

**Project #21-001
Renewal Rezone
Located at approx. 286 South 100 West**

REPORT SUMMARY...

Project Name: Renewal Rezone
Proponent/Owner: Michael Jewell / DHZ LLC, Regina Avilez
Project Address: 286 South 100 West
Request: Rezone from MR-12 & COM to MU
Current Zoning: MR-12 & COM
Date of Hearing: January 14, 2021
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 1.73 acres of property located at approx. 286 South 100 West (TIN# 02-048-0006; 0007; -0008; -0009; -0010; -0011; -0012; -0013.) from Mixed Residential Low (MR-12) and Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	MR-12: Residential Uses	<i>West:</i>	PUB: Logan High School

PROJECT

The proponent is requesting to rezone eight (8) parcels totaling 1.73 acres at approximately 286 South 100 West. The rectangular shaped parcels sit at the southwest corner of the block adjacent to 300 South and 100 West. The properties currently contain five older residential structures and one commercial structure. This area of town is relatively flat. This is only a rezone request at this time. It is anticipated that if approvals are granted, a Design Review Permit would subsequently be submitted for a new mixed-use project.



Figure 1 shows the project request area

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations inside Logan City are located near the Main Street corridor north and south of downtown.

Mixed Use Center (MUC) FLUP designations are described in the General Plan as having concentrations of commercial and office uses with residential uses integrated. MUC developments are required to have both residential and commercial components. MUCs are required to be designed in a compact dense form for people to live, work, and play within a walkable center.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone (*current zoning designation*) is typically located along major collector and arterial streets with large capacity utilities. Standard building heights are limited to 40' and 60' lot coverage maximums. Parking requirements are based on each commercial land use and 20% of project sites are required to be improved with open space.

The Mixed Residential Low (MR-12) zoning district (*current zoning designation*) permits a maximum density of 12 dwelling units per acre and building heights at 35 feet. Lot coverage is capped at 60% and a total of 30% of the site is required to be set aside for open space. New residential buildings are required to provide 2 off-street parking stalls per each dwelling unit.

The Mixed Use (MU) zoning district (*proposed zoning designation*) permits a maximum density of 30 units per acre (density bonus's available for an additional 10 units per acre). A minimum amount of commercial space is required based on overall project size. Building heights are permitted up to 58' with front setbacks at 0'-10' (min.-max.). Street frontage, a building width to property width ratio requirement, is set at a minimum of 60%. 20% of project sites are required to be improved with open space. Studio/one-bedroom residential units require 1.5 parking stalls and two bedroom or larger units require 2 parking stalls. Commercial parking is based on individual businesses and square footage.

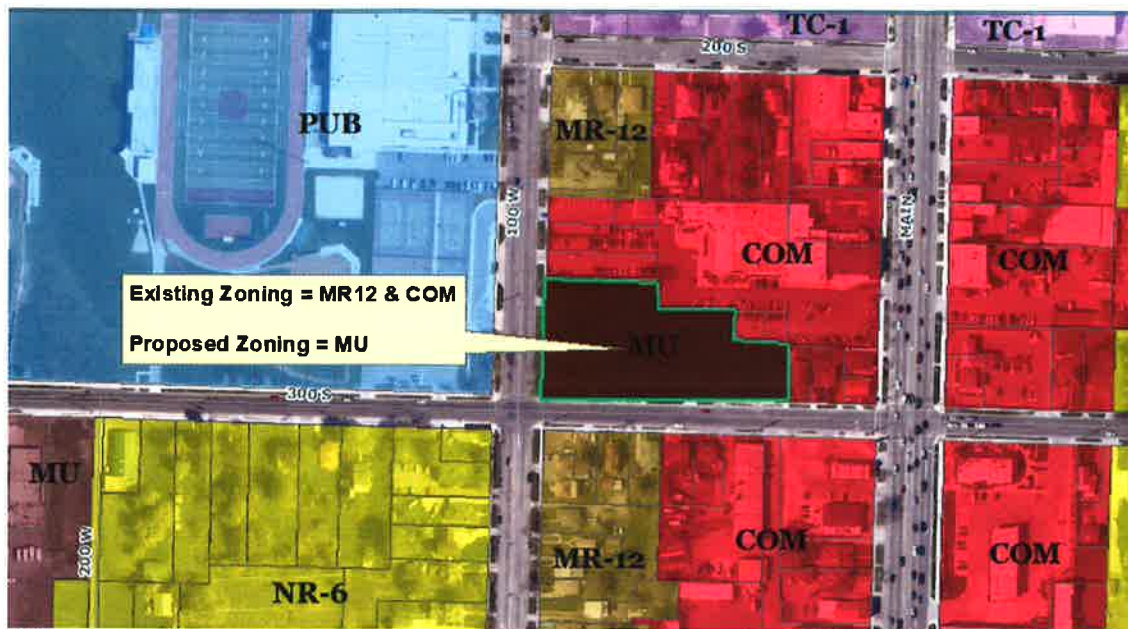


Figure 2 shows the proposed zoning on the properties with the surrounding existing zoning

NEIGHBORHOOD COMPATIBILITY

This area, adjacent to Logan High and a couple of blocks south of Downtown, currently contains a wide variety of nearby land uses. Single family homes, multi-family apartments, recreation centers, schools, restaurants, gas stations, convenience stores, and hospitality lodging are all within a 600-foot radius of the site. 300 South and 100 West are identified as existing or future collector and arterial streets on the City's Master Transportation Plan. 100 West was recently approved for a new bridge and street improvements creating better connections to HWY 89/91 on the south end of the city. These improvements will likely result in higher traffic volumes along this north/south corridor. The existing buildings and structures within a 600-foot radius are single and two stories in height with most of the residential structures being built between 1900-1970. The surrounding commercial structures were built circa 1950-1980's.

Because there is NR zoning and single-family homes kitty-corner to the site, any future development would be subject to the LDC 17.09 height transitional requirements. These include, a maximum 35-foot building height nearest to the single-family homes and then transitioning up at a ratio of two horizontal feet to every one vertical foot.

SUMMARY

The COM zoning district, indicated on the FLUP, is similar in nature to the MU zoning district. MU allows taller buildings and a density bonus for residential units but is more limited on the range of permitted commercial uses. As stated in the General Plan, compact infill and redevelopment near Logan's core will reduce pressure to sprawl outwards into surrounding rural areas. Infill and redevelopment are more efficient on utilities and infrastructure. Infill and redevelopment are less taxing on Logan City's transportation system and should result in fewer miles driven and lower amounts of pollution emitted by residents. There could be design compatibility issues with a MU development built to maximum allowances with the existing single-family homes to the west/south but LDC transitional height requirements and Planning Commission site specific conditions can help to mitigate any potential incompatibilities.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

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 posted on the City's website and the Utah Public Meeting website on 1/7/2020, and noticed in a quarter page ad on 12/29/2020, and a Public Notice mailed to property owners within 300' were sent on 12/23/2020.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The Logan City FLUP identifies the area as COM which is similar in nature to MU.
2. This area is positioned along 100 West, a street that is planned for expansion to the south.
3. Infill and redevelopment are more efficient ways to handle population growth and reduce pressure on rural/suburban sprawl.
4. Design incompatibles can be mitigated through Design Review processes.

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 12-10-20	Received By RH	Scheduled Meeting Date Jan. 14, 2021	Zone MR-20	Application Number PC 21-001
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" 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 Renewal Rezone				
PROJECT ADDRESS 286 S. 100 W Logan, UT 84321			COUNTY PLAT TAX ID # 02-048-0006 ; -0007 -0008 -0009 -0010 -0011 -0012 -0013	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Michael D. Jewell			MAIN PHONE # 435-754-7887	
MAILING ADDRESS	CITY	STATE	ZIP	
255 S Main ST. STE. 100	Logan	UT	84321	
EMAIL ADDRESS				
PROPERTY OWNER OF RECORD (Must be listed) DH2, LLC + Regina Avilez			MAIN PHONE # 435-265-1180	
MAILING ADDRESS	CITY	STATE	ZIP	
255 S Main ST. STE. 100	Logan	UT	84321	
EMAIL ADDRESS mjewell@Triiioagroup.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Rezone all properties from MR-20 + COM to Mixed Use			Total Lot Size (acres) 1.73	
			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots NA	
- 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 permit 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 		

Council Workshop: Feb. 2
Council hearing: Feb. 16

NE⁴Section 4 Township 11 North Range 1 East

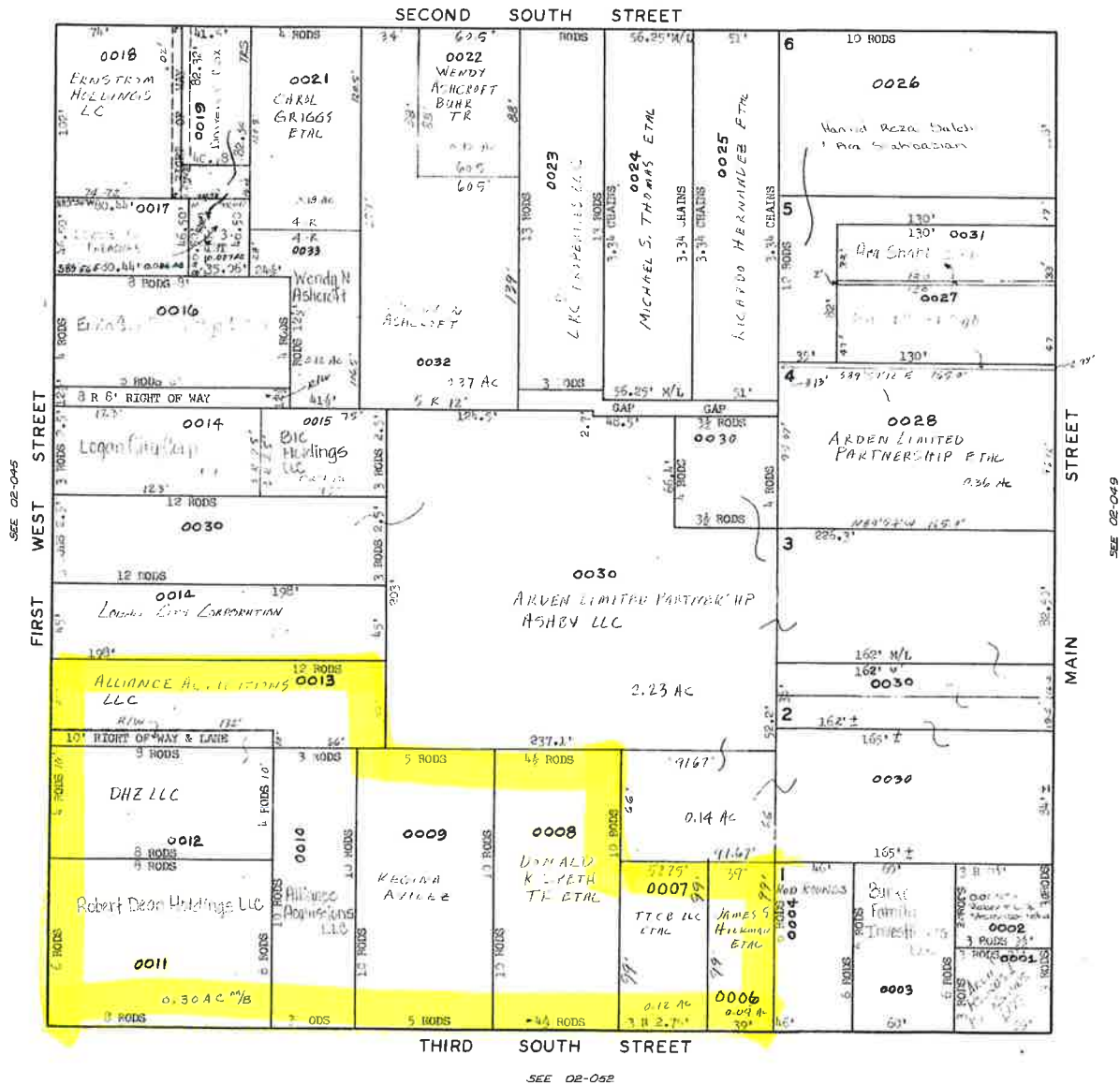
Scale 1 Inch = 50 Feet

TAX UNIT 27

02
048

Block 6, Plat "D" Logan City Survey

SEE 02-046



SEE 02-052

RENEWAL

Mixed Use Project

300 S 100 W
Logan, Utah 84321



RENEWAL

Catalyzes efforts to revitalize Logan's downtown area

Aligns and promotes Logan City's Master Plan to reduce vehicle use in the downtown area

Increases number of unique visitors and customers for downtown businesses

Supports and promotes Logan City Bike and Pedestrian Plan

Promotes the use of alternative transportation

Invests in infrastructure for the use of e-bikes and electric vehicles

Becomes a pivot point for further forward thinking development in downtown

Location

- Intersection of 300 South and 100 West
- Current use - older single family homes; older commercial building; unpaved parking.



ZONING

- Current zoning is MR-20 and Commercial
- Proposed zoning is Mixed Use



WHY?

- **Adapt to current and changing views on livability.**

- Millennials and Generation Z hold the largest share of the target audience for apartments and other multi-use buildings. The majority of this demographic — nearly 75% of Millennials and 72% of Gen Zers — take *sustainability* into account when deciding where to live. (Nielson study)
- 40% cite access to bike paths, public transportation and proximity to shopping in their top three important factors of where to live.
- Deloitte predicts that there will be a 348% increase of electric cars by 2030.

- **Adapt to current and changing work conditions**

- Recent studies show that up to 67% of companies will allow employees to continue to work from home.
- National companies have stated they will allow the majority of employees to continue working from home even after the pandemic.
- People with disabilities or mobility struggles have increasing opportunities if they can work where they live.

HOW?

1. Secure and Interior Bike Storage
2. Electric Bike Co-op and Charging Stations
3. Joint Use Patios
4. Onsite Corner Bistro
5. Onsite Fitness Center
6. Public and Resident EV Charging Ports
7. Amazon HUB Locker

Interior, Secure Bike Storage

Promote bike usage by offering interior bike storage with security, bike maintenance, etc.



****Photographic examples of concept.**

Electric Bike Co-op and Charging Stations

Provide shareable e-bikes for resident use as well as charging stations for resident's private e-bikes and scooters.



****Photographic examples of concept.**

Joint Use Patios

Residents will have access to joint use patios, complete with outdoor seating, heating and grills to reduce travel.



**Photographic examples of concept.



**Photographic examples of concept.

Corner Bistro

On the corner facing 100 West and 300 South, there will be a small bistro for breakfast, lunch, coffee, drinks, and other items so our residents don't have to drive. This also serves the needs of the community within easy walking distance because it eliminates the need to drive elsewhere. This fills a need in this area for these type of amenities.



**Photographic examples of concept.



**Photographic examples of concept.

Onsite Fitness Center

Onsite fitness center so residents don't have to drive to one. For those that want larger facilities, Logan City Recreation Center is across the street, which further reduces the need to travel for recreation and exercise.



**Photographic examples of concept.



**Photographic examples of concept.

Public and Resident EV Charging Ports

To support Logan City's Master Plan for downtown, EV charging ports (for electric cars) for both residents and the public will be available. Currently, there are only 6 public EV charging ports in Logan. Our proposal would be to work with Logan City to double that number.



**Photographic examples of concept.

Amazon HUB Locker

There is only one Amazon HUB locker in Cache Valley and that is in Hyrum. Installing one in Revive reduces travel and emissions for Logan residents desiring a secure facility to receive Amazon and other delivered packages.



****Photographic examples of concept.**



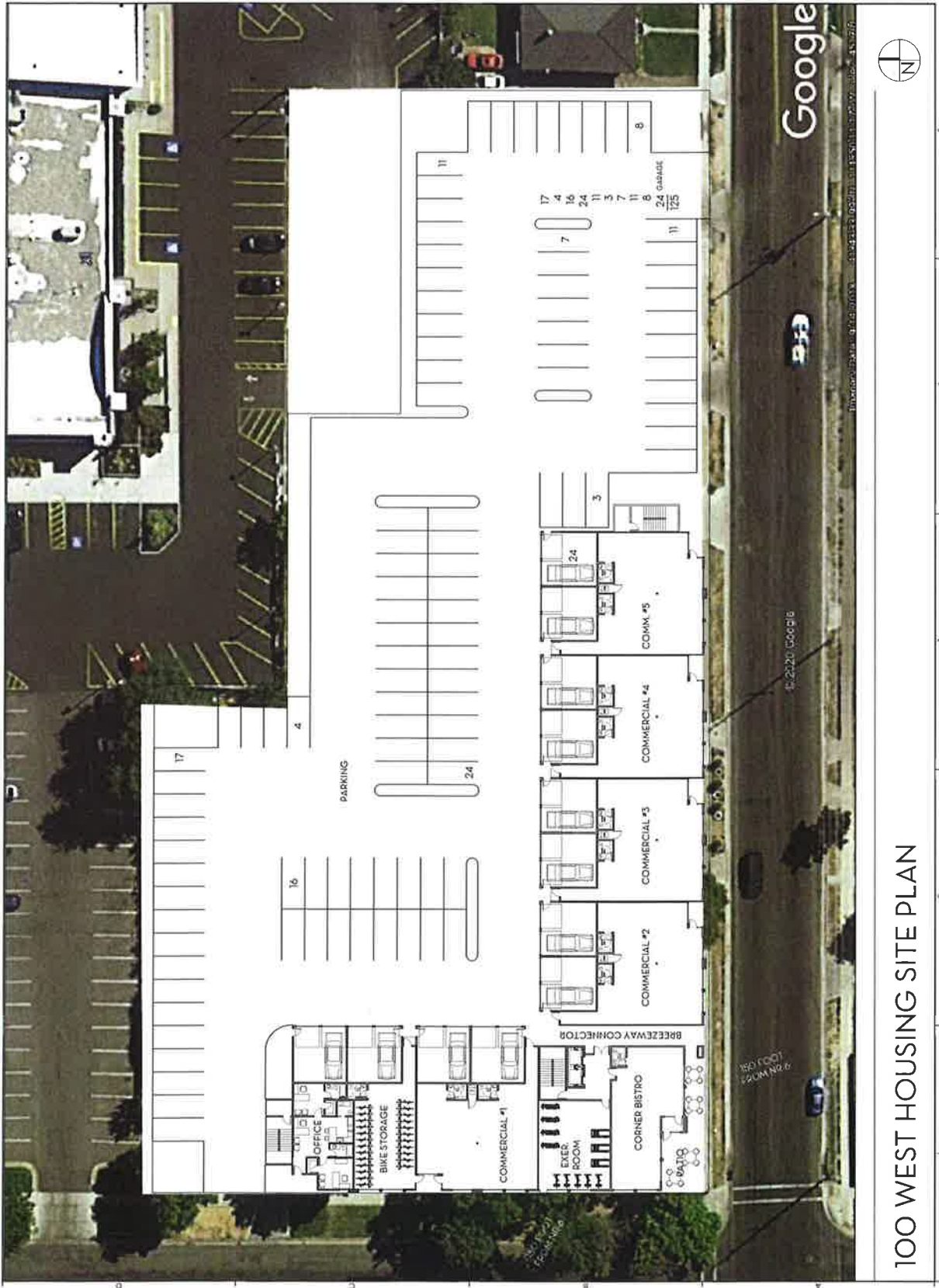
PROJECT DESCRIPTION

- Approx. 11,400 total square feet of commercial space
 - 1,400 sq. ft. corner bistro
 - 10,000 sq. ft. commercial office space
- 69 Residential Units
 - 47 1 Bed / 1 Bath
 - 2 1 Bed / 1 Bath (plus Den)
 - 20 2 Bed / 2 Bath
- Convenient and Sustainable Amenities
 - Secure, Interior Bike Storage
 - Electric Bike Charging Stations
 - Electric Bike Co-op
 - Joint Use Patios
 - Onsite Bistro
 - Fitness Facility
 - Resident & Public EV Charging Ports
 - Amazon HUB Apartment Locker
 - Commercial Speed Wireless Internet

Mixed Use

“Mixed-use areas provide a lot of things Utahns want,” ... they “provide charm and a sense of place,” as well as “the kind of vibrant live-work-play opportunity that a lot of people and businesses are looking for.” Ari Bruening, Envision Utah

“Research shows that a well-designed mixed-use area can reduce driving by as much as 50 percent, so these kinds of places are helping to reduce congestion and emissions as we grow.” Utahbusiness.com



100 WEST HOUSING SITE PLAN

Parking

- **Parking Requirements for *Independent Residential & Commercial Uses***

- 114 spaces for 69 residential units (47-1 bedroom, 20-2 bedroom)
- 34 spaces for 10,000 sq. ft. of commercial office space (1 space per 300 sq.ft.)
- 9 spaces for 1,400 sq.ft. of dining area (1 space per 150 sq.ft.)

- **Mixed Use**

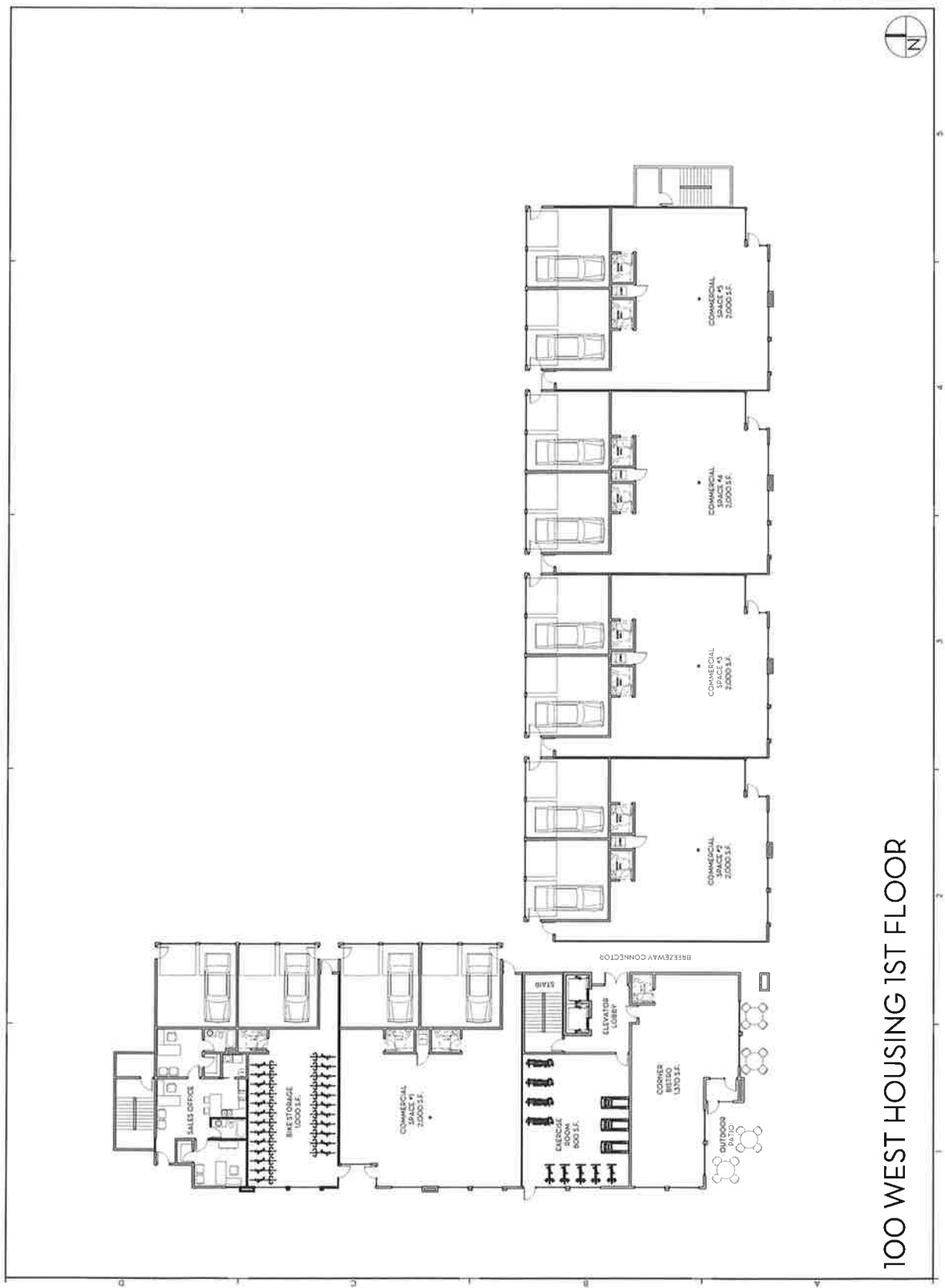
- Referenced studies have shown significant opportunity to shared parking in mixed use projects involving office space:
 - Workdays (Mon - Fri from 8:00 a.m. - 5:00 p.m.): 60% residential (69 spaces), 100% commercial (43 spaces) = 112 spaces
 - After Hours (Mon - Fri from 5:00 p.m. - 12:00 a.m.): 100% residential (114 spaces), 20% commercial (9 spaces) = 123 spaces
 - Early Morning and Non-Workdays: 100% residential (114 spaces), 5% commercial (3 spaces) = 117 spaces

- **Site proposal includes 125 parking spaces**

Parking (cont.)

- **Public Transportation**
 - City bus stop directly across the street
- **Commitment to Sustainable Transportation and Bicycle Travel**
 - City bike and master plan
 - Proposed dedicated Bike lane adjoining to our property
 - On-site bicycle storage

100 WEST HOUSING 1ST FLOOR



REVISIONS

NO.	DATE	DESCRIPTION

TITLE
FIRST FLOOR PLAN

PROJECT
100 WEST HOUSING

CLIENT
DURSTELER, JEWELL & ALLEN

ADDRESS
286 SOUTH 100 WEST, LOGAN, UTAH 84321

ARCHITECT
CENTER STREET ARCHITECTS
100 WEST HOUSING
LOGAN, UTAH 84321
TEL: 435.734.1234
WWW.CSARCHITECTS.COM

DATE
10/10/2020

BY
JW

CHECKED BY
JW

SCALE
AS SHOWN

