

Project #20-038
Living the Good Life Building
Located at 1200 West Airport Road

REPORT SUMMARY...

Project Name: Living the Good Life Building
Proponent / Owner: Justin Campbell / Cletus Hamilton
Project Address: ~ 1200 West Airport Road
Request: Design Review & Conditional Use Permit
Current Zoning: Gateway (GW)
Type of Action: Quasi-Judicial
Hearing Date: July 23, 2020
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for Project #20-038, Living the Good Life Building, for a 12,600 SF commercial building located at approximately 1200 West Airport Road, TIN #04-066-0017.

Current Land use adjoining the subject property

<i>North:</i>	AP: Vacant	<i>East:</i>	GW: Vacant
<i>South:</i>	GW: Vacant	<i>West:</i>	GW: Vacant

Project Proposal

This is a proposal to construct a new 12,600 SF single-story commercial building to be the new headquarters of Living the Good Life. The proposed building will act as the main office, small retail and logistic center (shipping and receiving) for the business. Half of the 12,600 SF building will be occupied by the applicant, the other half will be available for lease.



Figure 1 shows the project site along the south side of Airport Road.

Permitted Land Use

The Gateway (GW) zone is described as developing and protecting the aesthetically pleasing and economically functional entrances into the City. Although considered a commercial zoning districts some land uses are not considered compatible. Office is permitted in the GW zone and general sales and service requires a Conditional Use Permit in the GW zone.

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.

Conditional Use Permit

The LDC 17.42 requires Conditional Use Permits to be issued only after substantiating findings for the criteria listed in the LDC. They include, not exceeding maximum density, area compatibility, adequate access, preserving neighborhood character and providing required parking and open space. The Planning Commission will need to determine the appropriate level of compliance to these criteria in order to mitigate negative impacts associated with the request.



Figure 2 shows the proposed site plan.

Building Height & Design

The LDC 17.10.110 limits base building height to 38' in the GW zone. The proposed single-pitched roofed building is proposed at 22 feet tall. 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 with a minimum 30% transparency on street facing elevations. The proposed steel and concrete masonry block building (allowed materials) has 30% of fenestration and is oriented towards Airport Road. The right elevation is proposed with fewer windows and features found on the left elevation. With the building position, the right and left elevation will be slightly visible from the street. The LDC 17.12.020.4. requires longer buildings to have wall articulations every

40 feet to break up the flat mass of a building. This 200' wide building is proposed with a flat front without any wall articulation. As conditioned with right elevation improvements to obtain 4-sided architecture and wall articulation to break up the mass, the project complies with the Building Design requirements in the LDC.

Lot Coverage

The LDC 17.10.110 limits lot coverage to a maximum of 50% (building(s) footprint). The project site is approximately 2.1 acres (91,476 SF) in size. The total proposed building footprints of the project is approximately 12,600 SF, or 14%. As proposed the project complies with the requirements in the LDC.

Setbacks

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

Front:	35'
Side:	15'
Rear:	15'
Parking Front:	15'
Parking Side/Rear	15'

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

Front :	40'
Side:	15'
Rear:	20'
Parking Front:	40'
Parking Side/Rear	15'

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



Figure 3 shows the proposed building elevations

Parking

The LDC 17.31 requires one (1) parking stall per every 250 SF of general retail sales and one (1) parking stall for every 300 SF of office space. Shipping and receiving areas are required to have one (1) parking stall per every 2,000 SF of floor space. This applicant has indicated that 75% of the building area will be used as shipping and receiving and the remaining areas as office/retail. This ratio would require 18 parking stalls as per the LDC. Future businesses that wish to locate at this site will be required to submit business license applications that include required parking as per their business use and configuration. If additional parking is required for a new business, additional parking will need to be created onsite outside of setbacks and without encroaching into required open space minimums. As conditioned with 18 parking stalls, the project complies with the requirements in the LDC.

Open Space Area

The LDC 17.10.110 requires 20% 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. Storm-water facilities may qualify as outdoor and open space if they are designed in a way that is usable for people such as trails, play fields or other similar elements. The project site totals 91,476 SF (2.1 acres) and would require 18,295 SF of open space and 9,147 SF of usable outdoor space for a total open area of 27,442 SF. The proposal includes conceptual open space and landscaping areas. As conditioned with minimum open space and outdoor space in the GW zone, the project meets the open area requirements of the LDC.

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 GW zone. For the 2.1-acre site, 42 trees and 105 shrubs, flowers and ornamental plants would be required as per the LDC. As conditioned with a landscaping plan with minimum plant quantities, 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.

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 7/11/20 and the Utah Public Meeting website on 7/15/20. Public notices were mailed to all property owners within 300 feet of the project site on 7/3/20.

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. A minimum of 18 parking stalls shall be provided on-site outside of setback and open space and outdoor space areas.
3. Open space and outdoor space shall total at least 27,442 SF.

4. Wall articulations of at least 1 foot in depth every 40 linear feet shall be incorporated into the front façade design.
5. The right elevation shall have additional features that could be windows or trellis elements in conjunction with landscaping add a similar ratio as the left elevation.
6. 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 27,442 SF.
 - c) A total number 42 trees and 105 shrubs, perennials and grasses shall be provided.
7. Unless a shared driveway or parking lot, pavement and curbing shall maintain a minimum 2-foot setback to contain storm water and mitigate land disturbance on neighboring properties.
8. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
9. 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.
10. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
11. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
12. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
13. 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's 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. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (tested RP & swing joint) is met and inspection is passed.
 - 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*
 - The City will only allow one access to this parcel. This access shall align with the existing access to the Benson Canal Pump Stations on the north side of Airport Road.
 - Dedicate right of way to ensure a future road right way width of 120'
 - Any right of way deeded to the City shall be cleared of any wetland restrictions through an approved Wetland Delineation Study and if needed a Wetland Mitigation Plan approved by the Army Corps of Engineers
 - The City does not have any sewer or water mains installed at this location and there are not any plans in the current 5- and 10-year Capital Improvement Plans to

construct these utilities at this location. Development can install an onsite septic system as approved by Bear River Health Department (note development will need to connect to City main when installed). Extend water line sized to meet required fire flow requirements.

- Provide water shares for indoor and outdoor use.
- Comply with Logan City Storm Water Design Standards. This includes the onsite retention of the 90% storm event using Low Impact Design methods.

c. Fire —contact 716-9515

- At least 2 Hydrants will be required so that all points around the exterior of all buildings are within 400 ft and the FDC is within 100 ft. Fire Sprinklers and Fire Alarms are required in buildings greater than 12,000 sq. ft.

d. Environmental —contact 716-9761

- Minimum 60 ft. straight on access is required for the dumpster enclosure.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE 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 and Conditional Use 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 required off-street parking.
5. The project met the minimum public noticing requirements of the LDC and the Municipal Code.
6. Airport Road 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.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received <i>6-22-20</i>	Received By <i>PH</i>	Scheduled Meeting Date <i>July 23</i>	Zone <i>AP</i>	Application Number <i>PG 20-038</i>
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 Living the Good Life Building				
PROJECT ADDRESS Approx. 1200 West Airport Road, Logan UT			COUNTY PLAT TAX ID # 04-066-0017	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Justin Campbell			MAIN PHONE # 435.753.2850	
MAILING ADDRESS 2120 North Main Street		CITY North Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS justinc@cartwright-aec.com				
PROPERTY OWNER OF RECORD (Must be listed) KRISTEN BOWEN STUDIOS, LLC			MAIN PHONE # 435-213-9048	
MAILING ADDRESS PO BOX 6393		CITY LOGAN	STATE UT	ZIP 84341
EMAIL ADDRESS accounting@livingthegoodlifefnaturally.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) This building will be the new location for the Living the Good Life. This development will be the new office, logistic center, and a small retail store. The owner will occupy 1/2 of the building. The remaining space will be occupied by a future tenant.			Total Lot Size (acres) 2.1 Acres Size of Proposed New Building (square feet) 12,600 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 		

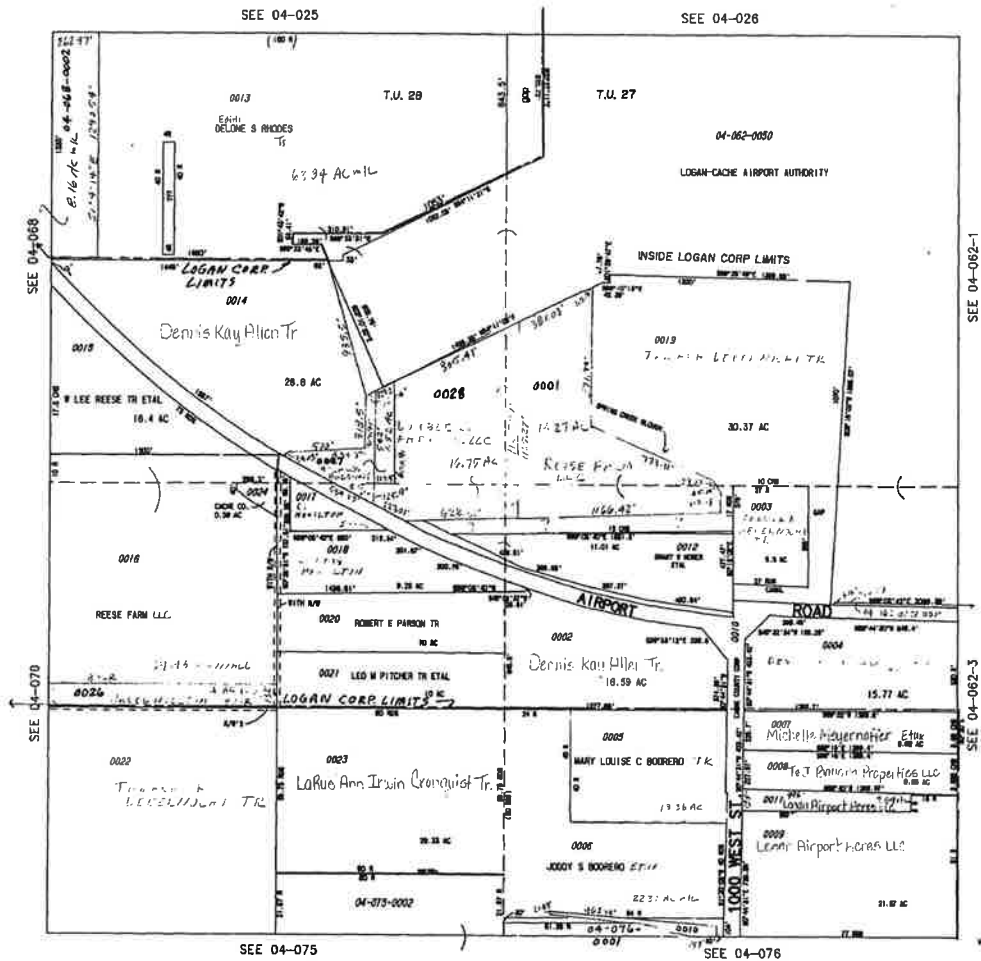
Plat Maps for Parcel 04-066-0017 - Cache County CORE

Section 17 Township 12 North, Range 1 East

04-066

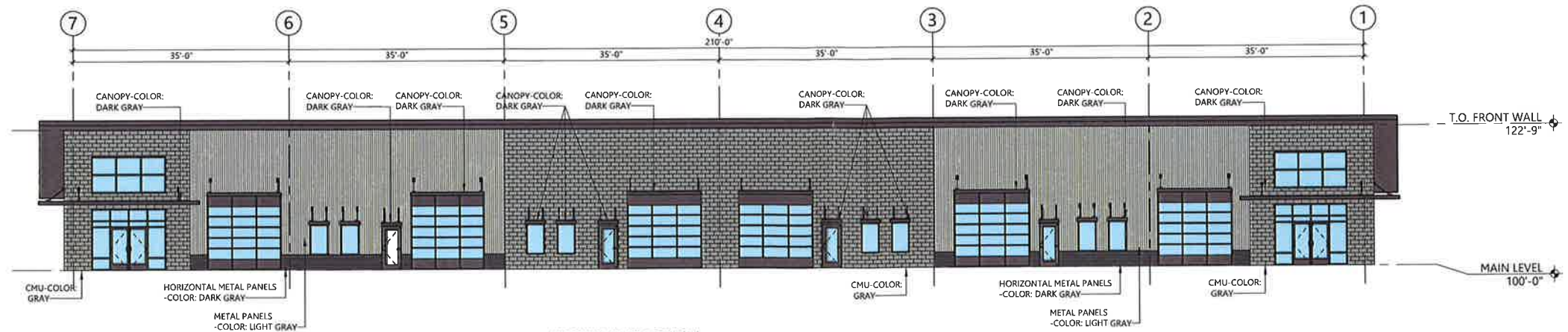
Scale 1" = 400 Feet

TAX UNITS 27.28



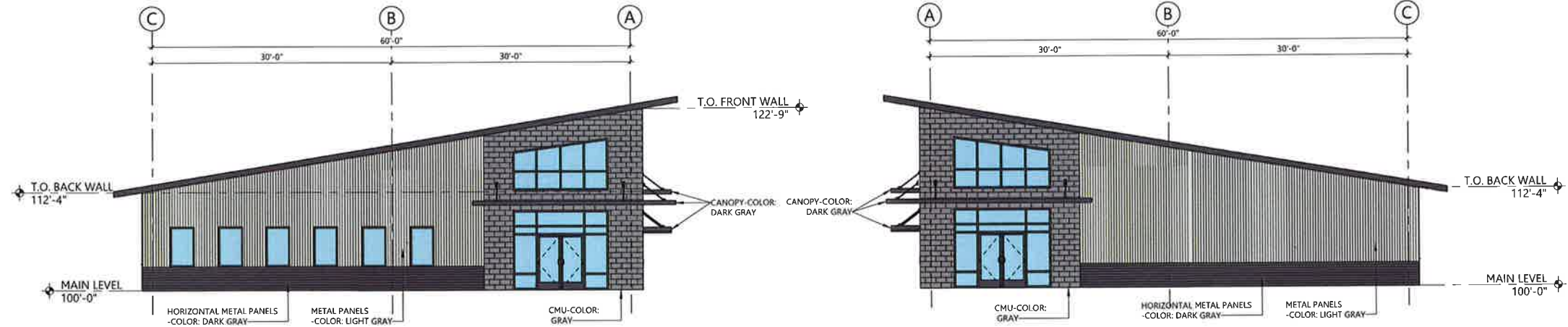
1 2 3 4 5

D



C3 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

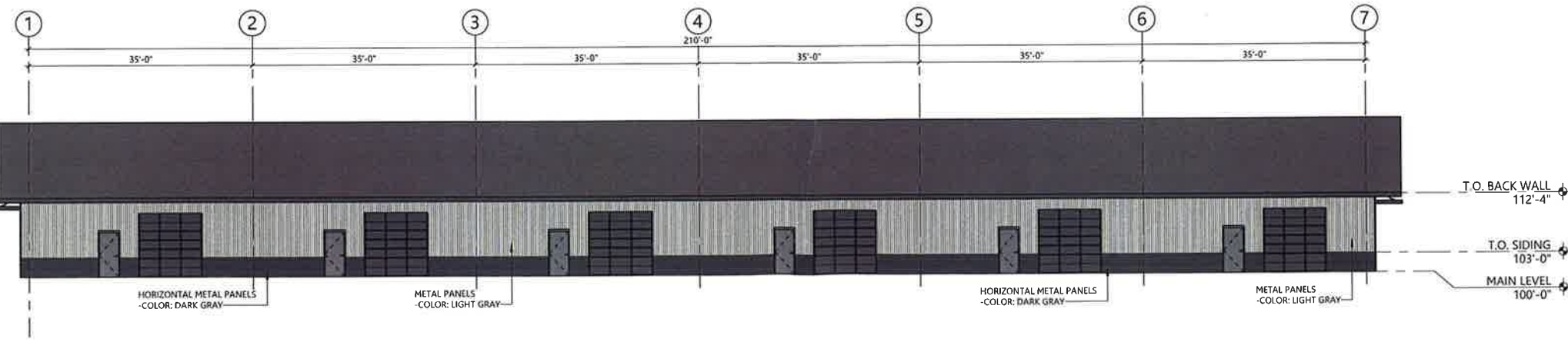
C



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

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

B



A3 BACK ELEVATION
SCALE: 3/32" = 1'-0"

A

1 2 3 4 5

CARTWRIGHT
ARCHITECTS & ENGINEERS

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LOGAN, UT 84341
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LIVING THE GOOD LIFE BUILDING
1200 WEST AIRPORT ROAD
LOGAN, UT 84321

CARTWRIGHT PROJECT #	1200053
DATE:	6/9/2020
DRAWN BY:	EJL
CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS DESCRIPTION

ARCHITECTURAL
ELEVATIONS

A201

DRP SUBMITTAL

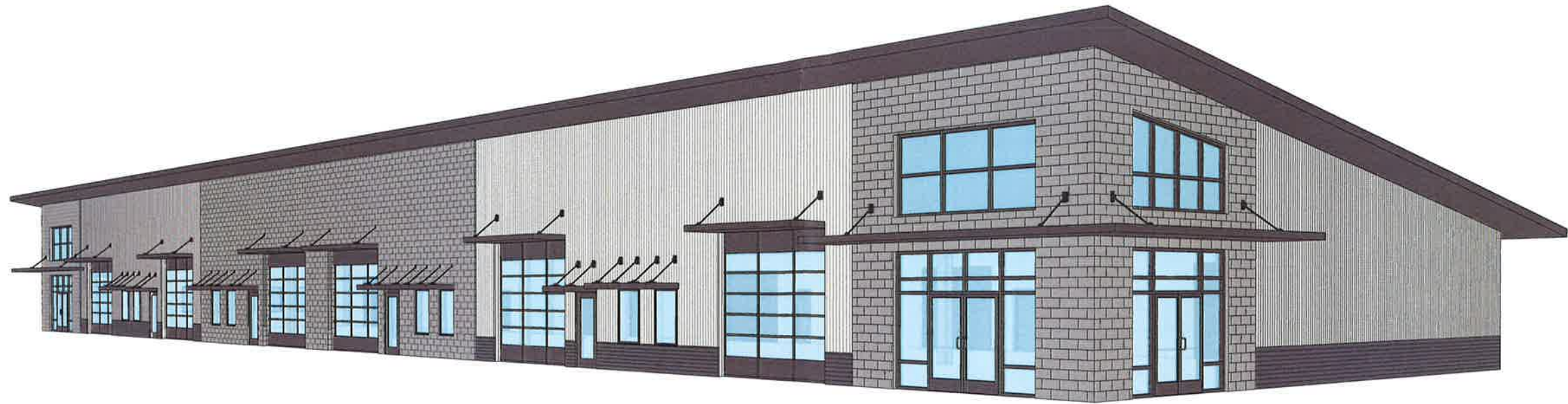
1 2 3 4 5

D

C

B

A



1 3D View 1
SCALE:



A2 NE PERSPECTIVE
SCALE:

1 2 3 4 5

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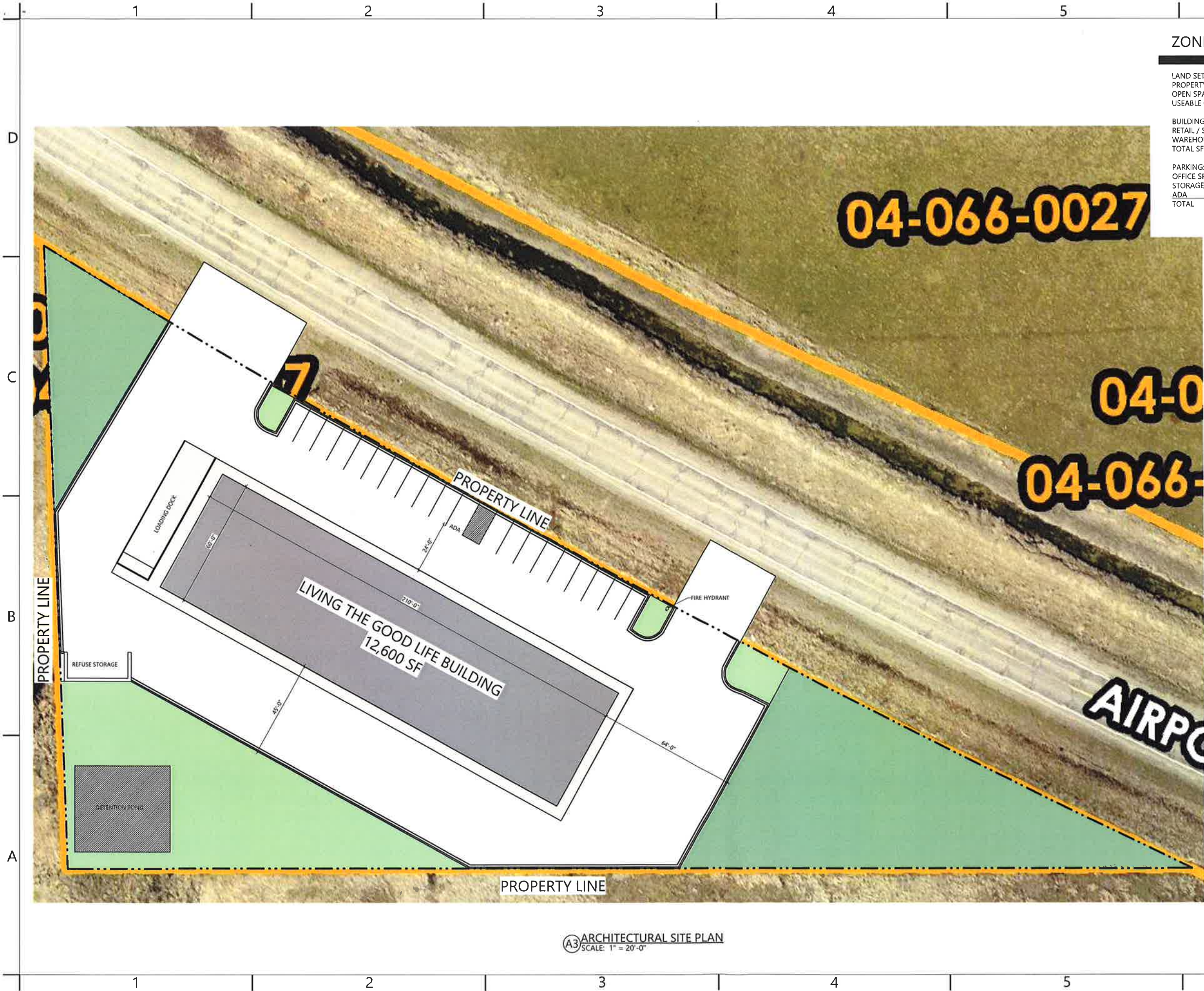
1200 WEST AIRPORT ROAD
LOGAN, UT 84321

CARTWRIGHT PROJECT # 1200053
DATE 6/9/2020
DRAWN BY:
CHECKED BY:
APPROVED BY:

DATE	REVISIONS DESCRIPTION
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PERSPECTIVE
VIEWS

A221



ZONING INFORMATION

LAND SET ASIDES:	
PROPERTY AREA	72,201 SF TOTAL AREA
OPEN SPACE	10,392 SF (14.4%)
USEABLE OPEN SPACE	14,451 SF (20.1%)

BUILDING USE:	
RETAIL / SMALL OFFICE	2,200 SF
WAREHOUSE	10,000 SF
TOTAL SF	12,600 SF

PARKING:	
OFFICE SPACE	9 REQUIRED STALLS
STORAGE	5 REQUIRED STALLS
ADA	1 REQUIRED STALL
TOTAL	15 REQUIRED STALLS
	20 STALLS PROVIDED

CARTWRIGHT
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CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS DESCRIPTION
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SITE PLAN
AS101