



Project #20-049
Meadowbrook Subdivision
Located at approx. 2200 South 1600 West

REPORT SUMMARY...

Project Name: Meadowbrook Subdivision
Proponent/Owner: Land Haven INC, Sterling Land Holdings LLC
Project Address: Approximate 2200 South 1600 West
Request: Subdivision Permit
Current Zoning: MR-9
Date of Hearing: Oct. 8th 2020
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission conditionally approve a Subdivision Permit for Project #20-049 Meadowbrook Subdivision, for 43 individual building lots located at approximately 2200 South 1600 West; TIN #03-005-0029; -0060.

Land use adjoining the subject property

<i>North:</i>	MR-9 Single-Family Residential	<i>East:</i>	NR-6 Single Family Residential
<i>South:</i>	RC: Agricultural Land	<i>West:</i>	Outside of Logan City Boundary

Request

The proponent is requesting to subdivide approximately 9.51 acres into 43 single family building lots. The cluster style subdivision allows for native area preservation in exchange for clusters or pockets of housing while adhering to an overall density. The overall gross density of the project is proposed at 4.73 homes per acre. These properties were recently rezoned from NR-6 to MR-9 to allow the project to continue under the rules of the original 2006 Spring Village Planned Unit Development (PUD). Prior to the rezone, the applicant placed a voluntary deed restriction on the properties limiting future development to only single-family homes even though the MR-9 zone allows attached housing structure types. No multi-family or attached housing will be allowed on these properties.

Zoning

The MR-9 zone is described in the Land Development Code (LDC) as providing transitional areas between higher intensity residential/commercial and lower intensity residential. A variety of housing types and designs are encouraged to promote neighborhood stability and a sense of community. This zone allows for up to 9 units per acre of land and a 4,000 SF minimum lot size for single-family homes. The Land Development Code (LDC) 17.40 requires subdivision permits to be in accordance with zoning district standards to ensure orderly development patterns, block connectivity and to preserve traditional neighborhood character.

Street Grid Connectivity, Building Orientation & Site Layout

The LDC 17.30.170 requires that subdivisions with greater than 20 lots have at least three (3) adjacent street connections or stubs for future connections. The LDC street connectivity requirement ensures uniform traffic distribution, efficient utility networks, improved walkability and the continuation of traditional core neighborhood layout. This proposal includes the creation of several smaller blocks and numerous internal street connections within the development. Three street connections are shown to the adjacent Meadowbrook phases, onto 2200 south and onto 1600 West. To the north, Spring Creek, makes street connections impractical. The newly adopted Public Works Standards and Specifications, require 60' and 66' street cross-section (Local & Gridded) for traffic movements associated with neighborhoods of this composition. The

proposal also includes additional right-of-way dedication for the regional traffic anticipated along 1600 West. The proposed subdivision meets these minimum street cross sections and connectivity standards as proposed.

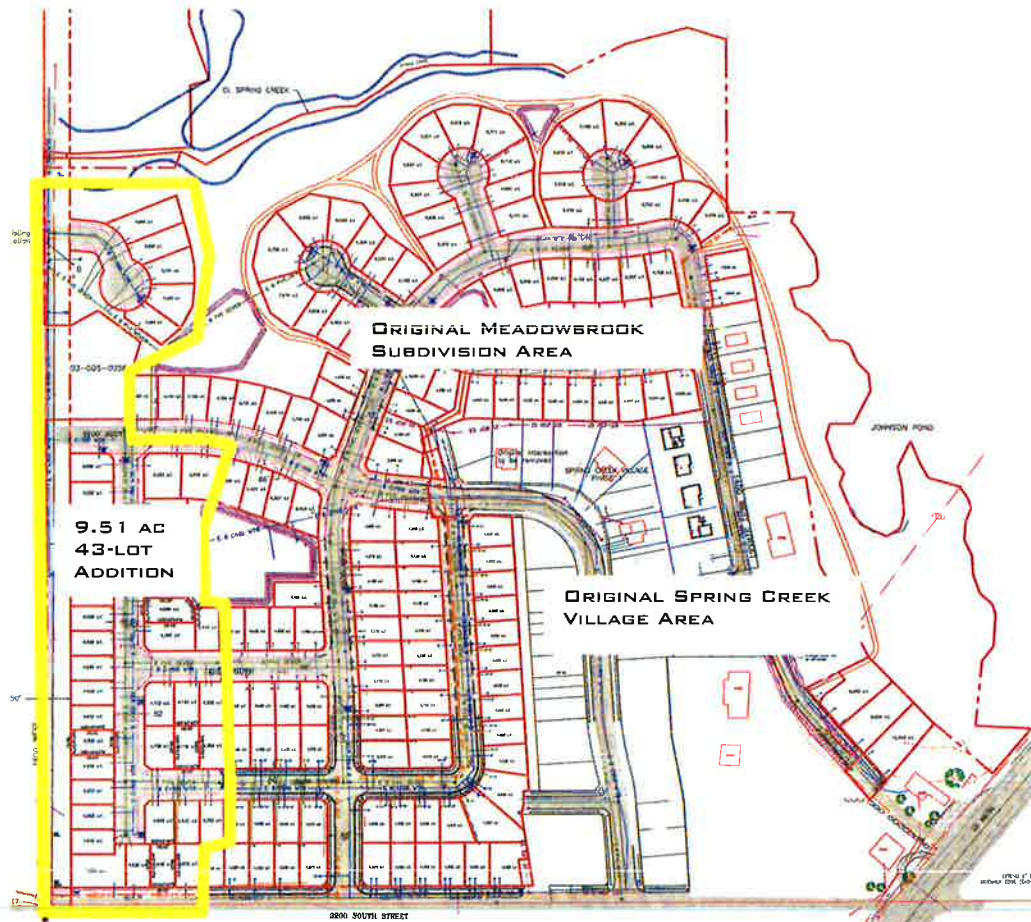


Figure 1 shows the 9.51-acre addition to the Meadowbrook Subdivision and the additional 1600 West ROW dedication.

Building Design

Individual single-family homes do not require Design Review Permits. However, the LDC does require certain building design standards to be met prior to the issuance of a Building Permit. The LDC 17.09.030 states that front facing garage(s) (measured from door edge to edge), shall not exceed 50% of the total building façade width. The garage portion of the home cannot project forward more than 10 feet closer to the street. The MR-9 zones are required to have minimum street-facing façade design variations from adjacent buildings to enhance neighborhood character and create visual interest (restrict “cookie-cutter” homes). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation and porch design. As conditioned with code compliance prior to building permits being issued, the project complies with the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

Front:	15'
Side:	8'
Rear:	10'
Canal Bank:	15'

When a home has a front facing garage and a driveway within the front yard it's common to see cars parked on the driveway. In the case where driveways are planned for front yard areas, considerations should be made to accommodate parked cars on the driveway without hanging out over the sidewalk and street. As conditioned with adequate parking space on the driveway for forward facing garages, the project meets the requirements in the LDC.

Pedestrian Circulation & Open Space

The LDC 17.30.160 requires pedestrian circulation throughout neighborhood streets and within open space areas for overall walkability and access. Pedestrian circulation should provide a safe, convenient and well-connected network. The proposed layout shows block connectivity with sidewalks along all streets. The LDC 17.07.070 requires 20% open space and an additional 10% useable outdoor space for projects located within the MR-9 zoning district. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space are outdoor active areas and amenities. Typical single-family subdivisions are not required to provide open space or outdoor space because they are normally located in NR zoning districts with larger lot sizes and larger setback requirements. During the rezone process, the applicant argued the case that cluster housing provides the opportunity to consolidate and preserve larger areas of open space better. With open space requirements, sensitive and riparian lands can be preserved, and trails and other amenities can have a greater overall benefit to the neighborhood. This additional 9.51-acre project site is required to provide a minimum of 82,851 SF of open space and 41,425 SF of outdoor space to the overall project. As proposed, the project provides 29.2% Open Space and 13.8% Outdoor Space, exceeding the minimum requirements. As conditioned with open space and outdoor space provided as proposed, the project complies with the LDC.



Figure 2 shows the overall open and outdoor space provided for the Meadowbrook Subdivision

Staff Summary

This former Spring Creek Village Planned Unit Development (PUD) has evolved over time, but the general goal of providing tightly clustered efficient homes to better preserve and consolidate open space and the creek riparian corridor is still evident. These last 9.51 acres will be the final phase of the subdivision as 1600 West and 2200 South form the boundary to this area now. The proposed 43 lots will add to the previously approved 143 lots in 2019. The name has changed

from Meadow Creek to Meadowbrook because of County Recorder duplicate subdivision naming issues and the existing open ditch canal is being piped and aligned inside the new public streets to avoid private property conflicts. As this area continues to grow, traffic related to these new land uses and people's personal transportation choices will pressure street infrastructure and may, in the future, require either costly street widening projects or changes in personal transportation behavior. This subdivision will continue to provide diverse housing options in unique settings for our growing populations with the benefit and character of native areas and trail amenities being preserved along the Logan City urban/rural interface.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one comment has been received from Ed Jenson expressing concerns over traffic, density and riparian and fishery protections.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9-26-20, posted on the City's website and the Utah Public Meeting website on 9-30-20 and mailed out to adjacent property owners within 300' on 9-18-20.

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 Design Review and are available in the Community Development Department.
2. 43 building lots are approved with this subdivision.
3. 82,851 SF (1.9 acres) of Open Space and 41,425 SF (.95 acres) of Outdoor Space shall be added to the overall open space. The overall project shall now provide the indicated 11.62-acres (29.2%) of open space and 5.5-acres (13.8%) of outdoor space.
4. Areas of open space and outdoor space shall be listed as non-buildable on the final plat and contain useable and easily accessible landscaping and outdoor amenities. Open space shall be developed and recorded in a proportionate manner.
5. Single family homes will be the only structure type allowed within the subdivision.
6. Lots sizes shall be a minimum of 4,000 SF.
7. The final plat for the subdivision shall be recorded within one year unless an extension of time is granted as per LDC. The subdivision may be phased as per LDC regulations.
8. Building setbacks shall be reviewed and approved on an individual building basis and comply with the MR-9 requirements of 15' front yard, 8' side yard, 0' common wall side and 10' rear yard.
9. Driveways located in the front yard should be at least 20' long to accommodate vehicle parking without obstructing or overhanging onto the sidewalk.
10. If these 9.51 acres are phased, provide minimum emergency vehicle access and circulation per each phase.
11. Each home will be reviewed and approved by staff for compliance with LDC regulations concerning garage door width ratios and building design variations as per each building permit application.
12. 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 recordation of the final plat. The plan shall include the following:

- a) Final landscape designs for open space and usable outdoor space shall detail amenity areas, play equipment, trail surfaces and phasing lines.
 - b) Final landscape design shall indicate re-vegetation techniques and undisturbed native areas with the trail network outlined in the submitted drawings.
 - c) Street trees shall be planted every thirty (30) feet along all streets. Street trees should be planted within a year of occupancy.
13. Storm-water retention/detention surface ponds or basins should be positioned outside of the front setbacks. Facilities within view or near the street edge shall be designed in a manner with shallow slopes with plant material and grass so that it does not look like a storm water pond.
 14. All streets adjacent to or within the development shall be improved to current city standards and specifications.
 15. 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.
 16. 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.
 17. 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*
 - Homes will have residential carts.
 - The homes on the dead-end road on the southwest side of the development will need to pull their cans to the main road.
 - b. *Water—contact 716-9622*
 - All water meters must meet current Logan City Standards.
 - Any landscape irrigation connected to Logan City water must high hazard backflow protection installed and tested. Private and or Community.
 - All points of use of water during and after construction must comply with 2015 IPC and Utah State amendments.
 - Project shall comply with all Utah division of drinking water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
 - c. *Engineering – contact 716-9160*
 - Dedicate Johnson Ridge Lane to City of Logan
 - Extend existing utilities (water, sewer, power, storm drainage) in Johnson Ridge Lane to south and connect existing homes to main lines.
 - Cul-de-sac Johnson Ridge Lane with necessary turn around per City standards and close access to US 89/91
 - Reconstruct Johnson Ridge Lane to City Standards
 - Access spacing shall comply with current road design standards for a Minor Arterial road.
 - Dedicate right of way along 1600 West for an arterial road (design standards calls for a 102' road). Additional vacation needed at intersection of 1600 West 2200 South for right hand turn lanes (1600 West and 2200 South)
 - Coordinate with the City Water/Wastewater Department to determine size of lot, access, security fence, etc for Lift Station parcel.
 - All previous comments and requirements for Meadow Brook subdivision shall apply
 - d. *Fire – contact 716-9515*
 - Approved fire apparatus access roads shall be provided within 150 ft of every portion of every building as measured by an approved route around the exterior.

- Approved fire hydrants shall be provided within 600 ft of every portion of every building as measured by an approved route around the exterior.

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 developments are consistent with the ordinance and regulations associated with the MR-9 zoning district.
2. The Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project meets the goals and objectives of the MR-9 zoning designation within the Logan General Plan by providing housing in transitional areas.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 2200 South and 1600 West provides access and is adequate in size and design after the required improvements are installed to sufficiently handle traffic and utility demands 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 9-4-20	Received By RH	Scheduled Meeting Date Oct. 8	Zone MR-9	Application Number PG 20-049
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Type of Application (Check all that apply):

- ☐ Design Review ☐ Conditional Use ☒ Subdivision ☐ Zone Change
☐ Code Amendment ☐ Appeal ☐ Other ☐ Administrative Design Review

PROJECT NAME

Meadow Creek Subdivision

PROJECT ADDRESS

2200 S 1600 W, Logan, UT 84321

COUNTY PLAT TAX ID #

03-005-0029 03-005-0060

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)

Parker McGarvey - Visionary Homes

MAIN PHONE #

801-638-8498

MAILING ADDRESS

50 E 2500 N Suite 101

CITY

North Logan, UT 84341

STATE

ZIP

EMAIL ADDRESS

Pmcgarvey@visionaryhomes.com

PROPERTY OWNER OF RECORD (Must be listed)

Land Haven, INC. and Sterling Land Holdings, LLC.

MAIN PHONE #

435-752-1480

MAILING ADDRESS

50 E 2500 N Suite 101

CITY

North Logan, UT 84341

STATE

ZIP

EMAIL ADDRESS

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED

(Include as much detail as possible - attach a separate sheet if needed)

Requesting that the recently rezoned parcels be added to the preliminary plat for Meadow Creek with the purpose of developing additional single family lots and open space.

Total Lot Size (acres)

9.51 acres

Size of Proposed New Building (square feet)

Number of Proposed New Units/Lots

45 lots

- 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

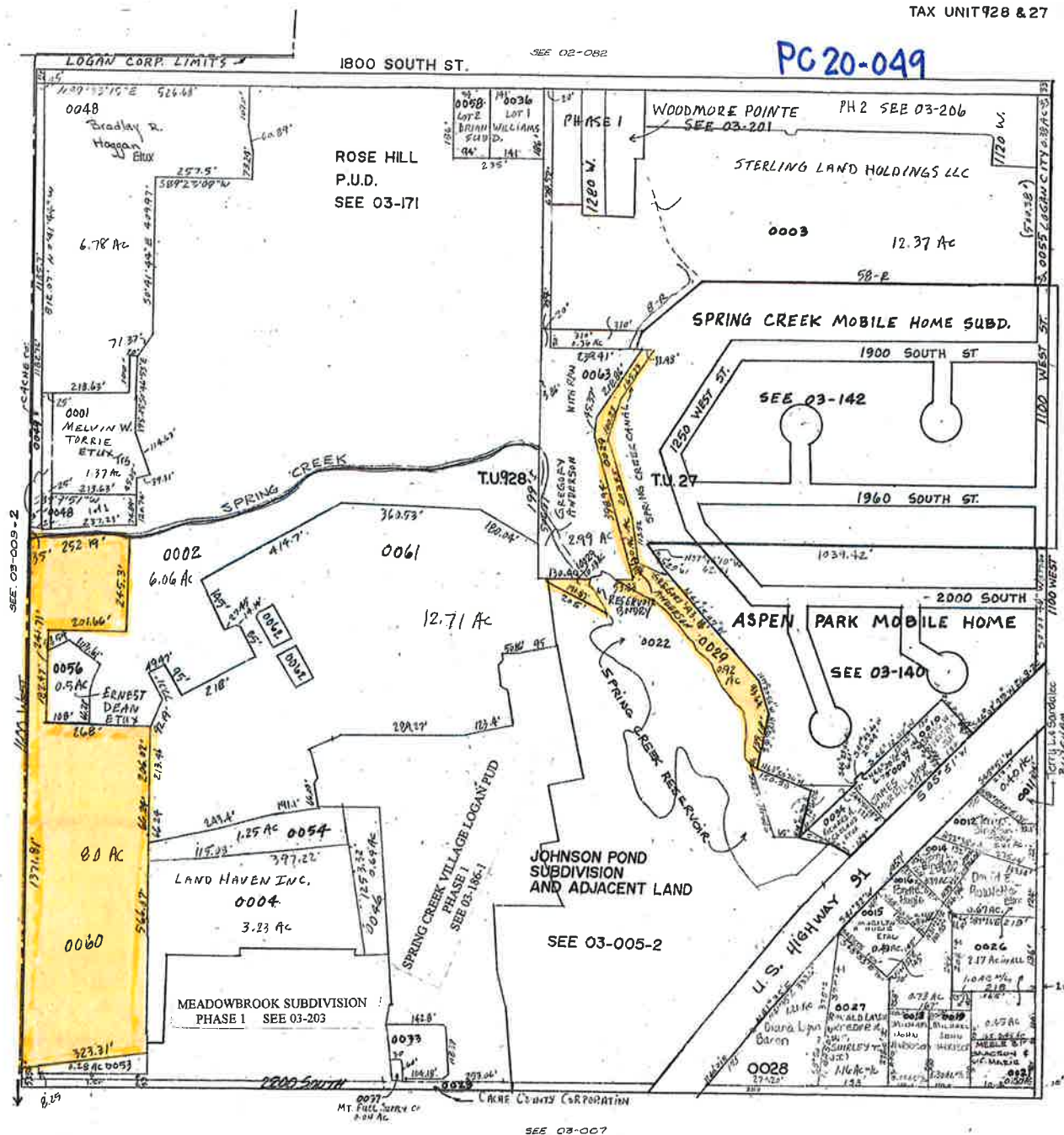
Parker McGarvey

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

[Signature]

TAX UNIT 928 & 27





2600 EAST
CONCEPT PLAN

MEADOWBROOK

Visionary Homes . 50 East 2600 North, North Logan, Utah



R. MICHAEL KELD CONSULTANTS
Land Planning | Landscape Architecture

For more information, visit www.rmkc.com or call 801.224.1100



Summary of Open Space

SPR.	30.77 Acres	29.2%
Open Space	11.63 Acres	13.9%
Landscaped Open Space	5.5 Acres	



MEADOWBROOK

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS



Prepared by: R. Michael Kelly Consultants, Inc. 10/20/2010

