



Project #20-046
3rd Gen Machine
Located at 2200 N 600 W

REPORT SUMMARY...

Project Name: 3rd Gen Machine
Proponent / Owner: Brett Jensen
Project Address: 2200 North 600 West
Request: Design Review Permit
Current Zoning: Airport Park (AP)
Type of Action: Quasi-Judicial
Hearing Date: September 10, 2020
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-046, 3rd Gen Machine, in the Airport Park (AP) zone located at 2200 North 600 West., TIN #04-062-0302; -0303, -0304.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	AP: Airport Uses
<i>South:</i>	IP: Industrial Use	<i>West:</i>	AP: Vacant

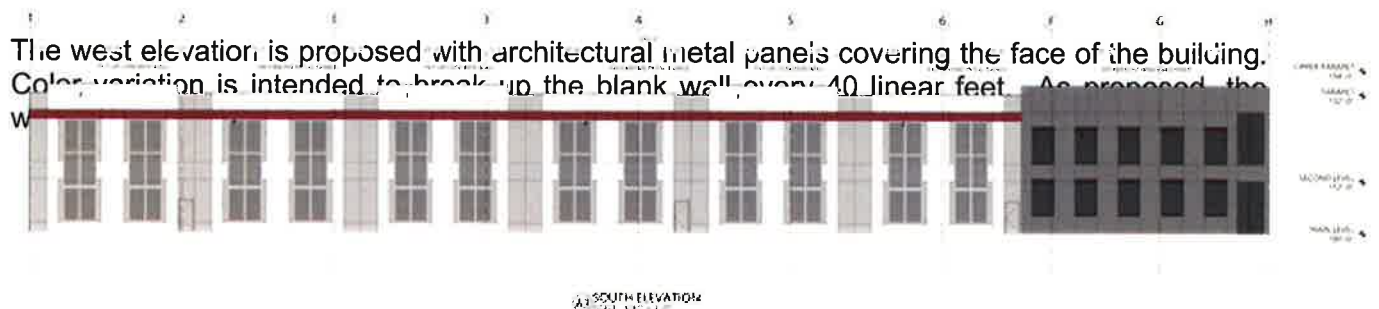
Project Proposal

This proposal is for one (1) new 40,000 SF industrial building as phase I of a future larger development. The building on three sides is 34' tall concrete tilt-up style with the west wall consisting of architectural metal panels. The building is positioned along 2200 North, at the corner of 600 West with the parking lot on the east and loading docks on the north. The design and arrangement of the future phases of the development are unplanned. The total development site, including the future phases, is approximately 12 acres in size and configured in three (3) parcels. This proposal includes a boundary line adjustment to align with phase lines. The phase one area is approximately 3.18 acres.



Figure 1 shows the existing conditions of the proposed site of phase 1.

The proponent would like to consider the south elevation along 2200 North as the front of the building, however, as proposed, the main entrance is oriented to the east facing the parking lot. This orientation does not meet building design standards. The building materials proposed are textured concrete, perforated decorative metal panels and architectural metal panels. The south elevation (front of building) facing 2200 North is shown with approximately 12% actual transparency. The majority of fenestration along the front south elevation are 'false' windows made of perforated decorative metal panels as the temperature variance from south facing glass windows would impact the production of precision milling operations inside the building.



As conditioned with the Planning Commission determining need of additional transparency and the location of the front of the building, the project meets the standards in the LDC.

Building Heights

The AP zone allows building heights up to 48'. With a Conditional Use Permit, building's in the AP zone may go up to 80 feet in height. The new building is proposed at 34 feet tall. As proposed, the project meets the building height requirements in the LDC.

Parking Requirements

The LDC requires one (1) parking stall per every 300 SF of office space and one (1) parking stall per every employee at the largest shift for manufacturing, assembly and production. The applicant has indicated that the approximate building space breakdown will be 33,000 SF of manufacturing and 14,000 (2 stories) office/administration. With a total building space of 47,000 SF, the parking requirement is 77 stalls. The proposal provides 84 stalls, meeting the minimum requirement in the LDC.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The buildings front façade (south elevation) shall have a main entrance unless Planning Commission approves otherwise.
3. The front façade shall have 30% transparency instead of proposed 12% unless Planning Commission approves otherwise.
4. The front parking setback shall be adjusted 20'.
5. Walkways shall be added in areas that connect the surrounding streets to the building entrances, within the parking lot and outdoor amenity areas.
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) Open Space and Useable Outdoor areas shall total a minimum of 26,000 SF.
 - b) 18 SF of interior parking lot landscaping shall be provided per parking stall.
 - c) A total of 60 trees and 150 shrubs, perennials and ornamental grasses shall be provided.
 - d) Street trees shall be provided every 30 feet along adjacent streets.
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
11. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
12. Surface storm-water retention and detention facilities shall not be located in front yard areas if open and should 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. *Environmental—contact 716-9760*
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering —contact 716-9160*
 - Install all utilities and infrastructure in 2200 North along frontage (12" water main, 24" sewer, irrigation/storm water pipe 15" minimum). Note 8" sewer required for development upsize to 24" to be paid by North Logan.
 - Existing depth of sewer manhole in 600 West is approximately 5.42'. It does not appear that a minimum cover over the proposed 6" sewer line can be maintained. Original subdivision called for a common lift station to collect and pump back to 600 West. This original plan needs to be maintained for this development. Lift station shall be privately owned and operated and will require a HOA or equivalent to be established.
 - 2200 North shall be paved to a minimum width of 20' of asphalt to support 2-10' travel lanes
 - Provide a pavement section on 2200 North and 600 West for a Collector road.

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 proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The large-scale truck loading docks and circulation conflict with automobile parking and warrant a design adjustment.
4. The proposed project provides required off-street parking.
5. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 1000 North and 1000 West provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

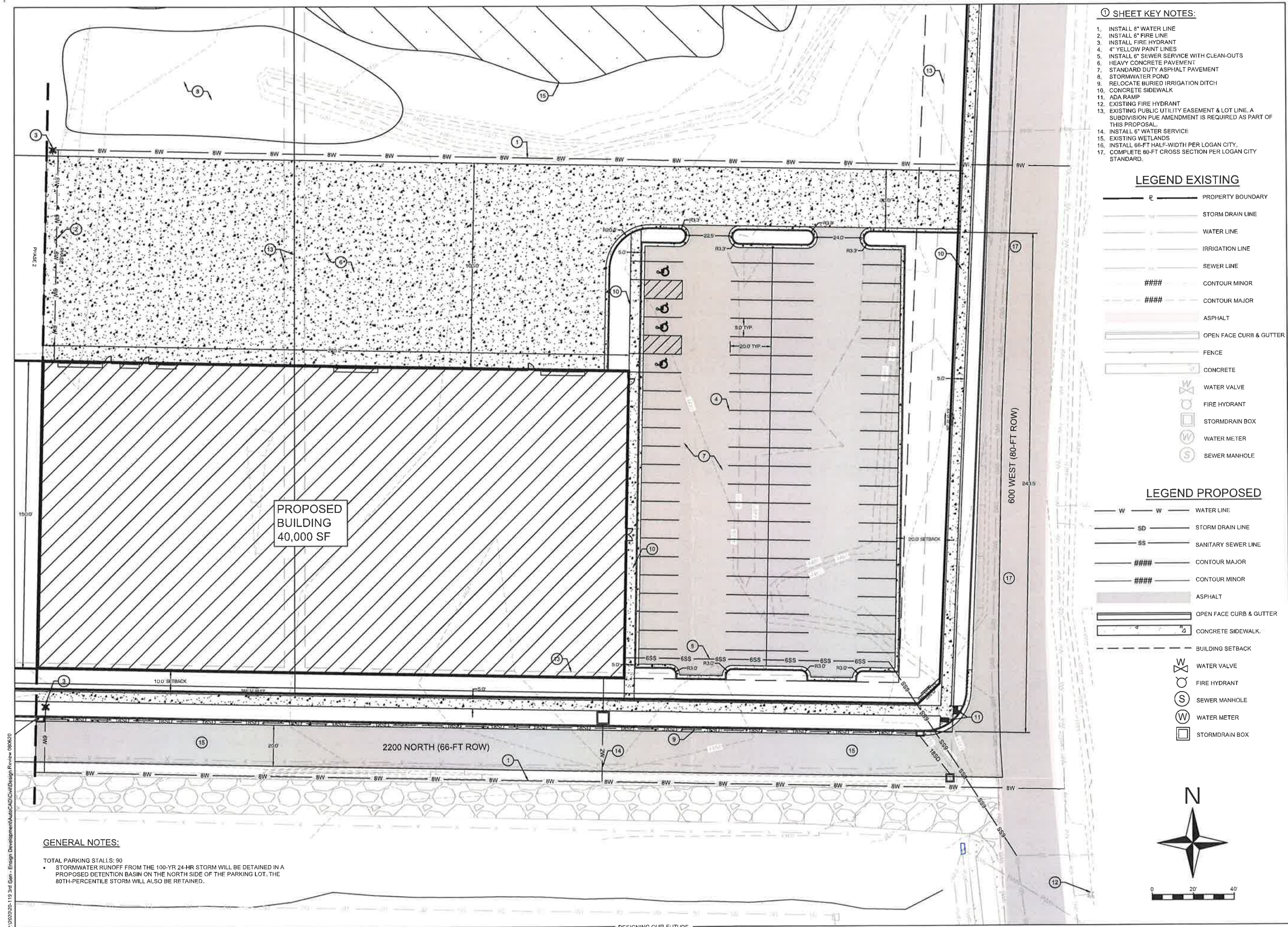
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.

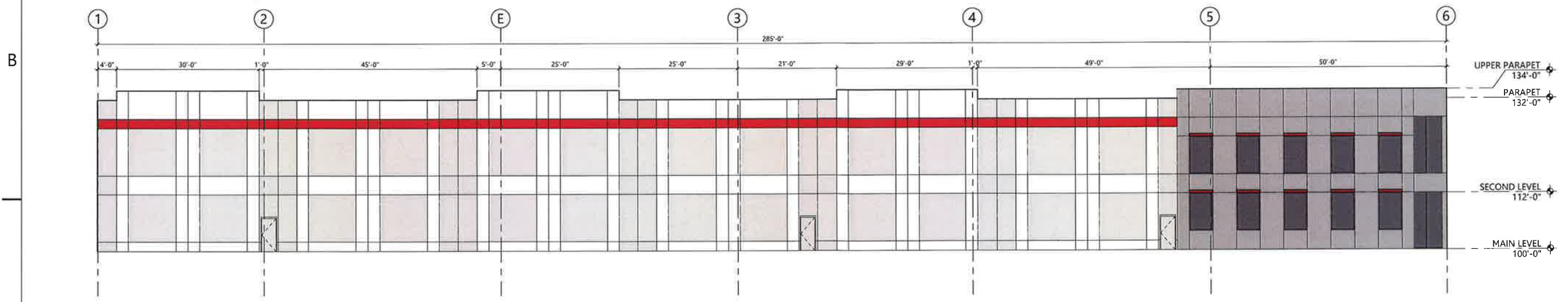
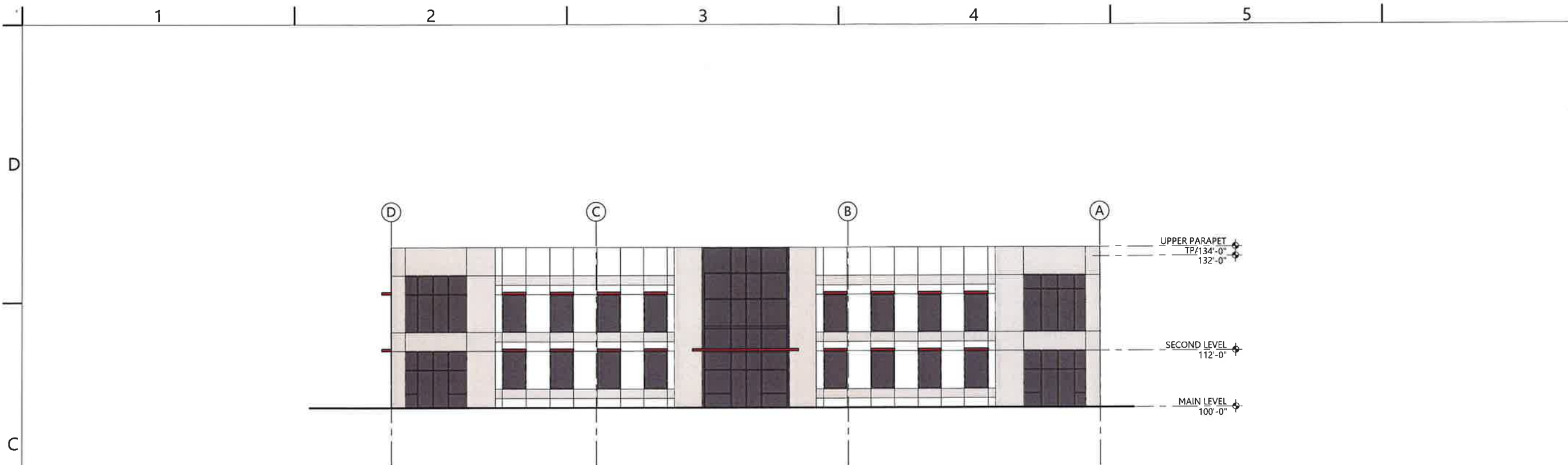


APPLICATION FOR PROJECT REVIEW

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

Date Received 8/10/20	Received By	Scheduled Meeting Date Sept. 10	Zone IP	Application Number PC 20-046
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 3rd Gen Machine				
PROJECT ADDRESS 2200 W. 600 West			COUNTY PLAT TAX ID # 04 - 062 - 0302	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) M. Brett Jensen			MAIN PHONE # 435-881-9040	
MAILING ADDRESS 2694 W. 900 E	CITY North Logan	STATE UT	ZIP 84341	
EMAIL ADDRESS Brett@ensigndevelopmentgroup.com				
PROPERTY OWNER OF RECORD (Must be listed) ABCW, LLC			MAIN PHONE #	
MAILING ADDRESS 2706 N. Main St. Ste 102	CITY North Logan	STATE UT	ZIP 84341	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The development of a 40,000 sq. industrial building as phase 1 of a future larger development. Consists of 3 parcels: 04-062-0304, 04-062-0303, 04-062-0302			Total Lot Size (acres) 12.07	
			Size of Proposed New Building (square feet) 40,000	
			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 DocuSigned by: 	





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2120 NORTH MAIN STREET
LOGAN, UT 84341
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F435 753 2851
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3RD GENERATION BUILDING

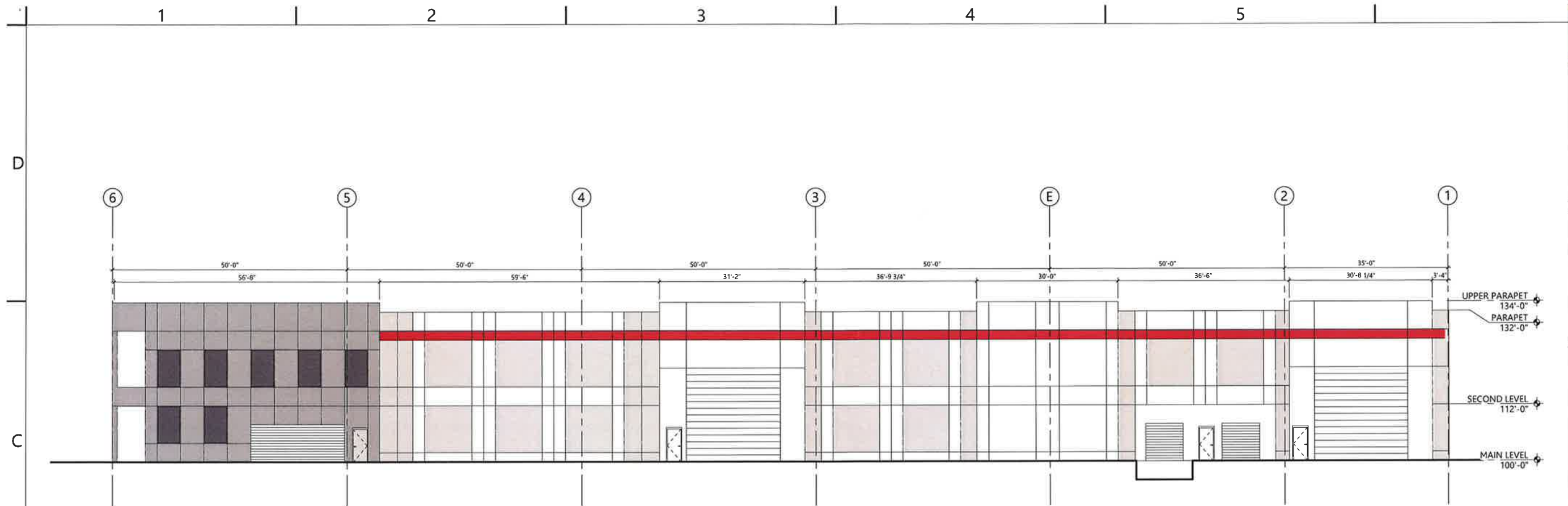
2200 NORTH 600 WEST
LOGAN, UT 84321

CARTWRIGHT PROJECT # 120071
DATE: 7/28/2020
DRAWN BY: BFL
CHECKED BY: JMC
APPROVED BY: JMC

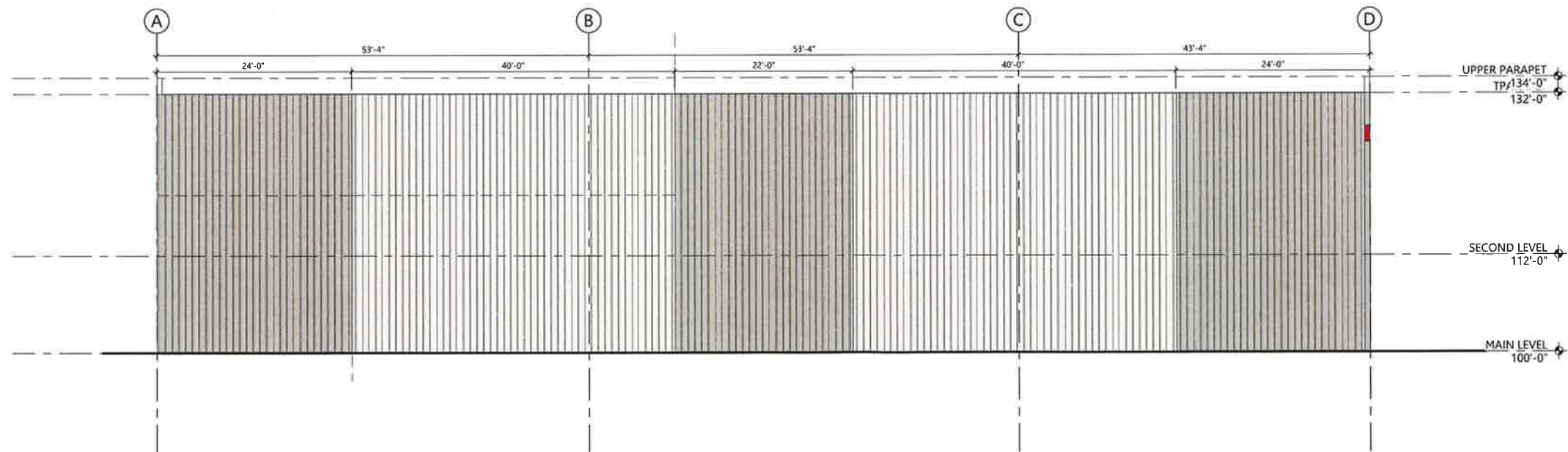
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS
A201

PRELIMINARY



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



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

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3RD GENERATION BUILDING

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LOGAN, UT 84321

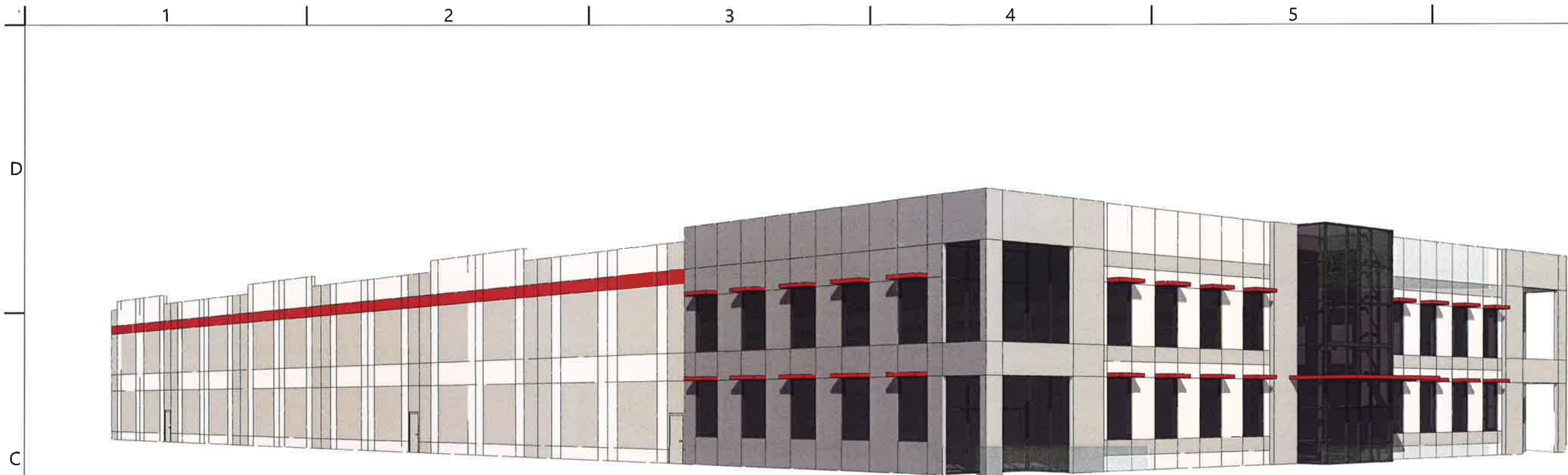
CARTWRIGHT PROJECT #	120071
DATE	7/28/2020
DRAWN BY:	BFL
CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS DESCRIPTION
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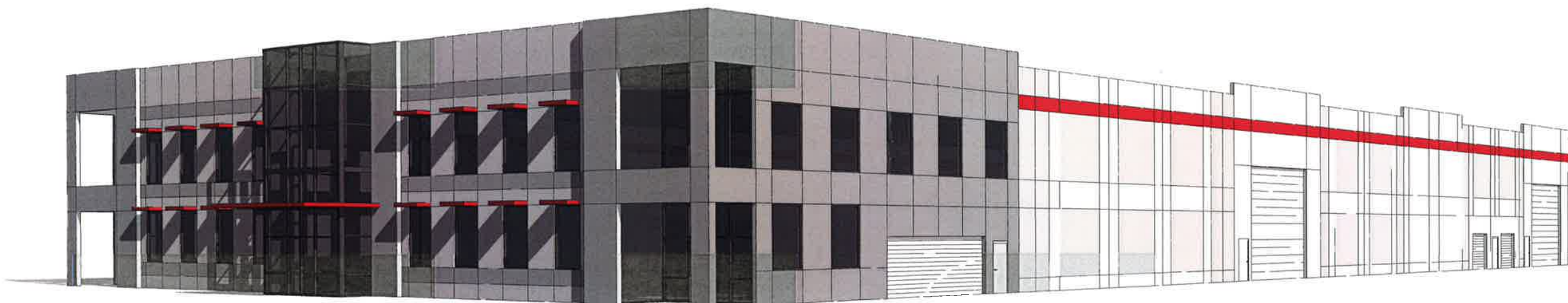
ARCHITECTURAL
ELEVATIONS

A202

PRELIMINARY



CS SE PERSPECTIVE VIEW
SCALE:



1 NE PERSPECTIVE VIEW
SCALE:

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APPROVED BY:	JMC

REVISIONS	
DATE	DESCRIPTION

PERSPECTIVE
ELEVATIONS

A211

PRELIMINARY

LOGAN-CACHE AIRPORT AUTHORITY

SEE 04-066

N 20° E

