



**Project #20-044
Center Ave Subdivision
500 South Center Avenue**

REPORT SUMMARY...

Project Name: Center Ave Subdivision
Proponent / Owner: Todd Horman / Two Brothers Inc.
Project Address: 500 South Center Avenue
Request: 7 Lot Residential Subdivision
Current Zoning: Traditional Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date September 10, 2020
Submitted By Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #20-004, Center Ave Subdivision, in the Traditional Neighborhood Residential (NR-6) zone located 500 South Center Ave, TIN# 02-058-0005.

Current 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

Subdivision Proposal

The applicant is proposing a 7-lot single family subdivision located on a 1.50-acre parcel that recently contained a single-family home. A canal runs east to west bisecting the property approximately in half. The property is generally flat with trees near the canal and along Center Avenue. Both streets bordering the property (Center Avenue & 500 South) do not currently have curb, gutter or sidewalk. Railroad tracks run parallel to Center Avenue along the east side and the Logan City Aquatic Center sits kiddy-corner from the site.

Access & Streetscapes

All seven (7) of the proposed building lots will be accessed from Center Avenue and 500 South, with lots 1-3 facing north towards 500 South and lots 4-7 facing east towards Center Avenue. City culinary water lines currently do not run under Center Avenue. The proposal includes new asphalt, curb, gutter, park-strips and sidewalk along both streets. As conditioned with full streetscape and infrastructure improvements, the project meets the requirements in the Land Development Code (LDC).

Density & Lot Size

The NR-6 zoning district allows up to six (6) units per acre, a minimum lot size of 6,000 SF and an average minimum lot width of 50' as per the LDC. The proposed 7-lot subdivision has a gross density of 4.66 homes per acre. Lot sizes range from 6,882 SF to 12,400 SF and lots widths between 52 and 70 feet. As proposed, the subdivision meets density, layout and lot size requirements in the LDC.

Site Development

Setbacks

The LDC requirements for building setbacks in the NR-6 zone are as follows (as measured from property lines):

Front: 25 feet

Side: 8 feet
 Rear: 10 feet
 Canal: 15 feet from top of bank

As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff prior to issuing a building permit.

Structures & Open Space

Building heights, both primary and accessory, lot coverage, driveway placement and widths, parking, façade variation and garages will all be reviewed and approved by City staff as per LDC NR-6 regulations when individual building permits are submitted. Open space is not required in the NR-6 zoning district. Based on lower densities and low lot coverage allowances, this creates open areas and landscaping possibilities within each individual lot. The proposed storm-water retention areas on lots 4 and 7 shall remain open space and landscaping for both proper function and mitigation of storm water confluences.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Light and Power	• Engineering
• Environmental	• Water

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet 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 8-29-20 and the Utah Public Meeting website on 9-3-20. Public notices were mailed to all property owners within 300 feet of the project site on 8-20-20.

RECOMMENDED CONDITIONS OF APPROVAL

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 Subdivision Permit and are available in the Community Development Department.
2. Seven (7) single family lots are approved with this subdivision permit.
3. Full streetscape improvements, including curb, gutter, park-strip and sidewalk, shall be made to both Center Avenue and 500 South.
4. Any existing structures shall be removed prior to final plat.
5. The final plat shall be recorded within one (1) year of this action with subsequent phases each one year following or comply with LDC 17.51 Expirations and Extensions of Time.
6. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
7. Street trees shall be planted along all streets within the subdivision at 30 feet on center. Street trees shall be completely installed per phase at the time when the final home in the phase receives a Certificate of Occupancy.
8. The storm water retention ponds identified on Lots 4 & 7 shall have easements placed over them and remain functioning storm water ponds for the entire subdivision in perpetuity.
9. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Light and Power:

- PUE's- Public Utility Easements on all property lines (10' PUE on all property lines facing a road and a 5' PUE on all other property lines)
- b. Engineering:
- Provide water shares for or in-leu of fee for increased water demand (indoor and outdoor) for new development
 - All storm water collection and storage system(s) shall be designed in accordance with Logan City Storm Water Design Standards. This includes retention of the 90% storm event on site
 - Provide a minimum pavement section on 2200 South of 3" hot mix asphalt, 4" of untreated base course (minimum CBR of 70), 12" Granular Borrow (3" max aggregate, well graded, minimum CBR of 45) and a subgrade with a minimum CBR of 5. If subgrade CBR is less than 5 provide a geotechnical report and pavement section design.
 - Plat layout and required items shall be per Land Development Code.
 - Construct curb and gutter, sidewalk, park strip, and road pavement section to existing asphalt per City Standards.
 - Irrigation ditch on west side of Center Ave ends at property on the south side of 500 South. Drainage/piping of the flow must be routed to canal running through the subdivision.
 - Provide a easement on and to each of the detention/retention ponds shown for the subdivision. These shall be maintained by a HOA, not the individual property owner where ponds are located.
 - Provide a 15' easement as required by the Land Development Code on each back of the canal running through the subdivision. This is measured from top of bank on the canal.
- c. Environmental:
- Residential carts will need to be placed on either 500 S or Center Ave for Thursday collection.
 - On an unrelated topic, there is an active irrigation ditch that currently ends at this property so the drainage from this ditch will need to be addressed. Most likely by extending the drainage south to the east/west ditch that divides the development.
- d. Water:
- Water meter setters must meet current city standards.
 - All landscape irrigation must have a high hazard backflow assembly installed and tested. Private or common.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

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


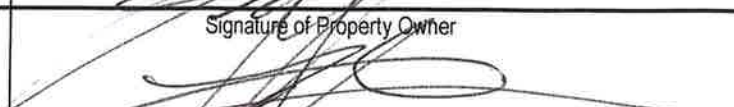
1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements.
3. The Subdivision Permit conforms to the requirements concerning hearings, procedures, application requirements and plat preparations.
4. The project meets the goals and objectives of the NR-6 zoning designations within the Logan General Plan.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 500 South and Center Avenue provide infrastructure, utilities and are adequate in size to handle anticipated traffic.

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 8-7-20	Received By	Scheduled Meeting Date Sept. 10	Zone NR-6	Application Number PC 20-044
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" 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 CENTER AVE SUBDIVISION				
PROJECT ADDRESS 541 CENTER AVE			COUNTY PLAT TAX ID # 02-058 --0005	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) TODD A. HORMAN			MAIN PHONE # (435) 232-3868	
MAILING ADDRESS 884 S. MAIN SMITHFIELD UT 84341				
EMAIL ADDRESS ZBROTHERSREALTY@GMAIL.COM				
PROPERTY OWNER OF RECORD (Must be listed) TWO BROTHERS, INC.			MAIN PHONE # (435) 232-3868	
MAILING ADDRESS 2357 N. 1250 E. NORTH LOGAN UT 84341				
EMAIL ADDRESS ZBROTHERSREALTY@GMAIL.COM				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 7 LOT SUBDIVISION (4) 1/4 ACRE LOTS (3) 1/6 ACRE LOTS			Total Lot Size (acres) 1.5	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots 7	
- 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 	

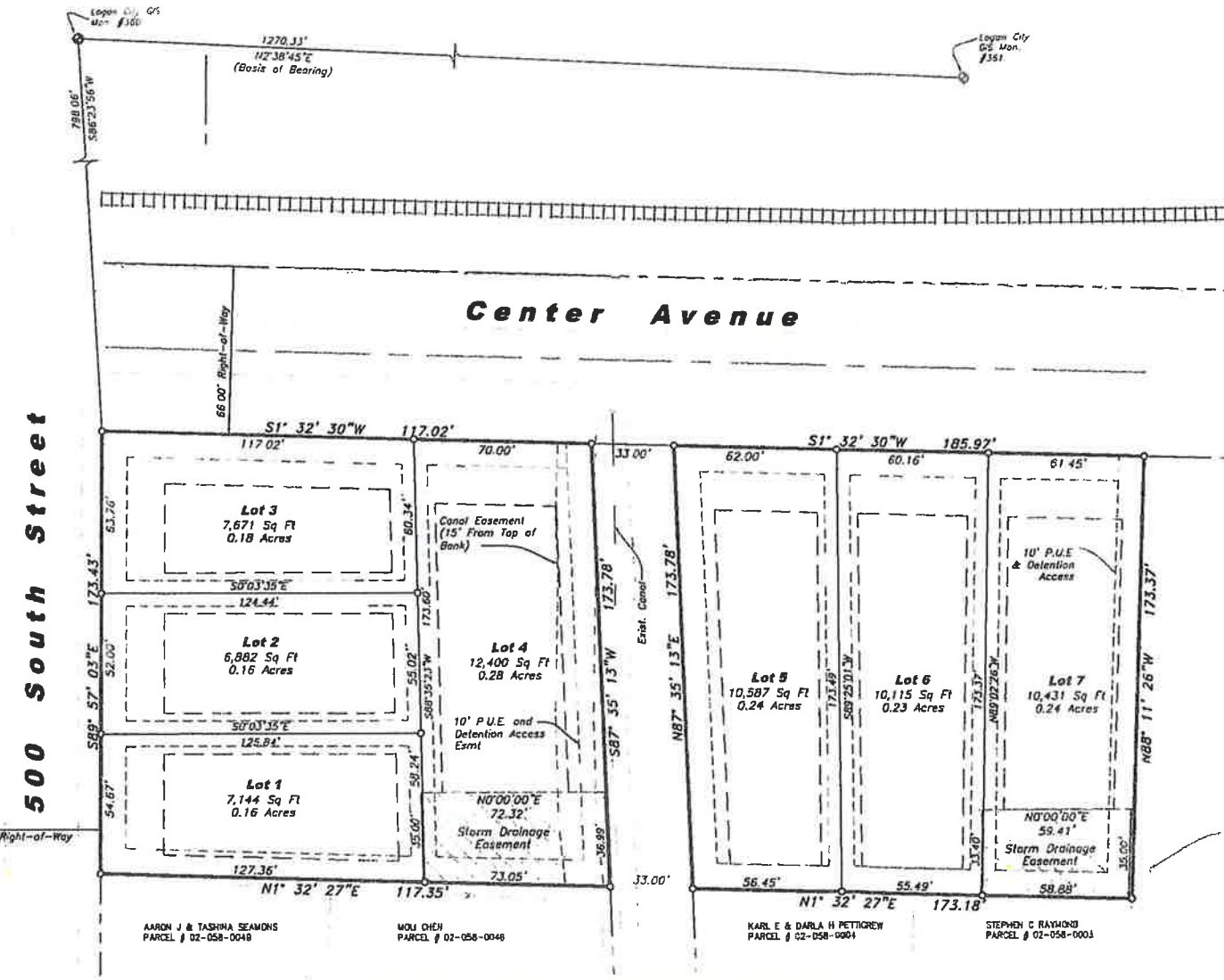
Center Avenue Subdivision

A PART OF BLOCK 1, PARK ADDITION TO LOGAN CITY SURVEY
 ALSO, A PART OF THE SOUTHWEST QUARTER OF SECTION 4, T11N, R1E, S.L.B.&M.
 LOGAN, CACHE COUNTY, UTAH
 CONTAINING 1.49 ACRES AND 7 LOTS



June 6, 2018

GRAPHIC SCALE



LEGEND:

- SUBDIVISION BOUNDARY
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- FENCE LINE
- ⊕ LOGAN CITY MONUMENT
- SET 3/8" REBAR W/ CAP (PROVIDE)

THE PURPOSE OF THIS SURVEY IS TO PARCEL # 02-058-0005 INTO RESIDENTIAL LOTS

Property Line per Deed Description. Hold Fence Line As Boundary

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: CENTER AVENUE SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

LOTS 8, 9, 10, AND 11 OF BLOCK 1, PARK ADDITION TO LOGAN CITY SURVEY, CONTAINING 1.49 ACRES



SIGNATURE

DATE



Vicinity Map
Logan, Utah

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS (AS PERTAINS), TO HEREAFTER BE KNOWN AS CENTER AVENUE SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH) SS.

COUNTY OF CACHE

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 20____, BY _____ WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED

AT THE REQUEST OF: _____

DATE: _____ TIME: _____ FEE: _____

ABSTRACTED: _____

INDEX FILED IN: FILE OF PLATS _____ COUNTY RECORDER

GENERAL NOTES:

- The storm water basins located on Lots 4 and 7 shall remain functioning as functioning storm water basins for the entire subdivision in perpetuity. Maintenance of the basins will be the responsibility of the home owner's association. In addition, the contours of the ponds cannot be altered.
- Current Setback Requirements (for primary buildings only).

Front	25'
Rear	10'
Side	8'
Side along Roadway	20'

UTILITY APPROVAL SIGNATURES

WATER	DATE
WASTE WATER COLLECTION	DATE
WASTE WATER TREATMENT	DATE
SOLID WASTE COLLECTION	DATE
LIGHT & POWER	DATE

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND LOGAN CITY'S SUBDIVISION ORDINANCE.

DATE _____ CITY ENGINEER _____

CITY ATTORNEY'S CERTIFICATE OF APPROVAL

I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY LOGAN CITY.

DATE _____ CITY ATTORNEY _____

MAYOR'S CERTIFICATE OF APPROVAL

THE ABOVE PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF LOGAN ON THIS _____ DAY OF _____, 20____.

MAYOR _____ ATTEST: _____

DIRECTOR'S CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE LOGAN CITY DIRECTOR OF COMMUNITY DEVELOPMENT.

DATE _____ DIRECTOR _____

Record Owners: TWO BROTHERS INC
 155 West 470 North
 Smithfield, Utah 84335



FORESIGHT SURVEYING

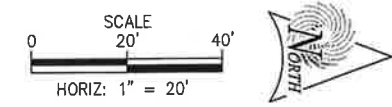
2005 North 600 West Suite D
 Logan, Utah 84321
 (435) 753-1910 Office
 (435)-759-3213 Fax

Project No 17-177
 Prepared by DB, 6/12/18



CONSTRUCTION NOTES

- 1 STREET TREES PLANTED 30' ON CENTER. LOGAN CITY RECOMMENDS ANY VARIETY OF SPECIES OF LINDON. REFER TO DETAIL I FOR MORE DETAILS ON TREE REQUIREMENTS.
- 2 INSTALL 7' PARKING STRIP. REFER TO DETAIL J FOR DETAILS ON PARKING STRIP REQUIREMENTS.



REV NO.	COMMENT	DATE

No. 334635
Scott L.
Archibald
10/16/2018
STATE OF UTAH

SUNRISE
ENGINEERING

26 SOUTH MAIN STREET
SMITHFIELD, UTAH 84335
TEL 435.563.3734 • FAX 435.563.6097
www.sunrise-eng.com

TWO BROTHERS REALTY
CENTER AVENUE SUBDIVISION

LANDSCAPING PLAN

SEI NO. S06168	DESIGNED TJM	DRAWN TJM	CHECKED SLA	SHEET NO. 9 of 14	LP1
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P:\Two Brothers\06168 Center Ave Development\Draw Sheets\TBR-LP.dwg Oct 16, 2018 10:54am adwood