



**Project #20-056
DE LA RU Building Addition
Located at 1750 North 730 West**

REPORT SUMMARY...

<i>Project Name:</i>	DE LA RU Building Addition
<i>Proponent / Owner:</i>	Courtney Wallace (Cartwright AEC, Inc)/GUNHO Logan, LLC
<i>Project Address:</i>	1750 North 730 West
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Industrial Park (IP)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	November 12, 2020
<i>Submitted By:</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-056, DE LA RU building addition, in the Industrial Park (IP) zone located at 1750 North 730 West, TIN #07-176-0015.



Figure 1 shows project location

Current Land use adjoining the subject property

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

Project Proposal

De La Rue currently resides on the subject property and is expanding their operations. There is one building primarily used for production labs, associate offices and parking.

This proposal is for one (1) additional 7,112 SF two-story building that will be attached via second floor walkway to the existing building. The new building will be constructed with a metal

building system with EIFS and metal wall panel finish, consistent with that of the existing building. The new building will house office space on the west end and production labs on the east end. The parcel is 3.77 acres and the proposed addition fronts 800 West.

The proposal includes a sidewalk around the building addition that connects with existing sidewalks of the existing building. Addition parking is proposed along the front of the new building and behind the existing building consisting of 22 new stalls. Access to the parking areas off 800 West and 730 West is unchanged.

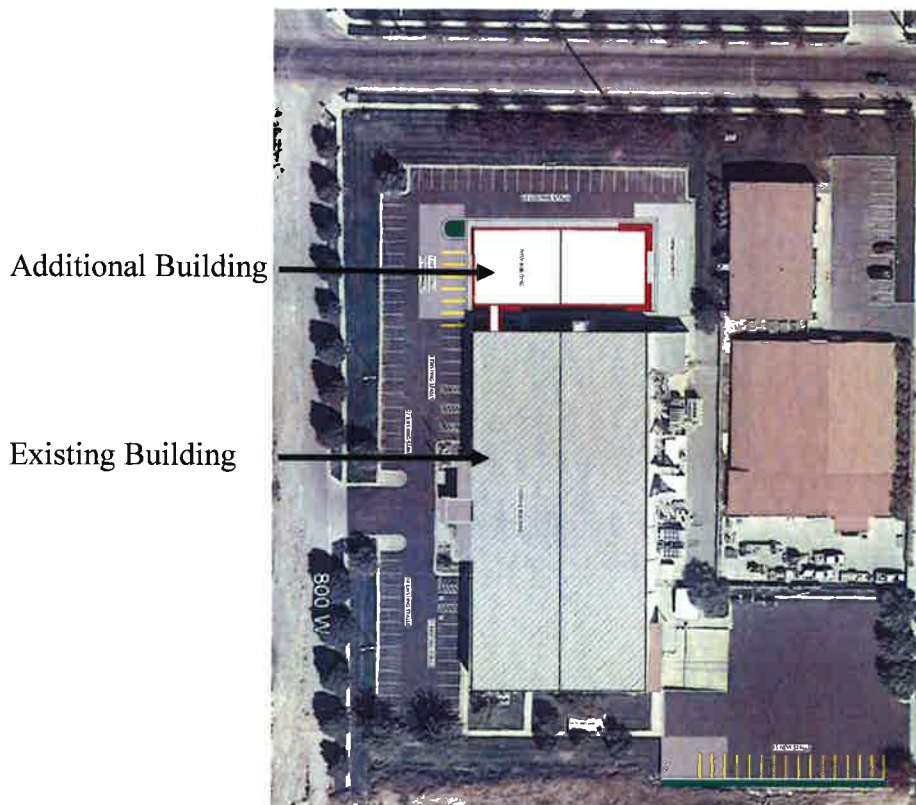


Figure 2 shows the proposed site plan

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial and industrial uses in the Industrial Park (IP) zoning district. The zone supports employment and production uses with related offices, services and storage. Industrial developments will have large, well designed buildings and attractive landscaping. The applicant is proposing office space and additional production labs in the new building.

Design Review Permit

The LDC 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.

Lot Coverage

The LDC §17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The total footprint proposed and existing building is about 40,000 SF on an approximately 164,221 SF (3.77 AC) site for a lot coverage of 25%. As submitted, the proposed lot coverage of 25% complies with the 50% maximum allowance in the LDC.

Setbacks

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

Front:	20'
Side:	20'
Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

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

Front (West):	100'
Side (North):	85'
Side (South):	NA
Rear (East):	45'
Parking Side (North):	40'
Parking Side (Southeast):	~7'

As conditioned, the project meets the minimum setbacks with the exception of the southeast parking which needs to be adjusted to 15'.

Access & Circulation

The site's vehicle access is from both 800 West and 730 West. Both connect to 1750 North and are unchanged with this proposal. Pedestrian connections are well established around the perimeter of the new and existing buildings, as well as the perimeter of the street block. As proposed, the project complies with the requirements in the LDC.

Parking Requirements

The LDC requires one (1) parking stall per 300 SF of office space and one (1) parking stall per every employee at the largest shift for manufacturing, assembly and production. Commercial projects are required to provide bike racks (1 per 10 stalls needed for office space). For the placement of the new building, 33 parking stalls are removed from the north side of the property. Replacement of these stalls is shown in the proposal with 15 stalls in the side-rear of the property and an extension of 7 stalls in an existing front parking lot. Combining the new and existing buildings, the applicant estimates a total 21,317 SF of office space, requiring 71 stalls for office employees. In addition, the production labs have 50 employees at the highest shift of the day, requiring 50 additional stalls. A total of 121 parking stalls are required for the uses in this proposal. With 121 parking stalls required, and 100 stalls proposed, an additional 21 parking stalls need to be added to the project.

As conditioned with adding 21 stalls and bike racks to accommodate 7 bikes, the proposal meets the minimum requirement in the LDC.

Open Space and Landscaping

The LDC §17.10.130 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.32 generally describes open space as vegetation or landscaped areas while useable outdoor space could consist of additional landscaping, decks, patios and other similar outdoor amenities.

The 3.77-acre project site has established landscaping that meets the requirements of 20% open and usable space. However, the 5 trees removed during construction of the new building need to be replaced. Additionally, planting strips around the north and west sides of the new building need to be provided, similar to that of the existing building, and the 15-foot southeast parking setback need to be landscaped. As conditioned with replacement of trees and additional landscaping, the project complies with the LDC.

Lighting

The LDC §17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies 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. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Building Design

The LDC §17.12.060 requires new industrial buildings to be designed with high-quality materials and be aesthetically pleasing. The building frontage faces 800 West with the main entrance in the existing building. Blank walls exceeding 40 linear feet are not permitted along facades visible from a public street, and that two methods must be used to create interest and reduce scale. Methods mentioned in the code include staggering of vertical walls, recessing openings, providing upper-level roof overhangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors. The proposed building provides variety by changes in metal panel material color; recessed openings; breaks for windows and doors; contrasting compatible building material; and changes in roof height. As proposed, all elevations comply with the requirements of the LDC.

Utility doors and other services features are required to blend with the building's architecture. As proposed, with no pedestrian entrances visible from the street and the utility door blending with the architecture, the project complies with the requirements in the LDC.



Figure 2 shows the proposed front (west) façade and side (north) façade both visible from public streets.

Transparency

Transparency requirements for the IP zone are as follows:

Ground Floor (Frontage): 30%

Proposed transparency for the project are:

West Elevation (800 W Frontage): 32%

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

Building Height

Building height in the IP zone is limited to 48'. The highest point of the building is 31'. As proposed, the project complies with the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

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 10/30/20, posted on the City's website and the Utah Public Meeting website on 11/4/20, and mailed to property owners within 300 feet on 10/19/20.

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. The additional parking on the southeast corner of the property shall to be set back to 15' off the property line.
3. A minimum of 121 parking stalls shall be provided.
4. A bike rack shall be provided to accommodate a minimum of 7 bikes.
5. 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) Parking lot perimeter landscaping along the southeast parking stalls.
 - b) Replace the five trees removed from the north parking lot.
 - c) Planting strip along the north and west sides of the new building.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
9. 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.
10. 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.
11. 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.

12. 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*

- There are front load dumpsters currently on site.

b. *Engineering —contact 716-9160*

- Provide water shares or in-lieu fee for increased demand to City water system for both indoor and outdoor water usage for new facility.
- No civil plans provided showing utility services for sewer, water and possibly fire line to new building. Logan City Public Works will address these requirements with design review for building permit.

d. *Water—contact 716-9627*

- The water main serving this and or existing building will have to have a RP (ASSE1013) installed and tested as it enters the existing and or new building. Immediately after the water meter but before any branch offs or possible connections. This is for containment-city water protection. Points of use protection will also be required as per code.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.
- If the landscape irrigation backflow assembly is relocated it must be updated to meet current high hazard standards.
- Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) backflow assembly installed and tested. No chemicals allowed.

e. *Fire—contact 716-9515*

- Conditions of approval: Need a fire apparatus turn-around at the end of the fire access lane on the North side of the building.
- Access
 - (IFC 503.1.1) *Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.*
 - New building creates a long fire access lane along the west and north of the building that is longer than 150' without a fire apparatus turn-around.
- Fire Hydrant Locations
 - (IFC 507.5.1) *Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building.*
 - (IFC table C102.1) *Required number and spacing of hydrants.*
 - Fire Hydrant FH01616, FH02133 and FH 00387 are within 400 ft from all areas around the building.
 - Note: Buildings equipped with automatic fire sprinklers require a fire hydrant within 100 feet of the fire department connection (FDC).
- Fire Water Flow
 - (IFC 507.1) *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.*
- Required Flow:
 - According to Table B105.1(2) the required fire flow for Type VB construction at 7,112 sq. ft. is 2,250 gpm at 20 psi.
 - Available Flow: According to the Logan City Engineering Fire Flow model: NEED FLOW MODEL
 - Fire Hydrant FH01616 has _____ gpm of available flow at 20 psi.
 - Fire Hydrant FH02133 has _____ gpm of available flow at 20 psi.
 - Fire Hydrant FH00387 has _____ gpm of available flow at 20 psi.

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 proposed project provides required off-street parking.
4. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 1750 North 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 10-12-20	Received By	Scheduled Meeting Date Nov. 12	Zone IP	Application Number PC 20-056
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 DE LA RU BUILDING ADDITION				
PROJECT ADDRESS 1750 N. 730 W.			COUNTY PLAT TAX ID # 07 - 176 - 0015	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) COURTNEY WALLACE-CARTWRIGHT AEC, INC.			MAIN PHONE # 435.512.7643	
MAILING ADDRESS 2120 N. MAIN ST.	CITY NORTH LOGAN	STATE UT	ZIP 84341	
EMAIL ADDRESS courtneyw@cartwright-aec.com				
PROPERTY OWNER OF RECORD (Must be listed) GUNHO LOGAN LLC			MAIN PHONE # 801.224.4771	
MAILING ADDRESS 1750 N. 800 W.	CITY LOGAN	STATE UT	ZIP 84321	
EMAIL ADDRESS khodges@libertypioneer.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) A new standalone building that will attach via second floor walkway to the existing building. The new building will be of similar construction (metal building system with EIFS and metal wall panel finish). The new building will be (2) stories with offices on the West end and production labs on the East end.			Total Lot Size (acres) 3.77	
			Size of Proposed New Building (square feet) 7,112	
			Number of Proposed New Units/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 	
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	

Parcel Map



10/13/2020, 9:12:19 AM

Override 1

County Centerline

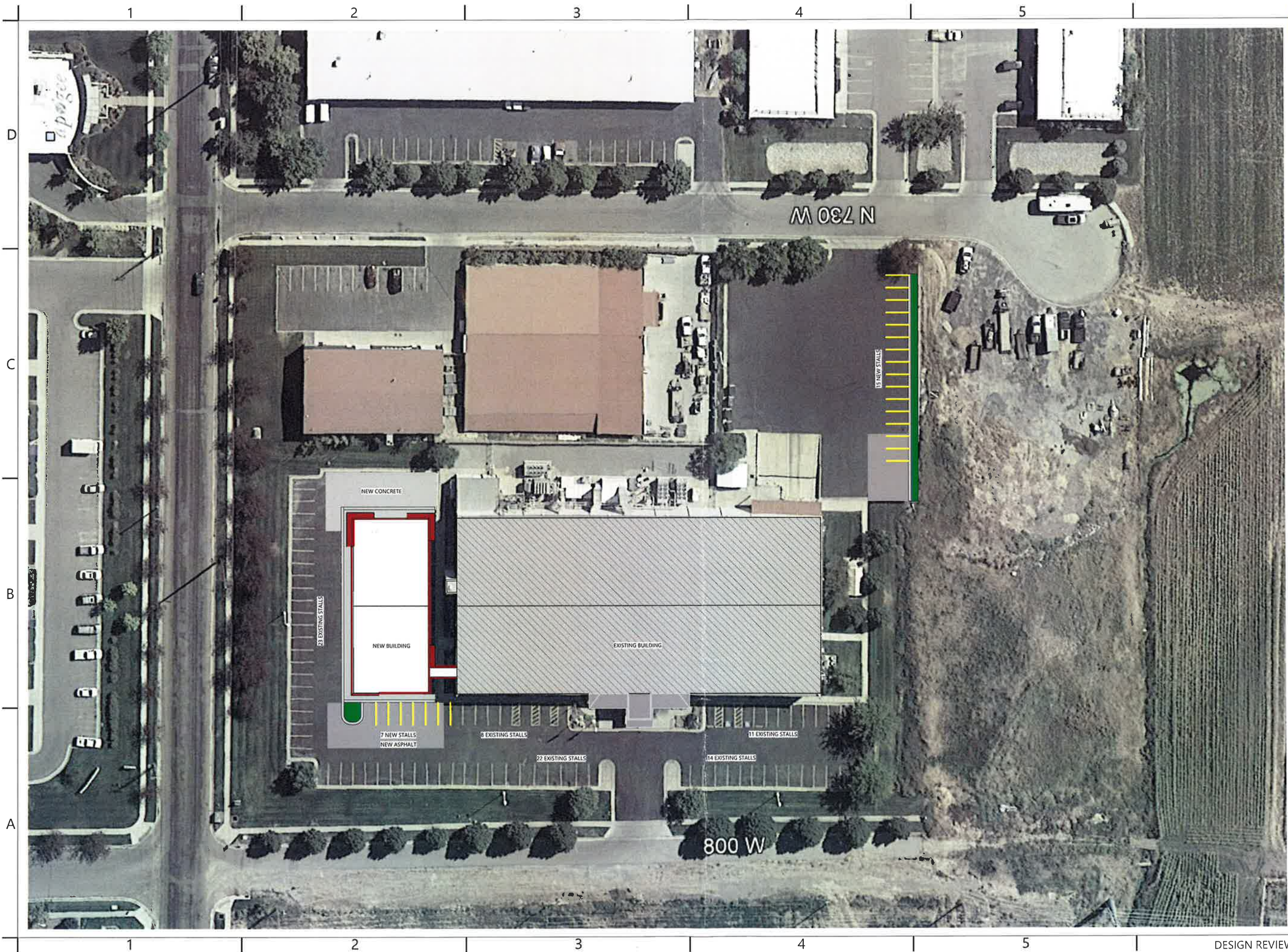
Cache Parcels

Parcel Tax ID Label

Municipal Boundaries

State Roads

County Boundary



CARTWRIGHT
ARCHITECTS & ENGINEERS

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

DE LA RUE BUILDING #2

1750 N. 800 W. LOGAN, UT

CARTWRIGHT PROJECT # 120105
DATE 09/21/20
DRAWN BY: CW
CHECKED BY: CW
APPROVED BY: CW

REVISIONS
DATE DESCRIPTION

SITE PLAN

AS101

DESIGN REVIEW

DE LA RUE BUILDING #2

1750 N. 800 W. LOGAN, UT

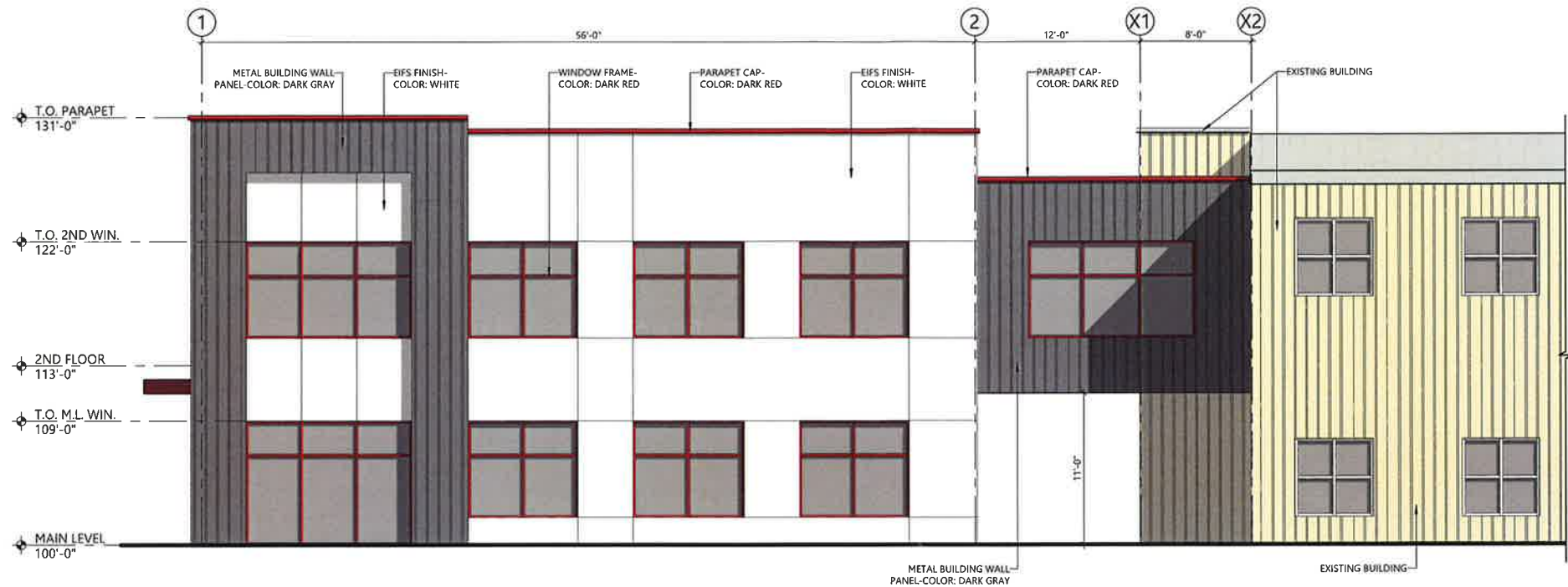
CARTWRIGHT PROJECT #	120105
DATE	09/21/20
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	CW

DATE	REVISIONS DESCRIPTION
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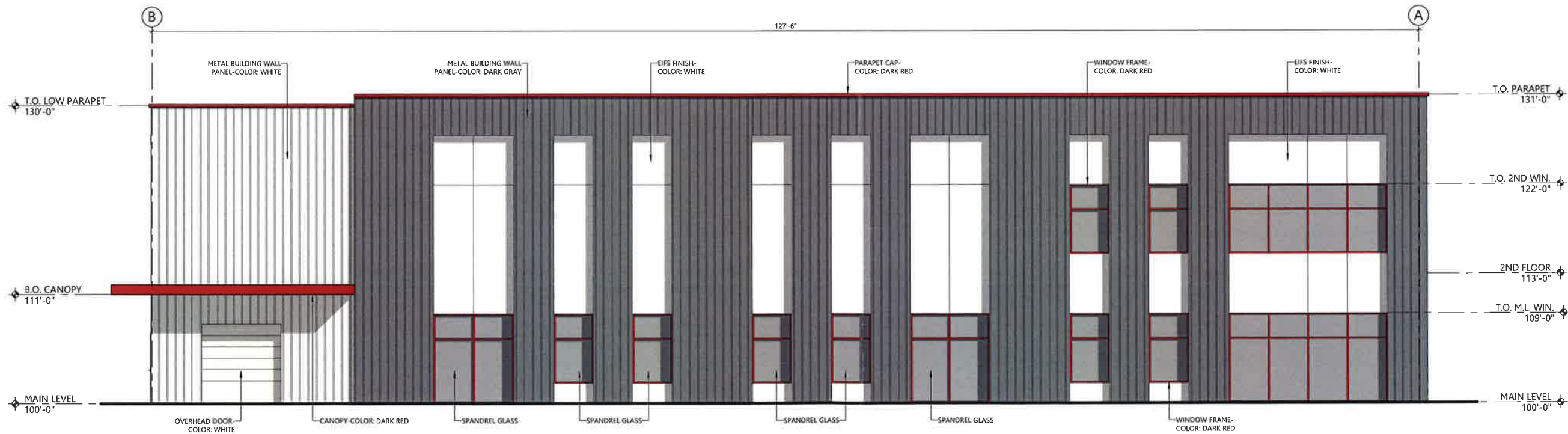
EXTERIOR
ELEVATIONS

A201

DESIGN REVIEW



C3 WEST FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



A3 NORTH FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

DE LA RUE BUILDING #2

1750 N. 800 W. LOGAN, UT

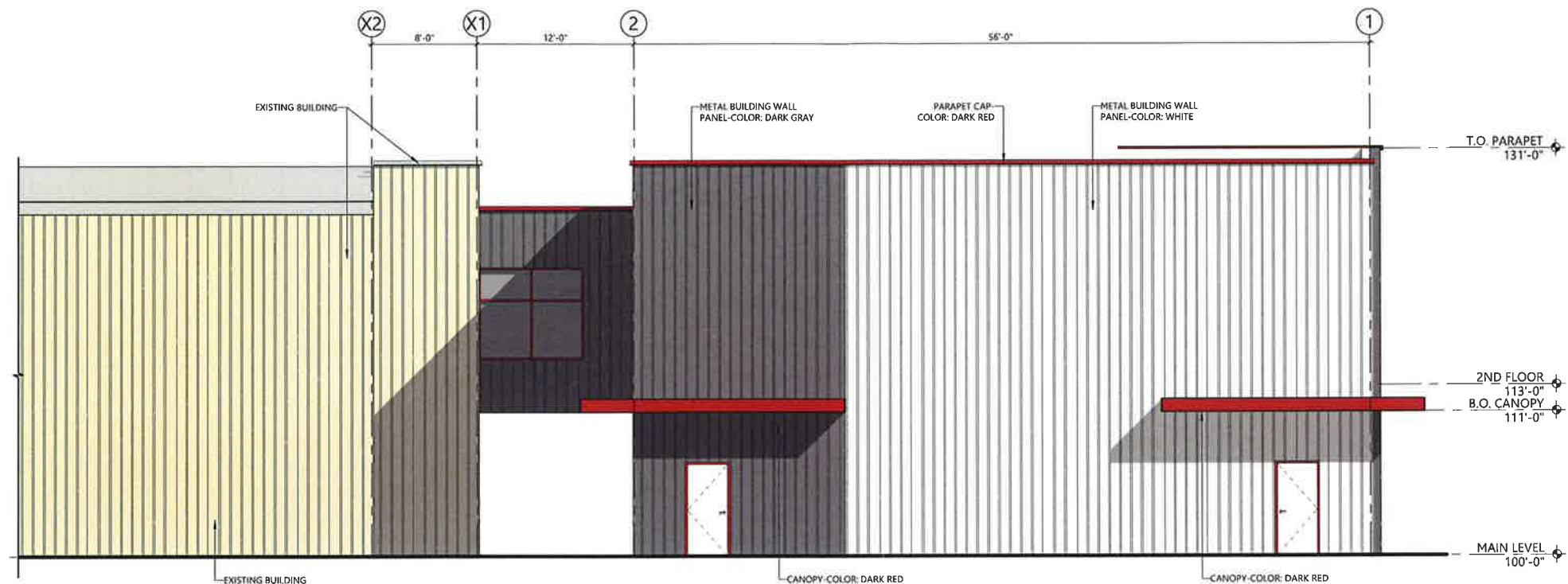
CARTWRIGHT PROJECT #	120105
DATE:	09/21/20
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	CW

DATE	REVISIONS DESCRIPTION
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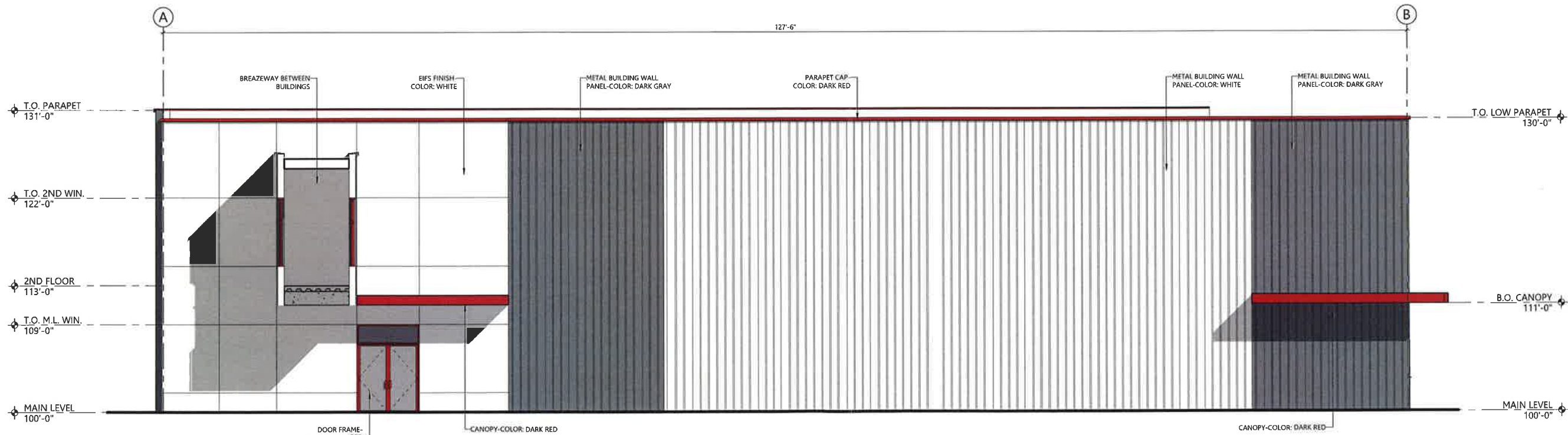
EXTERIOR
ELEVATIONS

A202

DESIGN REVIEW



S3 EAST FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



A3 SOUTH FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



(B3) PERSPECTIVE ELEVATION NW FACING
SCALE:

CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
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F435 753 2851
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DE LA RUE BUILDING #2

1750 N. 800 W. LOGAN, UT

CARTWRIGHT PROJECT #	120105
DATE:	09/21/20
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APPROVED BY:	

REVISIONS	
DATE	DESCRIPTION

PERSPECTIVE
ELEVATIONS

A203