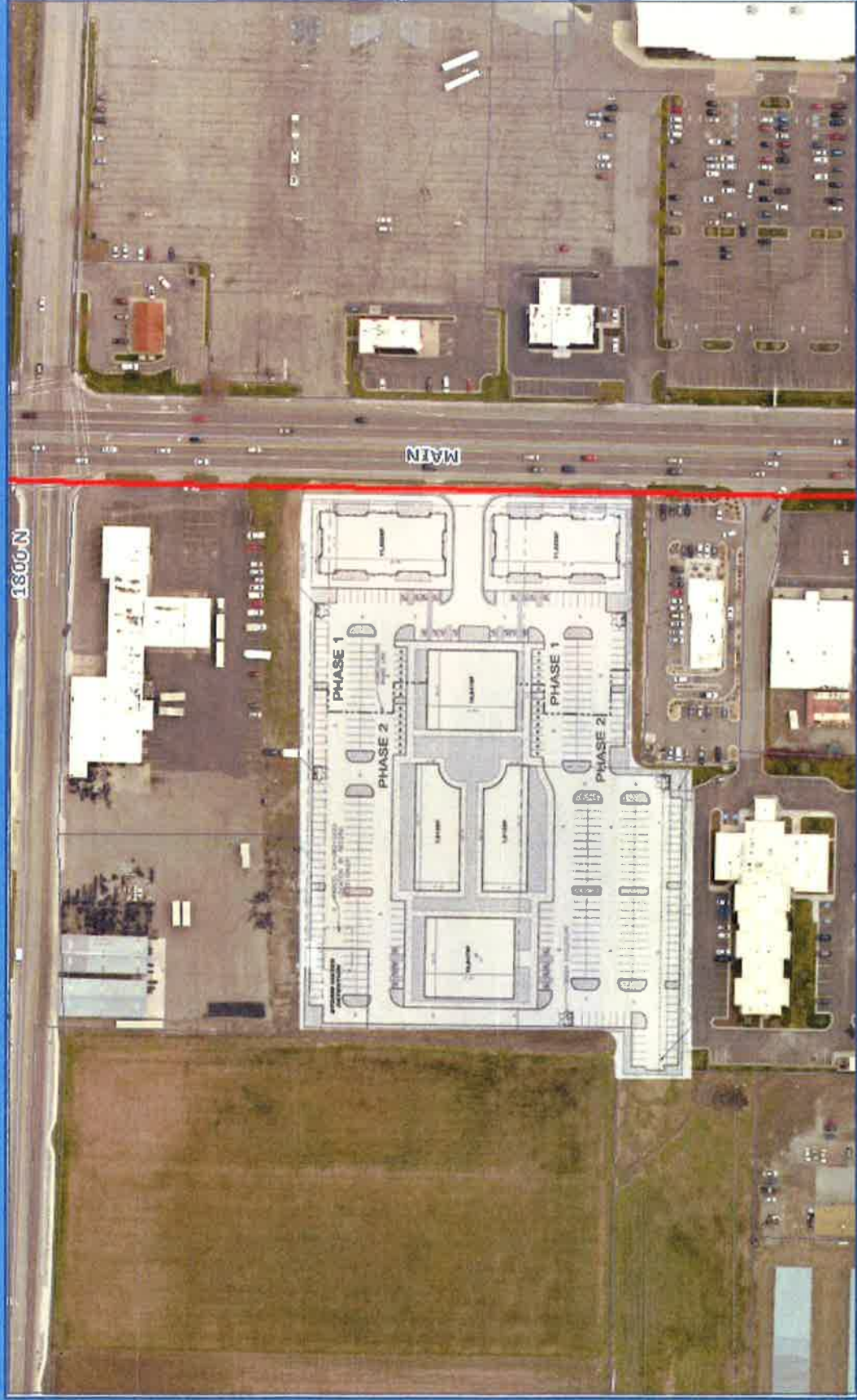
Approx. 1700 North Main Street



Planning Commission

June 25, 2020

1700 North Retail Development Approx. 1700 North Main Street





APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Land Use Appeal Board** ☐ **Administrative Review**

Date Received 5-22-20	Received By	Scheduled Meeting Date June 25	Zone COM	Application Number PG 20-031
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input 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 1700 North Retail Development				
PROJECT ADDRESS 1700 North Main Street			COUNTY PLAT TAX ID # 04-082-0013, 04-177-0003, 04-177-0002	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Justin Campbell, Cartwright AEC			MAIN PHONE # 435.753.2850	
MAILING ADDRESS 2120 North Main Street, North Logan, UT 84341		CITY	STATE	ZIP
EMAIL ADDRESS justinc@cartwright-aec.com				
PROPERTY OWNER OF RECORD (Must be listed) C H Champlin			MAIN PHONE #	
MAILING ADDRESS P.O. Box 6621 North Logan, UT 84341		CITY	STATE	ZIP
EMAIL ADDRESS rick@champlindevelopment.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Two retail buildings facing Main Street with parking in the back.			Total Lot Size (acres) 6.5 Acres	
			Size of Proposed New Building (square feet) (2) 11,520 sqft buildings 23,040 Total sqft	
			Number of Proposed New Units/Lots 1	
			- 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		

SEE 04-080

1800 NORTH STREET

YORKSHIRE VILLAGE
P.U.D. PHASE 1
SEE 04-137

P.U.D. PHASE 3
SEE 04-137

P.U.D. PHASE 5
SEE 04-137

YORKSHIRE VILLAGE
P.U.D. PHASE 2
SEE 04-137

P.U.D. PHASE 4
SEE 04-137

P.U.D. PHASE 6
SEE 04-137

Oak Meadows Logan
LLC

HANBURY MANOR
LIMITED PARTNERSHIP
LOT 1 HANBURY MANOR
SUBDIVISION

SUMMERLIN CONDOS
SEE 04-236

SEE 04-203

NORTHWEST INDUSTRIAL PARK
1470 NORTH ST.

SEE PAGE 07-194

200 WEST ST.

CH Champlin LLC
0010

CHAMPLIN COMMERCIAL PARK SUBD.
SEE 04-177

1600 PARK AVENUE PH I
SEE 04-234

3 DAVIS SUBD.
LOT 2

0017
28 PROPERTIES LLC

0021
LOT 1
QUIGLEY
SUBD.

0065
LOT 2
QUIGLEY
SUBD.

0066
LOT 3
QUIGLEY
SUBD.

0067
LOT 4
QUIGLEY
SUBD.

0068
LOT 5
QUIGLEY
SUBD.

0069
LOT 6
QUIGLEY
SUBD.

0070
LOT 7
QUIGLEY
SUBD.

0071
LOT 8
QUIGLEY
SUBD.

0072
LOT 9
QUIGLEY
SUBD.

0011
0012
JACK'S FIRE INVESTMENT
COMPANY, LLC
2.48 AC

0013
V LARSEN CONVEYANCE

0014
VI RABCO
1.48 AC

0015
VI RABCO
1.48 AC

0016
VI RABCO
1.48 AC

0017
VI RABCO
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0018
VI RABCO
1.48 AC

0019
VI RABCO
1.48 AC

0020
VI RABCO
1.48 AC

0021
VI RABCO
1.48 AC

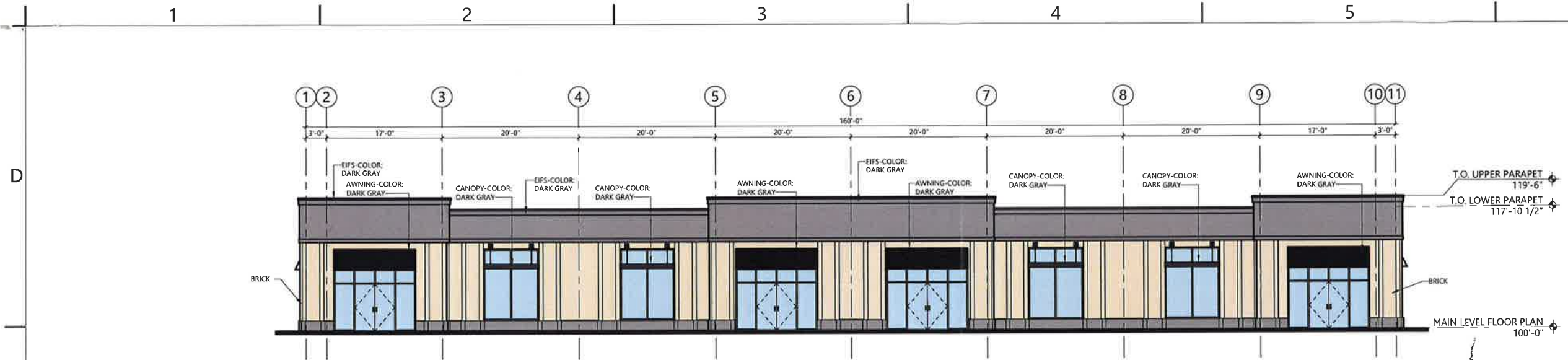
0022
VI RABCO
1.48 AC

0023
VI RABCO
1.48 AC

SEE 04-085

MAIN STREET

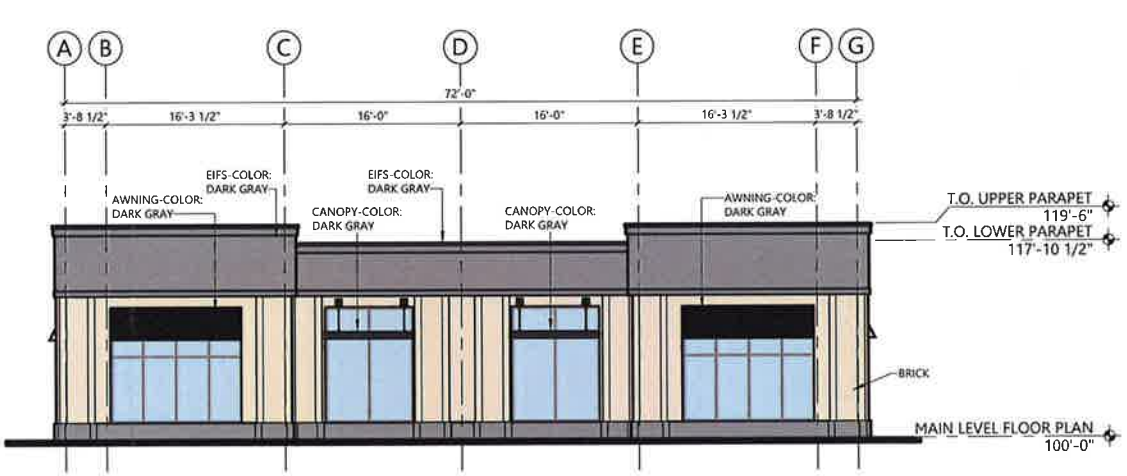
U.S. HIGHWAY 91



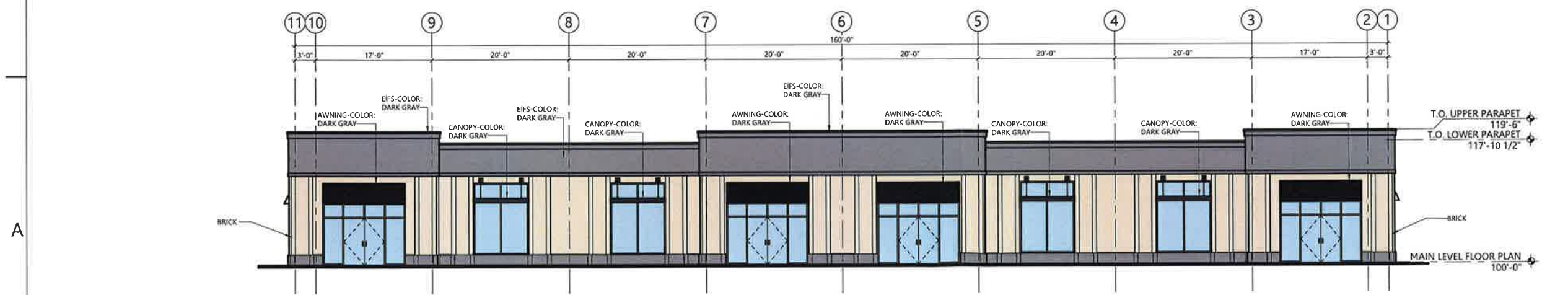
C3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



B4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

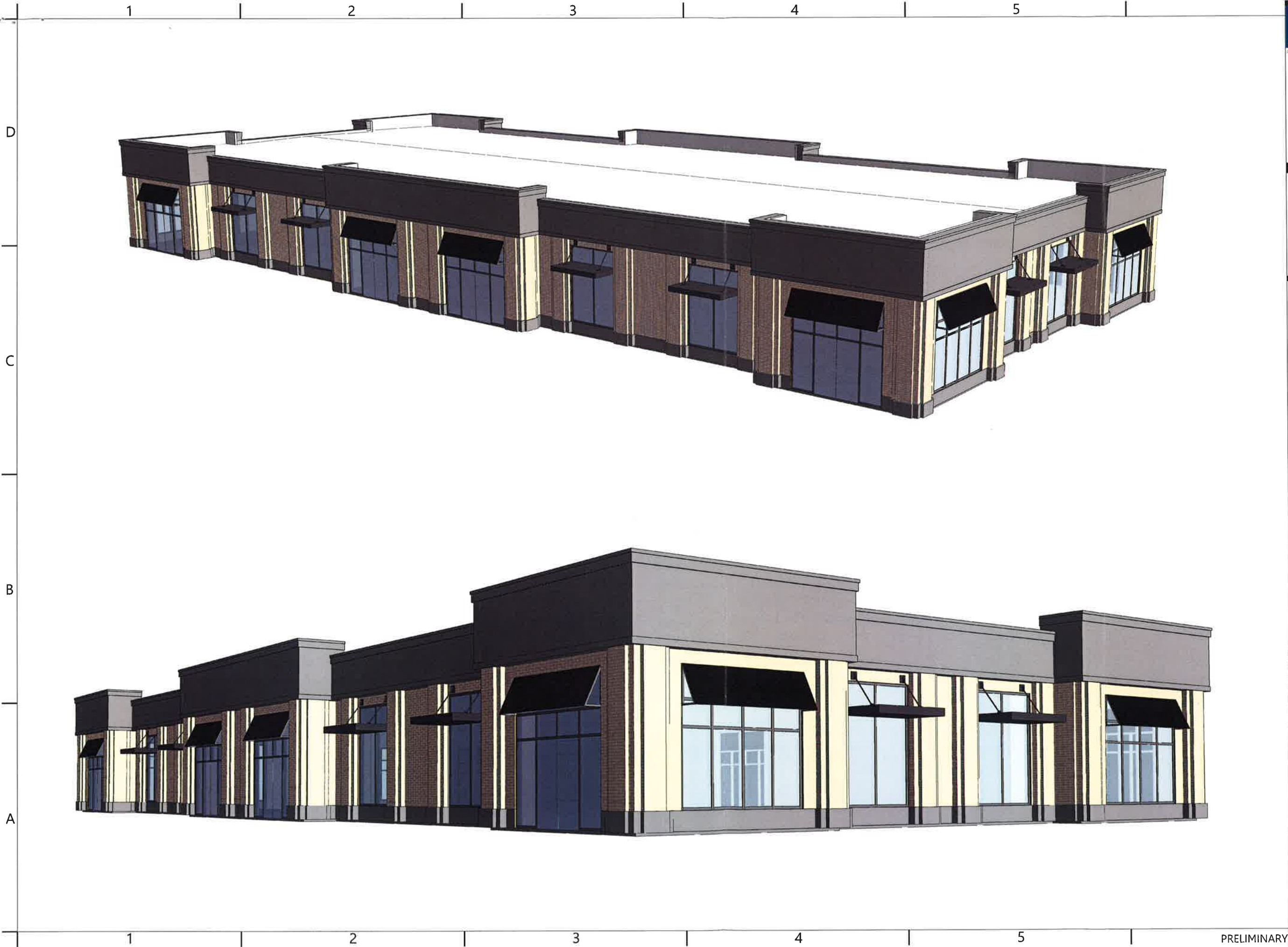


A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

CARTWRIGHT PROJECT #	120041
DATE	5/19/2020
DRAWN BY:	RA
CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS DESCRIPTION
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PC 20-031



CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753 2850
F435 753 2851
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<http://www.cartwright-aec.com>

1700 N Retail Properties

1700 NORTH MAIN STREET
LOGAN, UT 84321

CARTWRIGHT PROJECT #	120041
DATE	5/19/2020
DRAWN BY:	RA
CHECKED BY:	JMC
APPROVED BY:	JMC

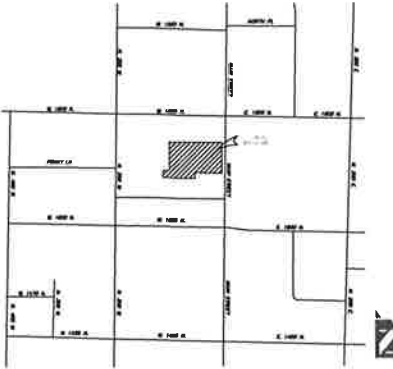
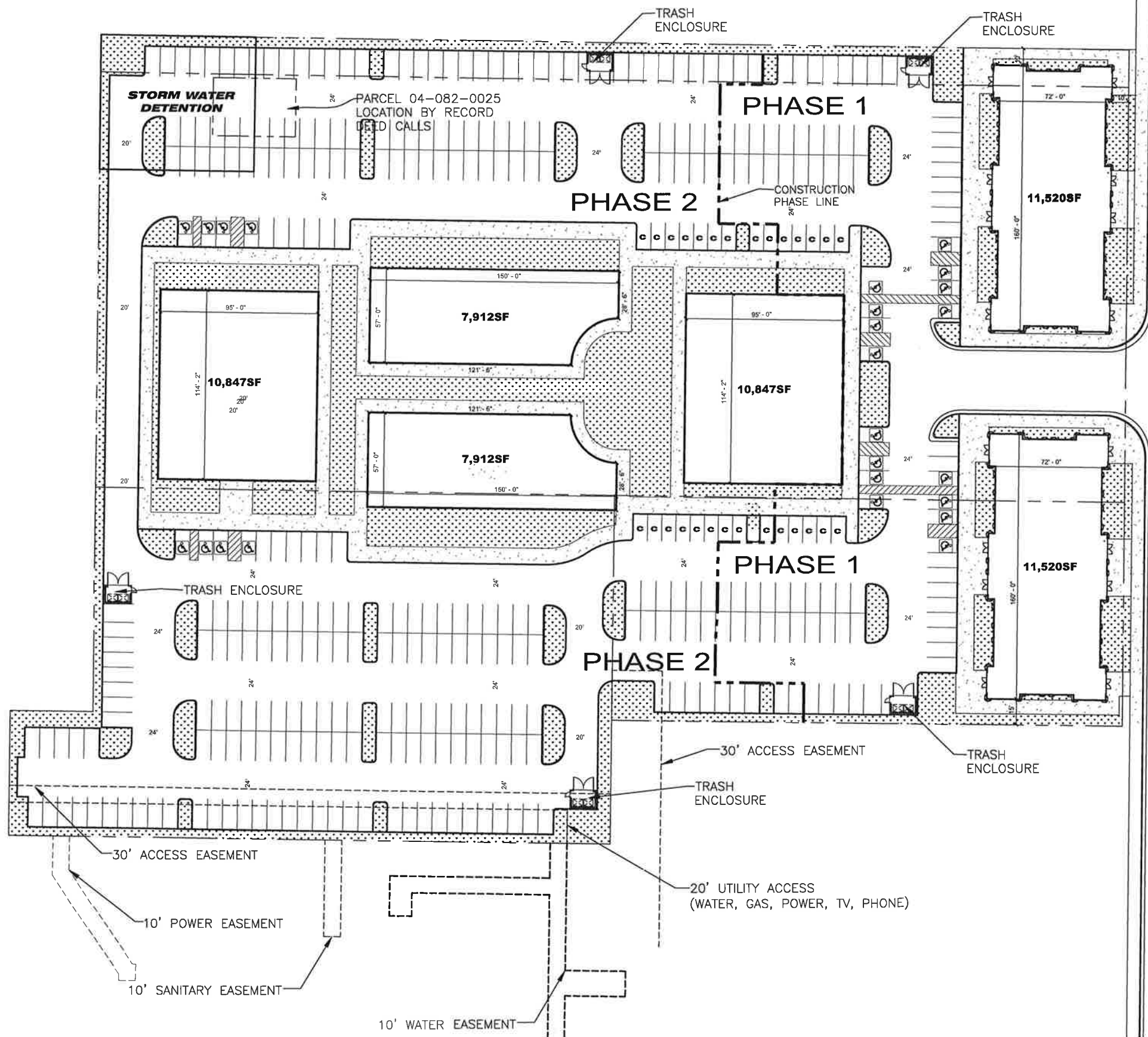
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

A202

PRELIMINARY

CITY OF LOGAN
CHAMPLIN DEVELOPMENT

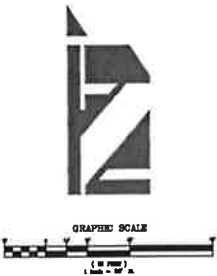


VICINITY MAP

MAIN STREET

NEW PARKING REQUIREMENTS

PARKING REQUIRED:	
1 PARKING LOT PER 250 SF FOR RETAIL	
1 PARKING LOT PER 300 SF FOR OFFICE	
THE TOTAL AREA OF RETAIL: 60,558 SF	
THE TOTAL AREA OF OFFICE: 37,518 SF	
TOTAL: 98,076 SF	
PARKING PROVIDED:	
STANDARD (9'x18'): 335 STALLS	
COMPACT (8.5'x16'): 28 STALLS	
HANDICAP (9'x18'): 24 STALLS	
TOTAL: 387 STALLS	



ARCHITECT
CARTWRIGHT
ARCHITECTS & ENGINEERS
2120 NORTH MAIN STREET
NORTH LOGAN, UT 84341
435.751.2850

CIVIL CONSULTANT:
RED BRICK SOLUTION
CONSULTING ENGINEERS & ARCHITECTS
331 S. RIO GRANDE STREET
SUITE 203
SALT LAKE CITY, UTAH 84101
T 801.224.5339M 661.816.5179



PROJECT
CONCEPTUAL SITE PLAN
CHAMPLIN DEVELOPMENT
1600 NORTH MAIN STREET
LOGAN, UT 84341

APPLICANT
Cartwright
2120 North Main Street
North Logan, UT 84341

REVISIONS		
MARK	DATE	DESCRIPTION

PROJECT # RBS 200019
DRAWN BY: SC
CHECKED BY: DWL
PLOT DATE: 5/20/2020
APPLICATION TYPE:

PLANNING APPROVAL
APN #
04-080-0013, 04-177-0002 & 0003

SHEET TITLE
S1
SHEET NUMBER
1 of 1