

**Project #21-023
SoLo VISTAS
Located at Approx. 790 S Main**

REPORT SUMMARY...

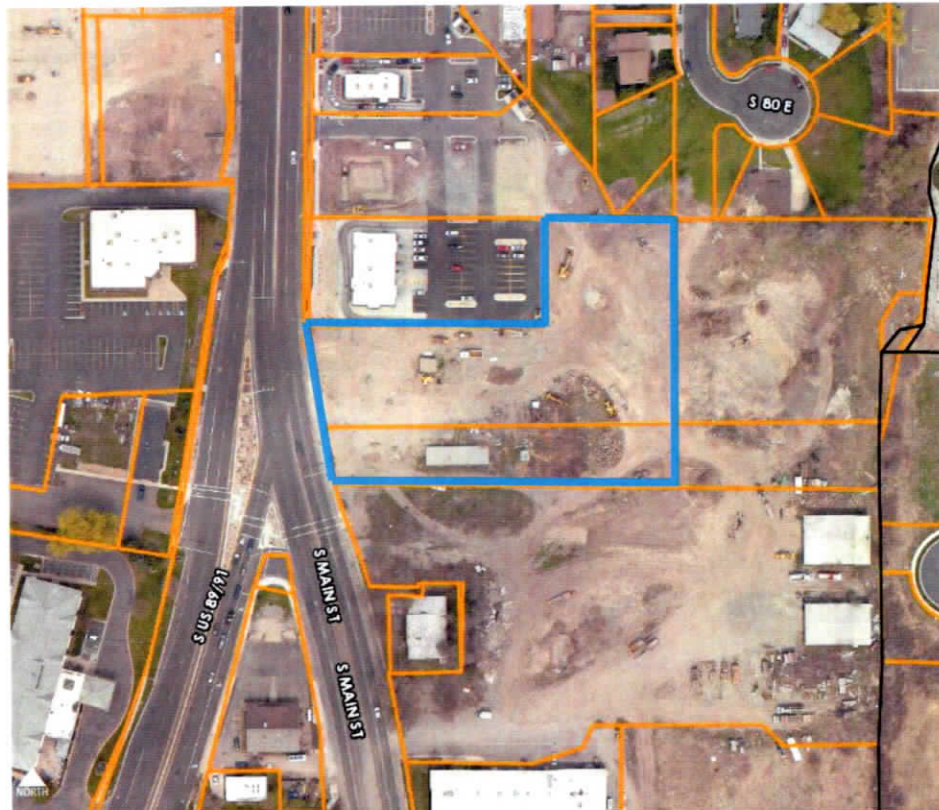
<i>Project Name:</i>	SoLo VISTAS
<i>Proponent / Owner:</i>	Steven Taylor/Old Saw Mill Properties, LLC
<i>Project Address:</i>	Approx. 790 S Main
<i>Request:</i>	Design Review Permit/Conditional Use Permit
<i>Current Zoning:</i>	Commercial (COM)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	May 27, 2021
<i>Submitted By:</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit and Conditional Use Permit for Project #21-023, SoLo VISTAS for a new 5-story mixed-use building located at approximately 790 South Main St, TIN #02-065-0043 and #02-065-0015.

Current Land use adjoining the subject property

<i>North:</i>	COM & NR-6: Commercial Uses, Residential Uses	<i>East:</i>	Not in Logan City
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses



Site Location

Project Proposal

This is a proposal to construct one (1) five-story mixed-use building. The ground floor is proposed with leasable commercial space and residential/commercial amenities, with four (4) upper floors of residential condominiums totaling 128,000 SF on an approximate 2.5-acre site. The property fronts Main Street on the west and the proposed 80 East to the east. This creates double sided frontage for the project.

The proposal includes surface asphalt parking located around the building, three (3) overhead parking shelters, landscaping around the perimeter of the property and three driveway accesses. The existing inner-block road 80 East will be extended from the north through the proposed development as the primary access road. This section of 80 East will stub at the south side of the development with the intention of extending to Golf Course Road in the future. No driveway access onto Main Street will be granted by UDOT. This is the first phase of a two-phase project.

Residential Floors

The proposed condominiums include 64 units comprised of one, two and three bedroom units. There is a roof deck element designed on the fifth floor. Each of the four residential floor plates are about 26,000 SF in size.

Commercial Floor

The ground floor commercial space fronts Main Street and 80 East, the north and east sides of the building with a footprint is 23,105 SF. The commercial space consists of six (6) leasable spaces, a commercial indoor swimming pool and 14 interior commercial parking stalls (individual 1-car garages).

Land Use and Density

The COM zone is described in the Land Development Code (LDC) as being located near high-capacity roads and served by mass-transit. Permitted land uses are wide-ranging and geared toward service-oriented industries. Residential development is encouraged within the Com zone when designed as an integral part of a larger project involving a mixture of commercial and residential uses per LDC 17.10.080.

The COM zone requires the entire ground floor commercial development with vertical residential floors above. This project proposal is requesting approval for ground floor office/storefront space, commercial parking, and a commercial swimming pool.

The LDC allows up to 60 dwelling units per acre in the COM zone. The 2.5-acre project proposed with 64 units would equal a density of 26 units-per-acre. The proposed project meets maximum densities allowed in the LDC.

DESIGN REVIEW PERMIT

The LDC 17.43 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.

Building Height

The LDC 17.10.080 limits building height to 40' in the COM zone. With an increased front yard setback of 40', a maximum height of 55' is allowed. In addition, the LDC 17.43.080 gives the Planning Commission discretion to adjust building height up to a 10% increase from the 55' maximum (60.5') with findings that demonstrate the proposed adjustment is not due to financial considerations on behalf of the project proponent, are consistent with surrounding land use patterns and will not comprise future projects or designs.

The proposed building height at the top of the parapet is 60.8'. Rooftop mechanical equipment screening extends a couple feet above the parapet, which is permissible in the COM zone. The building's setbacks of 40' reflect the increased height and meets the requirements for the 55' or 60.5' building height allowance. As conditioned, with 10% height allowance, the project complies with the requirements in the LDC.

Lot Coverage

The LDC 17.10.080 limits lot coverage to a maximum of 60% (building(s) footprint). The project site is approximately 2.5 acres (108,028 SF) in size. The total proposed building footprint is approximately 23,000 SF, or 21%. As proposed the project complies with the requirements in the LDC.

Building Design

The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The design standards consider building variation, materials, building mass, articulation, roof, placement, and orientation. The standards emphasize four-sided architecture. Generally, the proposed building meets the design guidelines. The buildings have clear horizontal and vertical articulation, and massing with changes in material and color, changes in planes, and clear embellishments that divide up the commercial and residential facades.

The variety of building materials include exposed board formed concrete, a standing seam metal panel in rustic rawhide, orange and red colors, off-white stucco and glass. These materials are all allowed in the COM zone.

Transparency/fenestration requirements for the COM zone are as follows:

Ground Floor (Frontage):	30%
Ground Floor (Exposed sides):	30%
Upper Floors (Frontage):	20%

Proposed transparency/fenestration for the project are:

Ground Floor West Elevation (Frontage):	42%
Ground Floor East Elevation (Frontage):	Varied openings and planes
Ground Floor North Elevation (Exposed side):	80%
Ground Floor South Elevation (Exposed side):	Varied openings and planes
Upper Floors West Elevation (Frontage):	40%
Upper Floors East Elevation (Frontage):	40%

The proposed fenestration for the building exceeds the requirements for the COM zone. Visual interest is achieved by variation in the arrangement and detailing of windows & doors and other openings and projections on all floors.

Shelter elements are required above each door that is not covered by an overhang. For this project, pedestrian doors on the south side of the building need shelter coverings over the doors. As conditioned, the project complies with the requirements in the LDC.

Setbacks

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

Front (Bld. Height 0'-40'):	10'
Front (Bld. Height 41'-55'):	40'
Side:	8'

Side Common Wall:	0'
Rear:	10'
Side/Rear Parking:	5'
Front Parking:	10' (w/CUP)

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

Front (East):	30'
Front (West):	60'
Side (South)	48'
Side (North)	80'
Side Parking (North):	5'
Side Parking (South)	5'
Front Parking (West)	14' (w/CUP)

With the proposed building 60.8' in height, the 40' setback applies except for the pool utility room on the west side frontage, which is single story and the 10' setback applies. As proposed, the building setbacks comply with the requirements in the LDC.

Proposed parking for the building is primarily located on the sides of the building (north and south) with some stalls proposed along the west frontage. A Conditional Use Permit is required for parking along the frontage in the COM zone and is discussed in the Conditional Use Permit section on page 6. As conditioned with the approval of the Conditional Use Permit, parking meets the requirements

Orientation

The LDC 17.12.030 allows for buildings to have primary entrances not oriented towards the street if the building façade facing the street has similar architectural features and visual interest as the primary entrance/façade. Oriented to accommodate the rectangular shape of the parcel, the building fronts both Main Street and 80 East creating a double frontage but the commercial entrances face north toward the parking lot, not toward the street. The design of the building shares similar architectural features on the street facades as all other sides of the building. As proposed, the project complies with the requirements in the LDC.

Frontage

The COM zone requires a minimum 50% building frontage at front setback. As proposed, the building along Main Street meets the frontage requirement. The frontage along 80 East is 40%, and does not meet the 50% requirement. Because of the considerable mass of the building, increased landscape and open space along 80 East, and 80 East transecting Phases 1 and 2 of the overall project, Planning Commission may find the lack of building frontage is permissible. As conditioned, the project complies with the requirements in the LDC.

Access & Circulation

Vehicular driveway access is proposed from the adjacent commercial property on the west, and two access points on 80 East. There is no vehicular access to Main Street from the subject property. The site plan shows sidewalk connections around the building. There are pathways that connect between the building and Main Street, around the open space and pool area along 80 East. The project also proposes a raised "tabletop" crosswalk connection to the future Phase 2 development on the east side of 80 East. There is no clear pedestrian pathway from the parking areas to the entrances of the building other than the drive lane. As proposed the project complies with the requirements in the LDC.

Fence / Walls

Front yard fencing and/or privacy walls are permitted within the front setback of a property limited to 4' in height. The proposal shows a 6' Gabión wall surrounding the pool patio within the front setback, 17 feet from the front property line. Staff agrees that with additional landscaping to buffer the wall, 6' of privacy around the patio protecting patrons from a public street is an acceptable request. As conditioned, with approval from the Planning Commission, a 6' wall is permitted within the front of the building.

Parking

The proposed commercial uses for the building include office space, 14 commercial indoor parking stalls (individual 1-car garages) and a commercial swimming pool. For the commercial space of the project, the LDC requires one (1) parking stall per 300 SF of office space and swimming pools. The office space (9,400 SF) and swimming pool (4,500) total 13,900 SF requiring 46 parking stalls committed to commercial use of the project. The indoor stalls will accommodate 14 of the 46 required stalls. The LDC requires bike racks in commercial areas and are provided.

For a residential building in the COM zone, the following parking stalls are required:

Studio/One bedroom:	1.5 stalls/unit
Two Bedroom or larger	2 stalls/unit

The proposed building has the following residential unit composition and required parking stalls:

Studio/One bedroom:	14 units / 21 stalls
Two Bedroom:	40 units / 80 stalls
Three Bedrooms:	10 units / 20 stalls

Residential parking required:	121 parking stalls
Commercial parking required:	46 parking stalls

Total Parking required:	167 Parking stalls
Total Parking proposed:	163 Parking stalls (including 14 indoor commercial stalls)

The total parking provided for the project is 163 stalls (including the indoor parking), 4 stalls short of meeting the parking requirement of 167 stalls. As conditioned with an alternative parking plan for parking reduction, the project meets the requirements of the LDC.

Open Space Area

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities. The 2.5-acre site would require 10,802 SF of both open space and usable outdoor space for a total of 21,605 SF. The proposal includes conceptual open space and usable outdoor areas. As proposed, the total open space and usable outdoor space totals approximately 23,500 SF (22%). The project meets the open area requirements of the LDC as proposed.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. 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 2.5 acres, 50 trees and 125 shrubs, flowers and ornamental plants would be required as per the LDC. Additional landscaping and berm along Main Street has been proposed to screen the development and frontage parking from the highway. As conditioned with a landscaping plan, the project meets the requirements of the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures 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. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

CONDITIONAL USE PERMIT

The LDC 17.10.080 typically requires parking areas to be located to the side and rear in the COM zone to prioritize architecture over asphalt parking lots. The COM zone, through a Conditional Use Permit process, allows for the placement of up to 50% of the required parking stalls in the front of a building if findings can be made demonstrating the proposed site layout is compatible with adjoining properties, is consistent with surrounding land use and development patterns, will not compromise future projects or designs, and includes substantial landscaping adjacent to the parking area.

The proposed parking is designed with 9 front yard parking stalls (5.5% of required parking) along Main Street. An evaluation of the adjoining properties and surrounding land use shows that the proposed front parking is inconsistent with the surrounding developments. Commercial development west and north of the project area along Main Street primarily consist of side and rear parking with some front parking on the corner of 400 S and Main. The pedestrian walkability and connection to Main Street is not compromised by the front parking. Landscaping buffers along the parking are conditioned to include a berm and dense plant materials. As conditioned, the project meets the requirements of the LDC.

Staff Summary

The project is consistent with the intent of the COM zone as defined by the Logan City General Plan. The architecture and development pattern is consistent with development in the area, particularly the existing Riverwoods development to the north and the Logan Gateway Retail Development to the south. The proposed project will provide building mass, density and additional commercial services to the area. Staff agrees the development will significantly improve a bleak, undeveloped parcel at the southern entrance of Logan. The development of 80 East will enhance north/south access from 700 S to Golf Course Road in the future. The extended building height, front yard parking, and ground floor commercial space occupied by a commercial swimming pool are highlighted importance for approval by Planning Commission.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	• Water
• Fire	• Light and Power
• Environmental	• GIS
• Forestry	• Business License

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/15/21 and the Utah Public Meeting website on 5/20/21. Public notices were mailed to all property owners within 300 feet of the project site on 5/10/21.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW

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. Per the Planning Commission approval, a 10% building height allowance is granted to the maximum 55' building height and the building shall be allowed 60.8' in height.
3. Per the Planning Commission approval, a 6' screening Gabión wall is permitted around the pool patio.
4. Per the Planning Commission approval, the building frontage on 80 East may be reduced to 40%.
5. The ground floor of the building shall be entirely commercial uses.
6. The pool shall be opened to the public for public use and business license obtained prior to occupancy.
7. A minimum of 121 parking stalls will be provided for the residential units and a minimum of 46 parking stalls will be provided for the commercial buildings.
8. Fourteen (14) interior parking stalls shall be leased for commercial parking only.
9. Parking shall be located in the side or rear yard.
10. Pedestrian pathway connections shall be made throughout the site connecting the buildings to adjacent streets.
11. 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 required along public streets every 30'. Coordinate species and location with the City Forester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 21,605 SF.
 - c) A total number 50 trees and 125 shrubs, perennials and grasses shall be provided.
12. Dumpsters rolled out of the interior storage area for trash collection shall be returned indoors the same day as collection.
13. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
14. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
15. Fence additional to condition # 3 are not approved with this Design Review Permit. Any other fences shall be approved and permitted by staff in accordance with the LDC.
16. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
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. *Water—contact 716-9622*
 - The buildings water mains need to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections.
Properly sized drain required.
 - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.

- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
 - Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
- b. Engineering—contact 716-9153*
- Provide water shares or in-lieu fee for increased demand to City system.
 - Provide storm water detention/retention per City Storm Water Standards. This includes the onsite retention of the 90% storm through the use of Low Impact Design methods.
 - Provide Storm Water Maintenance Agreement. Also, provide a Storm Water Pollution Prevention Plan with Notice of Intent from the State for review and approval by City staff.
 - Dedicate 80 East as a City right of way. Alignment of City right of way needs to follow the alignment the City has provided to Mr. Steve Taylor.
 - Coordinate with City regarding sewer line between 80 East to Main Street as being public or private.
 - The water line outside of 80 East shall be a private water line. Provide City with a Private Water Utility Agreement to recorded with County Recorder.
 - Coordinate with City Engineer for pavement design based on CBR from a Geotech report and anticipated truck/passenger vehicle ADT's
- b. Fire —contact 716-9515*
- Fire hydrants, fire sprinklers, fire alarms. and aerial fire apparatus access required. Fire apparatus access plans required with building permit application.
- c. Business License —contact 716-9230*
- A business license for each business entity is required prior to operation.
- d. Light and Power —contact 716-9722*
- PUE's- Public Utility Easements on all property lines (10' PUE on all property lines facing a road and a 5' PUE on all other property lines) as a recorded document and may be part of a Boundary Line Adjustment.
 - Contractors will be responsible to get power to their property, if not all ready there, as well as stubbing a conduit to neighboring properties.
- e. Environmental—contact 716-9760*
- The dumpsters will need to be rolled out from their interior storage space and placed on the North side of the property where the truck has accessibility. The Minimum 60 ft. straight on access will be required. The approach must be level, no down or uphill slopes
- f. City Forester—contact 716-9755*
- Street trees shall be placed on 30' centers in the park strip along Main Street and 80 East. The City Forester shall determine the size and species. Occupancy for the building in each phase shall not be granted until all street trees for that phase have been installed or a bond equal to 110% of the materials and labor necessary to install the trees has been issued to the City.

RECOMMENDED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT

1. Per the Planning Commission approval, 9 front yard parking stall are granted along Main Street as proposed.
2. A dense landscaping buffer will be constructed between the parking and the sidewalk along Main Street. The buffer shall conform with Type "C" Separation LDC 17.32.070.B.

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:

3. The conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
4. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
5. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
6. The conditioned project provides adequate off-street parking.
7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.
8. Main Street and 80 East provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT

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



9. The conditioned project layout is compatible with adjoining properties, land use, and development patterns.
10. The conditioned project layout will not compromise future projects or designs.
11. The conditioned project layout includes substantial landscaping adjacent to the parking area.
12. The conditioned project prioritizes building placement toward Main Street as the primary corridor.

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 4/12/21	Received By	Scheduled Meeting Date MAY 13	Zone COM	Application Number PC-21-023
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 checked="" type="checkbox"/> Administrative Design Review				
PROJECT NAME SoLo VISTAS				
PROJECT ADDRESS 790 S. Main Street				COUNTY PLAT TAX ID # 020650043
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Steven Taylor				MAIN PHONE # 435-232-3890
MAILING ADDRESS 40 W. Cache Valley BLVD.		CITY Logan	STATE Utah	ZIP 84341
EMAIL ADDRESS stevencraigataylor@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Jeff W. Ballard				MAIN PHONE # 435-757-2718
MAILING ADDRESS 1202 S. Highway 89/91		CITY Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS jeffwballard@aol.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See Attached Description				Total Lot Size (acres) 2.48 acres Size of Proposed New Building (square feet) 127,030 SF Number of Proposed New Units/Lots 64 Units
- 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 		

April 12, 2021

Logan City Design Review / Administrative Review

RE: Project Description

This will be a development like no other in Logan and it starts with the name of the development, SoLo Vistas.

This is the first of two phases of a multi-family condominium development. The first phase includes commercial space for lease along with the amenities needed for a development like this. While our property does not have direct access from Main Street, we have overcome this hardship by planning the site to have a lush landscape, visible signage for the residences and the commercial tenants and have provided for an easy traffic and parking flow. Inclusive of the site design of the property, we are providing access within our property for the commercial property directly to the north of our site. What will stand out the most is the building we have designed, one which is unique to Logan and will be the beacon for this site.

We have designed a 5-story building: first floor commercial and residential amenities spaces, and four floors of residential condominiums above. There are 64 proposed units comprised of one, two and three bedroom units. There are some fun changes when it comes to the corner units and we have designed a roof deck element on the fifth floor, by removing two units, providing an amenity that will allow the residents to gather and enjoy spectacular views of the valley. The first-floor plate is 23,105 SF and the typical residential floor plans are 26, 370 SF. (they do vary for floors four and five)

There are many design features incorporated into the building. One of the most striking are the two "cantilevered" wings of the building, making the residential floor plate a "C" or "U" shaped building. The elevations have been composed of two facets: first the pushed-out elements of the plan becoming three dimensional and second the exterior materials. Our building palette is simple and is comprised of board formed concrete for the base, a standing seam metal panel in a rustic rawhide, orange and red in color, stucco or EFIS which is primarily in an off-white color and an accent metal panel color which is a rectilinear profile and is a rustic champagne in color. The building massing, plan and materials all come together to provide an elegant design of architecture and site. A development we are happy to present to you and one we are excited to see it built in Logan City.

DESIGN REVIEW SUBMITTAL TO LOGAN CITY

SOLO VISTAS

LOGAN , UTAH

design west | architects

DATE: 05-14-21

JOB NO.520093

SITE DATA:

SIZE OF SITE - 2.2 ACRE SITE (SITE HAS BEEN DIVIDED INTO TWO PLATS)

ADDRESS - 790 S. MAIN ST.

BUILDING - 5 STORIES (FIRST FLOOR COMMERCIAL/LEASEABLE, WITH 4 STORIES OF CONDOMINIUMS ABOVE) (HYBRID STRUCTURE - FIRST FLOOR CONCRETE AND STEEL ABOVE IS WOOD CONSTRUCTION)

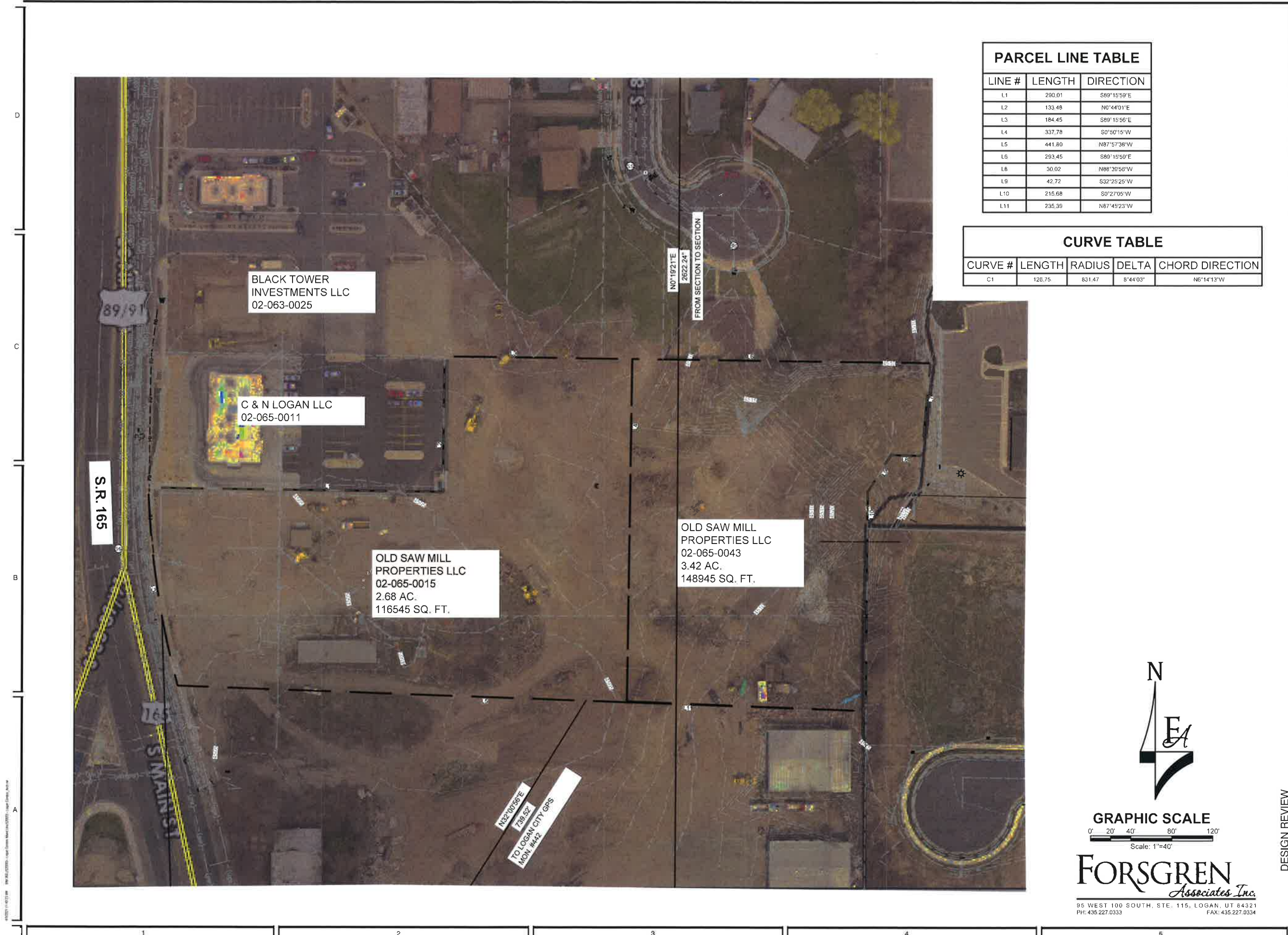
COMMERICAL SPACE - 9,400 SF

LEASED AMENITY SPACES - 13,700 SF

RESIDENTIAL -	ONE BEDROOM UNITS -	12
	TWO BEDROOM UNITS -	38
	THREE BEDROOM UNITS -	12
	TOTAL UNITS -	62

(BIKE RACKS ARE PROVIDED ON SITE)
(ELECTRIC CAR CHARGING STATIONS
ARE PROVIDED ON SITE - 2 ON SITE
2 FOR THE GARAGES)

PARKING - RESIDENTIAL -	
ONE BED UNITS 12 X 1.5 =	18 SPACES REQ'D.
TWO BED UNITS 40 X 2 =	76 SPACES REQ'D.
THREE BED UNITS 12 X 2 =	24 SPACES REQ'D.
COMMERCIAL 9.4 X 4 =	38 SPACES REQ'D.
PARKING REQUIRED -	156 SPACES
PARKING PROVIDED -	149 SPACES ON SITE
TOTAL PARKING PROVIDED -	163 SPACES (INLCUDING 4 HC)



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	290.01	S89°15'59"E
L2	133.48	N0°44'01"E
L3	184.45	S89°15'56"E
L4	337.78	S0°50'15"W
L5	441.60	N87°57'38"W
L6	293.45	S89°15'59"E
L8	30.02	N88°30'58"W
L9	42.72	S32°25'25"W
L10	215.68	S0°27'05"W
L11	235.39	N87°45'23"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	126.75	831.47	8°44'03"	N6°14'13"W

N

EA

GRAPHIC SCALE

0' 20' 40' 80' 120'

Scale: 1"=40'

FORSGREN

Associates Inc.

95 WEST 100 SOUTH, STE. 115, LOGAN, UT 84321

PH: 435.227.0333 FAX: 435.227.0334

design west | architects

LOGAN UT 84321

255 SOUTH 300 WEST

795 NORTH 400 WEST

SALT LAKE CITY UT 84103

SOLO VISTAS

PHASE I

LOGAN, UT

BALLARD ENTERPRISES, LLC.

MARK

DATE

DESCRIPTION

PROJECT #

DRAWN BY

CHECKED BY

ISSUED

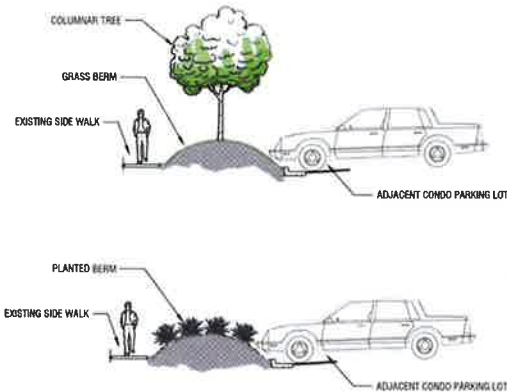
EXISTING SITE PLAN

C-100

DESIGN REVIEW

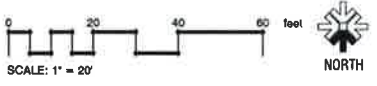
© COPYRIGHT JASON WEST ARCHITECTS 2012

HWY 89 PLANTING & SCREENING EXAMPLES



PLANTING INFO

	REQUIRED	PROVIDED
TREES	46.6	80
TREE SPECIES DIVERSITY	5	7
SHRUBS	116.5	329
EVERGREEN PLANTING	25%	25%
INTERIOR LANDSCAPE PARKING	2,700 SQ FT	2,820 SQ FT



design west | architects

255 SOUTH 300 WEST
795 NORTH 400 WEST
LOGAN, UT 84321
SALT LAKE CITY, UT 84103

SOLO VISTAS

PHASE 1

LOGAN, UT

BALLARD ENTERPRISES, LLC.

MARK

DATE

DESCRIPTION

PROJECT #

520093

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WRIGHT

ISSUED

05.14.2021

PLANTING PLAN

L-101

DESIGN REVIEW



MARK	DESCRIPTION
DIVISION 03 CONCRETE	
C1	804RD-FORMED CONCRETE
DIVISION 07 THERMAL & MOISTURE PROTECTION	
	CORRUGATED METAL PANEL - FINISH B
E1	POLYMER-BASED EXTERIOR FINISH SYSTEM
S1	CORRUGATED METAL PANEL - FINISH A
S2	CORRUGATED METAL PANEL - FINISH B
W1	WOOD PLANK

SOLO VISTAS
PHASE I
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BALLARD ENTERPRISES, LLC.

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DESIGN REVIEW

NORTHWEST
PERSPECTIVE

X-101



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design west | architects
255 SOUTH 300 WEST
795 NORTH 400 WEST
LOGAN, UT 84321
SALT LAKE CITY, UT 84103

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DESIGN REVIEW

NORTHEAST
PERSPECTIVE

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RESERVATION

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AERIAL -
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SALT LAKE CITY, UT 84103

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LOGAN, UT

BALLARD ENTERPRISES, LLC.

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PERSPECTIVE

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DESIGN REVIEW

AERIAL - NORTH
PERSPECTIVE

X-106



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EXTERIOR MATERIALS

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