



Project #21-002
Logan Gateway Retail Development
Located at 701 South Main Street

REPORT SUMMARY...

Project Name: Logan Gateway Retail Development
Proponent/Owner: Scott Hamblin / Logan Gateway Business LLC, GSK Prop. LLC
Project Address: 701 South Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Date of Hearing: January 14, 2021
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-002 Logan Gateway Retail Development, with three pad-site buildings located at approximately 701 South Main Street, TIN# 02-063-0010; -0011; - 0012; -0013; -0016, -0019.

Land use adjoining the subject property

<i>North:</i>	MU: Residential Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-20: Vacant

Project Request

The proponent is requesting a Design Review Permit to construct three new retail/restaurant pad-site buildings on 1.66-acres along Main Street at the Logan Gateway project. The single-story buildings are proposed along the west side of Main Street and east of the newly constructed 4-story office building. Additional surface parking lots, landscaping and outdoor patios are included with the proposal. The identical two southern buildings are proposed as mirror images of one another and shown at 4,114 SF in size. The larger north building is similar in design and proposed at 5,395 SF in size. The buildings orient sideways to the street with primary entrances facing adjacent parking areas. The two southern buildings are proposed with drive-thru lanes circulating counterclockwise around the perimeter of the building. Architectural features wrap all building facades for curb appeal and transparency. A property line adjustment has been submitted to establish four separate properties along main street for each individual pad-site building. A fourth future building adjacent to the Logan River and north of these buildings is anticipated for future review and approval.

Design Review Permit

The Land Development Code (LDC) 17.43 requires Design Review Permit approvals for new commercial developments to ensure code compliant design, project 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 & Building Height

The LDC 17.10.080 limits lot coverage to 60% (building(s) footprint) and building heights to 40' in the COM zone. The project site for these three buildings is approximately 1.66 acres (72,309 SF) in size. The three building's total approximately 13,623 SF creating a 19% lot coverage. The proposed buildings are approximately 20 feet tall. Both lot coverage and building heights comply with LDC requirements as proposed.

Building Design

The LDC 17.10.080 states that commercial buildings should be designed to promote high-quality developments with 30% transparency along street facing facades, wall articulations every 40 linear feet and inviting four-sided architectural design. The proposed retail/restaurant buildings show storefront windows, entryways, and a series of metal panel materials forming different textures and shades of grey. Street facing transparencies are proposed at approximately 31%. The building design and material distribution employs 4-sided architectural design. As proposed, the building designs comply with the LDC standards.



Figure 1 shows the project location

Site Layout

To prioritize architecture and curb-appeal, the LDC 17.10.080 typically requires parking areas to be in subordinate side or rear positions to the buildings in the COM zone. The proposed project shows parking lots positioned to the side and rear of the three buildings with berms and landscaping to further subordinate surface parking area and to help muffle Main Street noises. The LDC 17.10.080 requires a 50% building frontage, a ratio of building mass to property width, in the COM zone. The three pad-site properties total approximately 530 feet in width. At approximately 210 feet of total building width and accounting for the 65' driveway entrance, the building frontage totals approximately 45%. As conditioned with building frontage compliance at 50%, the project meets the requirements of the LDC.

Setbacks

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

Front:	10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side & rear)	5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

Front: (East)	12'-22'
Side: (South)	38'

Side: (North)	65'
Rear: (West)	10'
Parking (front):	15'
Parking (side & rear)	5'

As proposed, the project meets minimum setback requirements of the LDC.

Pedestrian Circulation

The LDC 17.30.160 requires pedestrian circulation within a project and connecting to adjacent public streets for better walkability. Pedestrian circulation should provide a safe, convenient and well-connected sidewalk network. The proposed project shows sidewalks around the buildings and along Main Street with reasonable overall connectivity. As proposed, the project meets the pedestrian circulation requirements in the LDC.

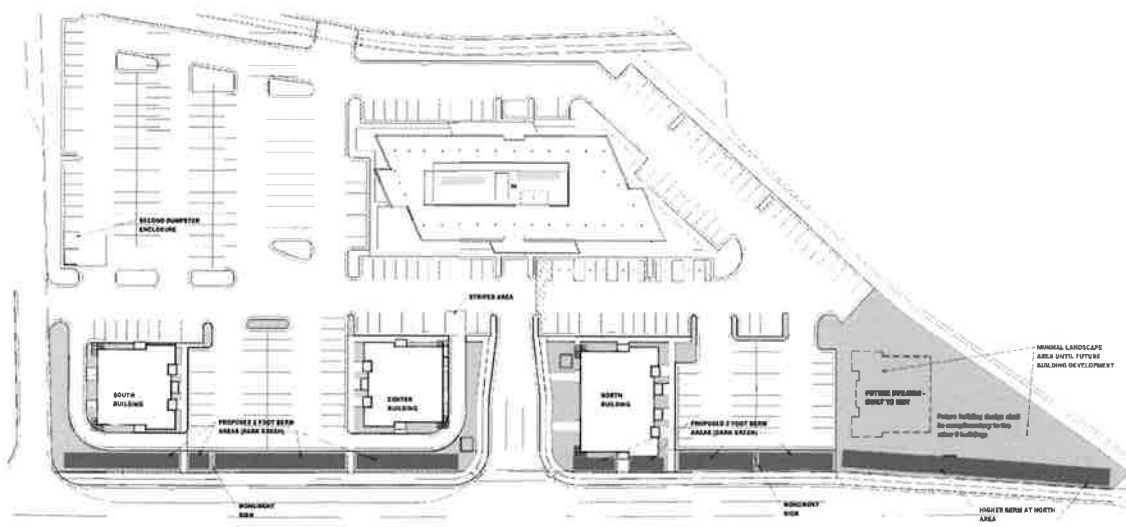


Figure 2 shows the proposed site plan

Parking Stall Requirements

The LDC 17.31.040 requires one (1) parking stall per every 75 SF of dining area for fast food restaurants and (1) parking stall for every 250 SF of total retail area. The proposed building(s), depending on the breakdown of retail/restaurant use, would require between 16-20 parking stalls for each smaller building and between 21-24 for the larger building. When a business license is submitted, the exact breakdown of space dedicated to either retail or dining rooms will be calculated. Using the high end of the above ranges (retail vs restaurant at 30% dining area), the LDC would require 64 parking stalls. The project shows 67 parking stalls for the three pad-site buildings.

The proposal includes two drive thru lanes. The LDC requires space for 8 cars to stack in the drive thru lane before the order box of a restaurant. The proposed drive thru lanes contain space to stack approximately 8 vehicles from the entrance point to the exit point. Assuming the order box isn't placed right at the exit point, the proposed drive thru lanes do not contain enough room for 8 cars to stack before the order box. The order box position has not been identified at this time and every restaurant has slightly different drive-thru specifications. The surrounding site provides additional areas to stack drive-thru cars but could potentially create circulation conflicts and parking stall access issues. Given the size of the properties and pad-site buildings, if addition drive-thru lanes were created it would result in the loss of parking stalls and pedestrian access to storefronts. Bike racks are required as per the LDC for restaurant and retail land uses. As conditioned with sufficient drive thru lane stacking, the project meets the parking requirements in the LDC.

Open Space

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically decks, patios and other similar amenities. The approximate 1.66-acre (72,309 SF) site would require 7,230 SF of open space and 7,230 SF of usable outdoor space for a total of 14,461 SF of open area. The proposal shows conceptual landscaping and outdoor spaces above 20% at 17,121 SF. As conditioned with minimum open space requirements, the project complies with the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For 1.66 acres, 33 trees and 83 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping but with parking areas proposed adjacent to the street, type "B" landscape buffers would be required as per the LDC. As conditioned with a detailed landscaping plan meeting minimum plant numbers and parking lot buffering, 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.

Staff Summary

With the large office building setback so far from the street, staff finds that the retail/restaurant pad-site development will bring architectural massing and a better sense of scale to this project site. The proposed architectural designs compliment the rear office building with similar colors and textures while providing flexibility for future businesses with unique branding opportunities. Ideally, the pad site buildings would rotate 90 degrees and fully orient to the street for better curb-appeal and additional building frontage/width, but storefronts and adjacent parking stalls are practicality priorities for some business models. The previously approved pad site project at this location showed the same building orientation but added trellis features to the building mass for increased building frontage/width. The Planning Commission may want to consider a similar feature or being considered a design/aesthetic issue, the Planning Commission may use their discretionary authority and approve the 45% building frontage as proposed. The Planning Commission will also need to contemplate the drive-thru stacking dilemma. Some businesses need significantly more than the minimum required 8 stacking spaces, while others seem to function smoothly with less stacking. Longer drive-thru lanes would result in wrapping the buildings along three sides of the facade leading to building orientation changes, access limitations, reduced parking stall counts and worsening pedestrian circulation.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Water
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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 8/31/19, posted on the City's website and the Utah Public Meeting website on 9/4/19, and mailed to property owners within 300 feet on 8/21/19.

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 project shall provide 64 parking stalls for all three buildings. Individual businesses will be reviewed and approved for parking stall code compliance at the time of business license submittal. Bike racks shall be installed for bicycle parking.
3. Drive thru lanes shall contain at least 8 stacking positions measured from the order box. A flow pattern design shall be included in the building permit package detailing drive-thru lane flow and circulation.
4. The project shall provide 50% building frontage along Main Street.
5. Enhanced landscaping that matches "Type B" in LDC 17.32.070 shall be placed in the areas between Main Street and the parking lots to help screen those areas.
6. Convenient pedestrian walkways shall be provided along Main Street and throughout the entire Logan Gateway project site.
7. 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) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 20% of the project site (14,461 SF).
 - c) A total number 33 trees per acre and 83 shrubs/perennials per acre of the final project site shall be provided.
8. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Parking lot designs shall not have dead-end or back-out only circulation patterns.
10. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screened with dense vegetation from adjacent public street views.
11. All streets adjacent to or within the development shall be improved to current city standards and specifications.
12. Rooftop mechanical and building wall mechanical equipment shall be placed out of view and screened from adjacent streets.
13. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
14. 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.
15. 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.
16. 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. ~~Fire~~—contact 716-9515
 - Fire hydrants, fire sprinklers, fire alarms etc. will be determined at the time of plans submittal for building permits.

b. Water—contact 716-9627

- All buildings water mains must have a RP (ASSE1013) as it enters the buildings before any branch offs or connections. Separate tenants water mains with own shut offs and backflow assemblies to prevent cross contamination between tenants.
- All fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested.
- Any landscape irrigation connected to Logan City water must have high hazard backflow assembly installed and tested.
- All points of use of water must comply with current IPC and Utah state amendments for backflow during and after construction.

c. Environmental—contact 716-9761

- 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.

d. Engineering – contact 716-9153

- Provide water shares or in-lieu fee for increased water demand to City system.
- There are numerous parcels along the Main Street frontage that need to be combined or modified based on current development configuration. All new buildings must meet all required setbacks from existing property lines, or the property lines must be modified.
- Parcels 02-063-0017 and 02-063-0019 were combined into 1 lot in January 2020 with a Quit Claim Deed, however this combining of lots was never approved by the Land Use Authority via a Property Line Adjustment or a Subdivision.
- City will review as part of the Building Permit Plans any modifications needed to the existing infrastructure based on the pad sites proposed.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW

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

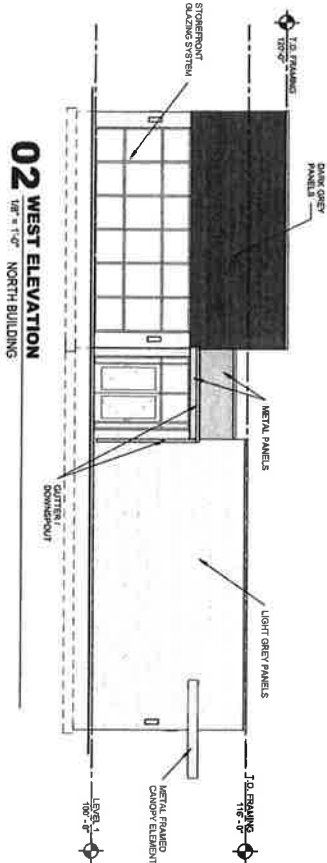
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC..
5. The proposed project complies with maximum height, density and building design 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. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.



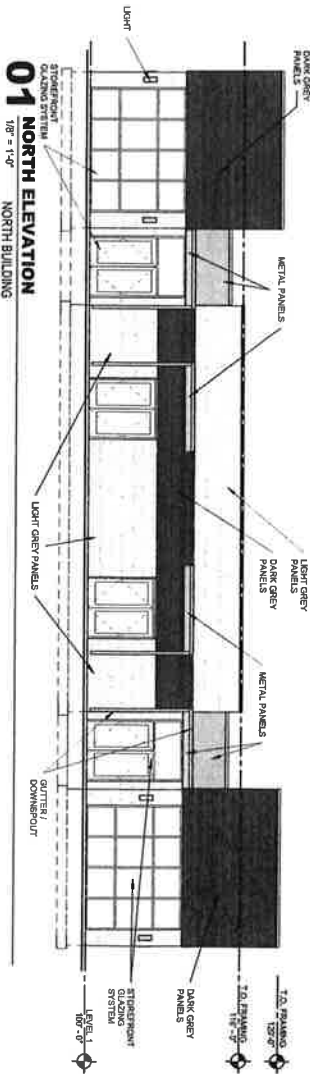
APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

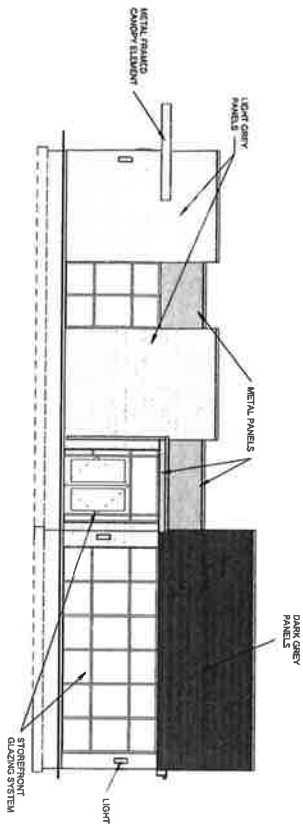
Date Received 12-14-20	Received By	Scheduled Meeting Date Jan. 14, 2021	Zone COM	Application Number PC 21-002
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME LOGAN GATEWAY RETAIL DEVELOPMENT				
PROJECT ADDRESS 701 SOUTH MAIN STREET			COUNTY PLAT TAX ID # 02-063-0011, 0012, 0013, 0016	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) SCOTT HAMBLIN			MAIN PHONE # 1-435-752-1702	
MAILING ADDRESS 1047 SOUTH 100 WEST, SUITE 220		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS scott@adams-wealth.com				
PROPERTY OWNER OF RECORD (Must be listed) 87 WEST PARTNERS, LLC			MAIN PHONE # 1-435-752-1702	
MAILING ADDRESS 1047 SOUTH 100 WEST, SUITE 220		CITY LOGAN,	STATE UTAH	ZIP 84321
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) RETAIL DEVELOPMENT AT THE LOGAN GATEWAY OFFICE BUILDING SITE - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) PER SITE PLAN	
			Size of Proposed New Building (square feet) PER PLANS	
			Number of Proposed New Units/Lots	
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		



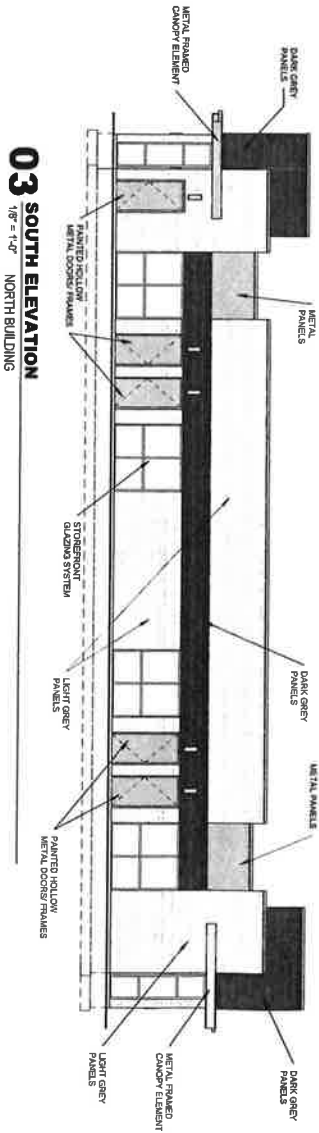
02 WEST ELEVATION
15' = 1'-0" NORTH BUILDING



01 NORTH ELEVATION
15' = 1'-0" NORTH BUILDING



04 EAST ELEVATION
15' = 1'-0" NORTH BUILDING

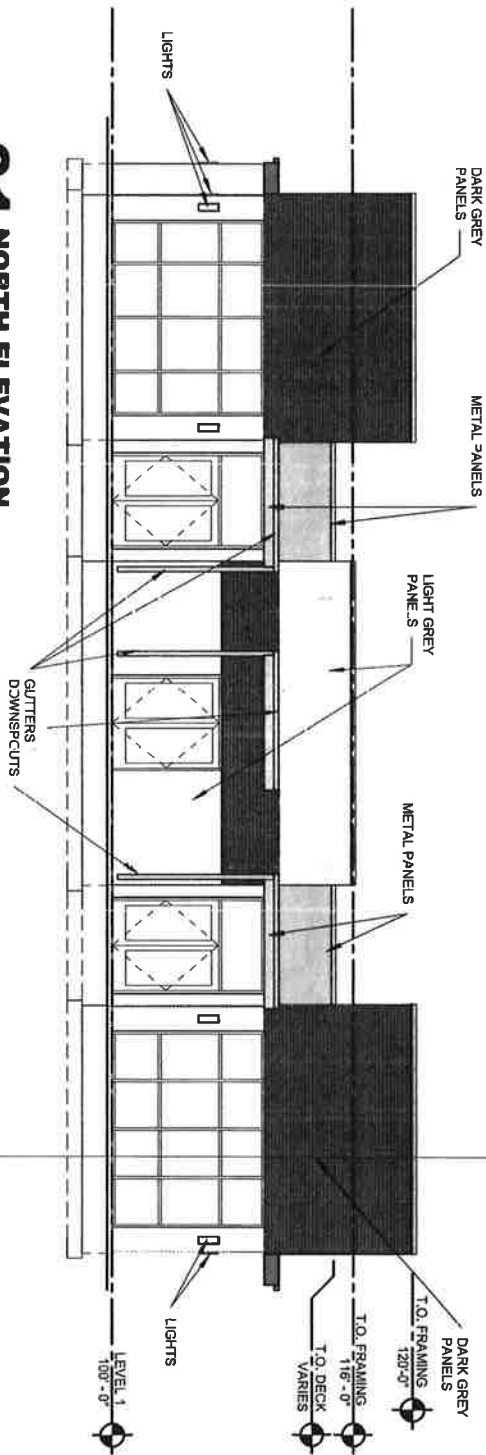


03 SOUTH ELEVATION
15' = 1'-0" NORTH BUILDING

01 NORTH ELEVATION

1/8" = 1'-0"

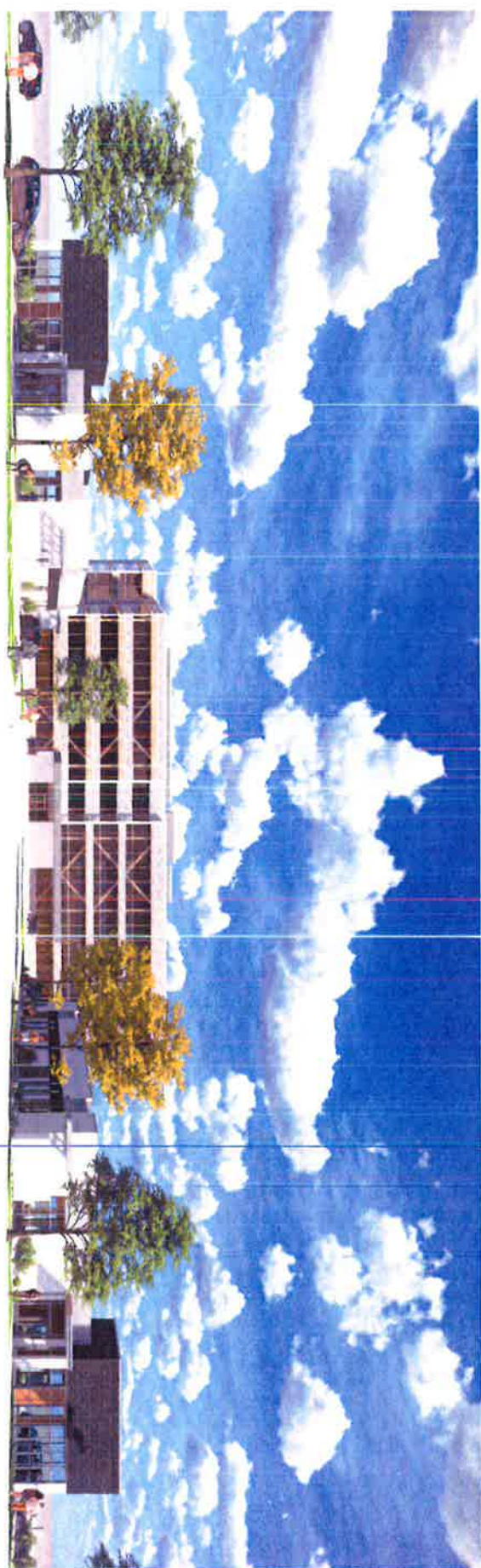
SOUTH BUILDING

















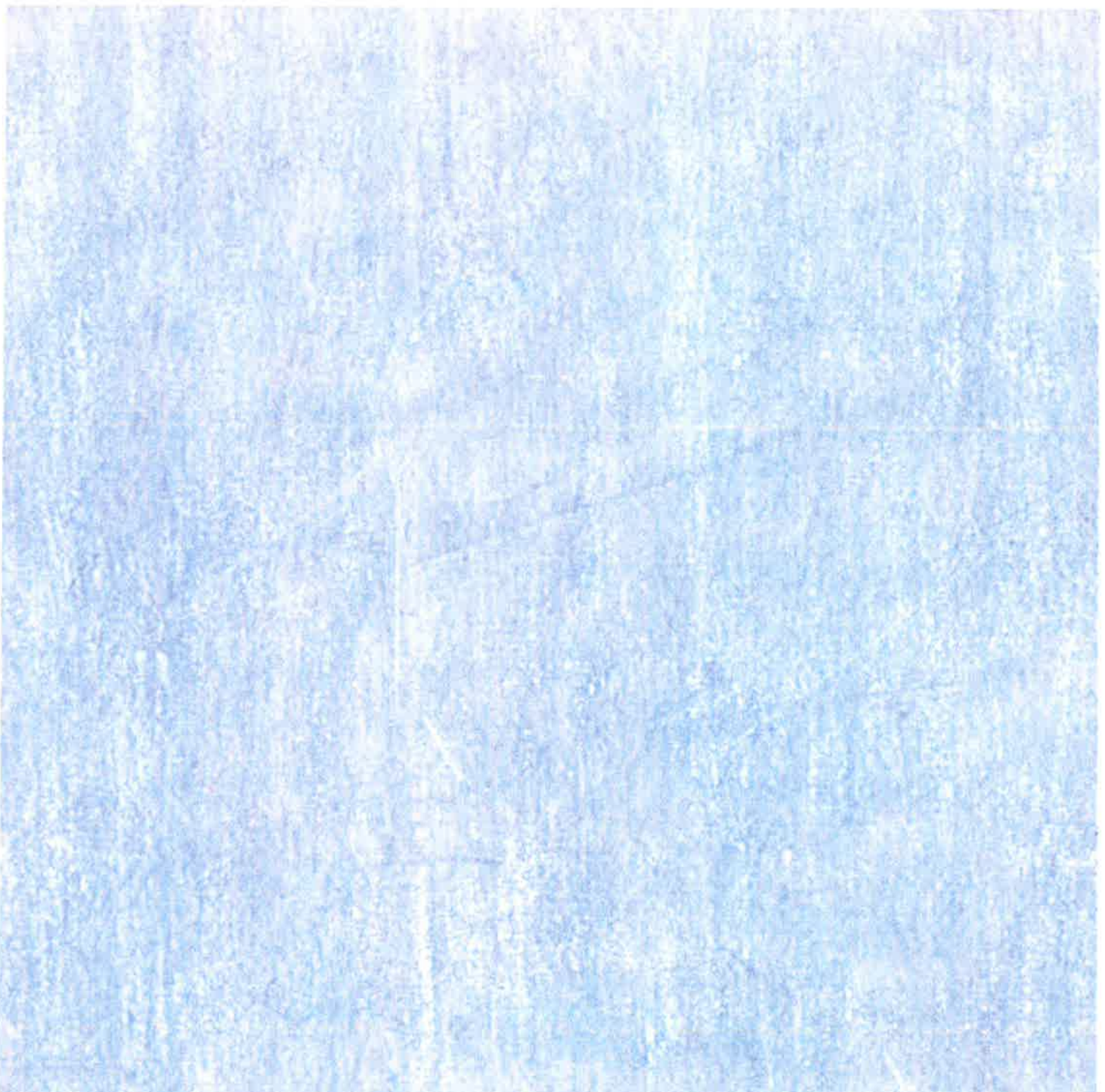


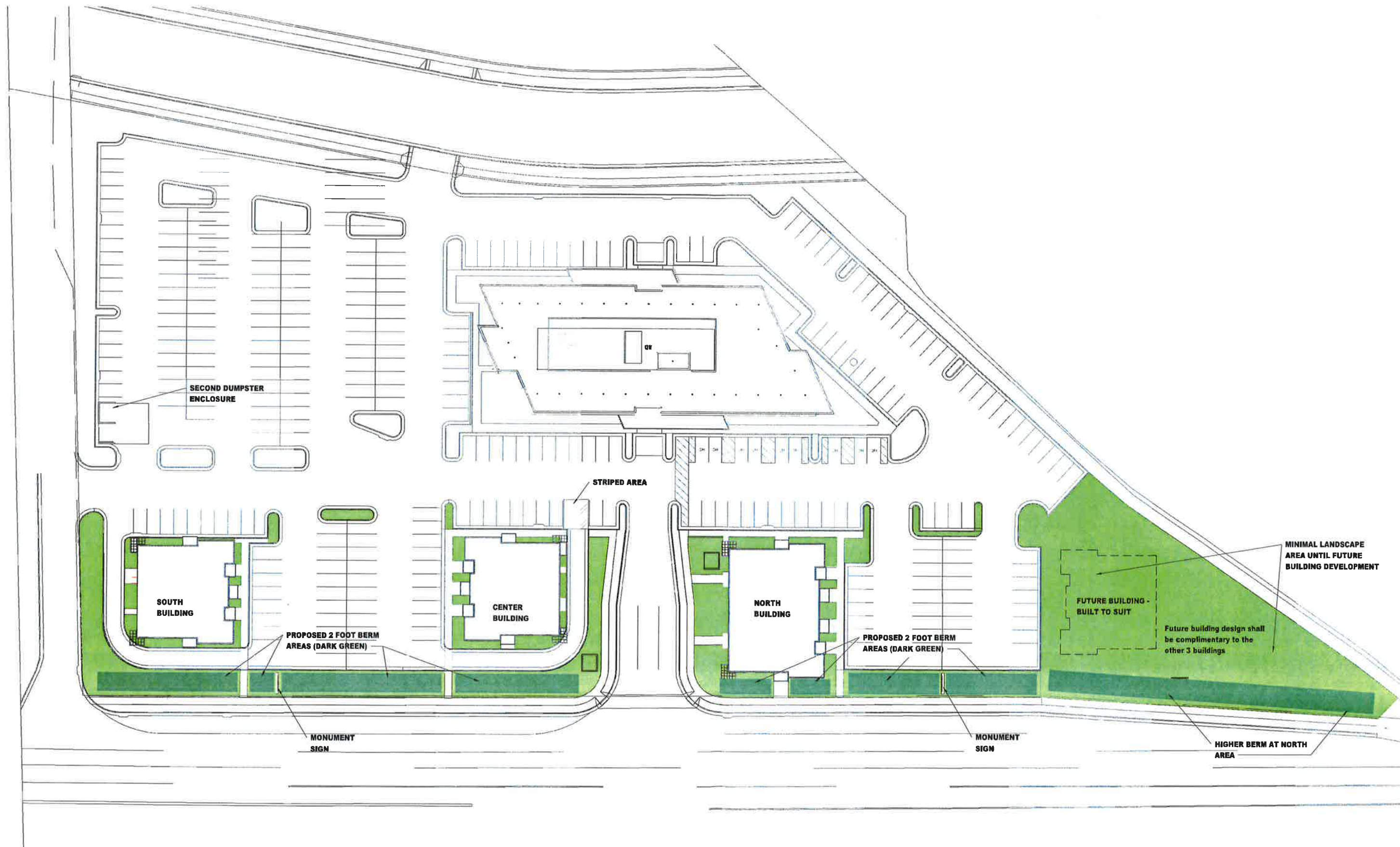
DARK GREY PANELS

**METAL
PANELS**

**PARAPET
CAP**

**WINDOW
AND DOOR
FRAMES**





Logan Gateway Retail Development