

Project #21-033
Café Zupas
Located at 701 North Main Street

REPORT SUMMARY...

Project Name: Café Zupas
Proponent/Owner: Christian Wilson / CA Fullmer Family LLC
Project Address: 701 North Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Date of Hearing: June 24th 2021
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Design Review Permit for Project #21-033 Café Zupas for a 3,600 SF commercial building located at approximately 701 North Main Street; TIN #05-048-0024; -0044.

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Project Proposal

This is a proposal for a new 3,600 Square Foot (SF) commercial restaurant building. The proposal also includes landscaping improvements, a new 44-stall parking lot and double-wide drive-thru lane. The project site is a 0.92-acre property with vehicular access to 700 North. This project site sits northwest of the proposed intersection and traffic signal re-alignment at Main Street and 700 North. The relatively flat site is currently partially paved/graveled and the former location of the A & W Restaurant.



Figure 1 shows the west façade

Land Use

The Land Development Code (LDC) Table 17.11.030 permits both types of restaurants (fast food & general) in the COM zoning district. The COM zoning designation is the City's primary economic zone and permits a wide range of commercial uses.

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:	10'

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

Front (East):	26'
Side (South):	42'
Side (North):	27'
Rear (West):	116'
Parking (West):	34'

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

Lot Coverage

The LDC 17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The total project site is 0.92 acres (40,212 SF) in size with a proposed 3,600 SF building that equals approximately 9% of the lot and complies with maximum coverages in the LDC.

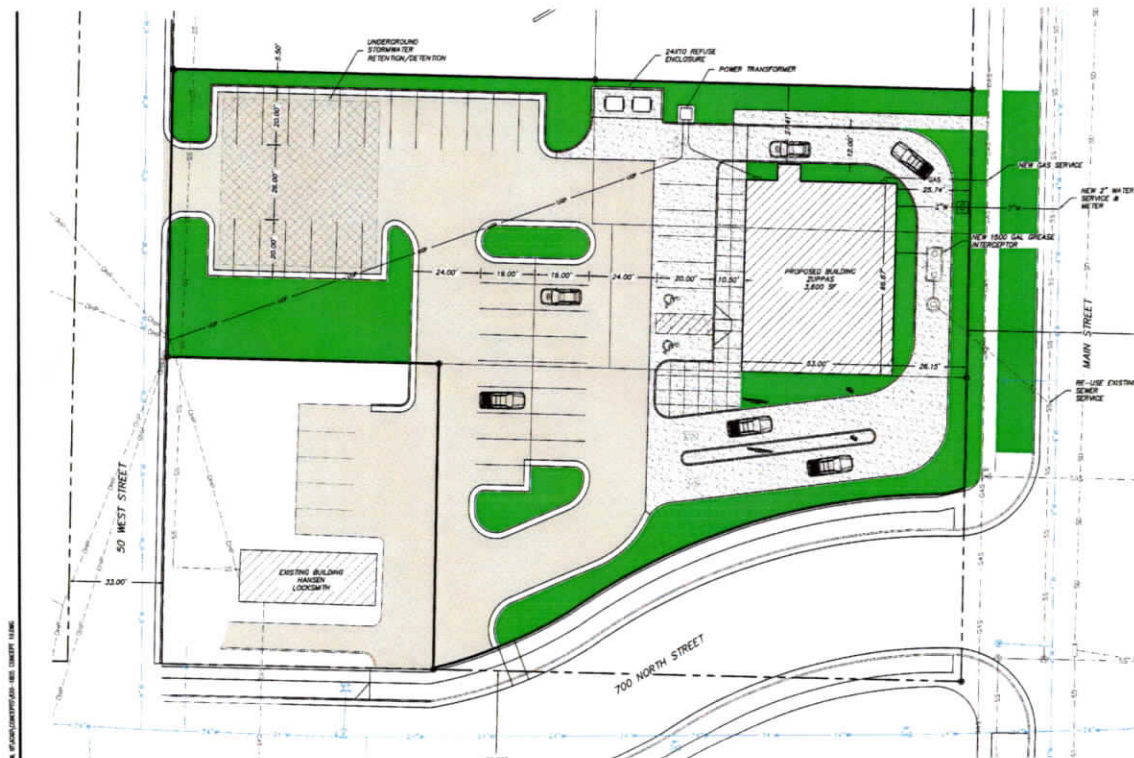


Figure 2 shows the site plan

Building Design, Mural & Orientation

The LDC 17.12.030 states that buildings should generally have primary entrances and front facades facing the adjacent street. In situations where the façade with the primary entrance is not facing the street, then the façade facing the street shall have similar architectural style, features, details and visual interests of the façade that contains the primary entrance. The LDC 17.10.030 requires street facing facades in the COM zone, regardless of the location of the

primary entrance, to have 30% transparency (fenestration). The LDC limits blank or featureless walls in the COM zone to no more than 40 linear feet. The proposed building shows the primary façade and entrance facing westward towards the parking lot, opposite of Main Street. The façade facing main street does have similar features and details found on the west (primary) façade, with spandrel glass, stucco, wood veneering, parapet variations and a large painted mural. Not considering the parapet space, the Main Street façade is approximately 1340 SF and the proposed three (3) spandrel windows total 308 SF for a 22.9% transparency (8% below the standard). Murals containing purely art content are reviewed and approved by the Planning Commission as per LDC 17.43.040 (wall art over 10%). Murals that contain commercial signage are limited to 10% of the total wall area. The proposed mural does not contain commercial signage within the artwork. As conditioned with Main Street windows (spandrel) increasing to 30% transparency, the building design meets LDC standards.

LDC §17.43.080 Approval Criteria

The Planning Commission may approve a design review permit upon substantiating the following findings:

A. The maximum allowable density under the applicable zoning district has not been exceeded, unless a density bonus has been approved for the subject site in conformance with this Title.

B. The design review permit substantially conforms to the requirements of Title 17 of the Logan Municipal Code.

C. Where an adjustment to a provision of Title 17 is requested as part of the design review application, the following criteria shall apply:

1. The adjustment is consistent with the purpose and intent of the zoning district in which the project is located;

2. The adjustment is consistent with the purpose of the standard for which the adjustment is requested;

3. Permitted use standards, including conditional use standards, shall not be adjusted;

4. Density standards shall not be adjusted;

5. Adjustments to height, bulk, open space, landscaping, setbacks, lot coverage and floor area requirements may be approved provided that the adjustment does not exceed ten (10) percent of the base standard.

Adjustments to design standards and guidelines such as building placement, building orientation, form, materials, fenestration, articulation, wall planes or façade variation may be approved by the Planning Commission with findings that demonstrate the proposed design changes are not due to financial considerations on behalf of the project proponent, are consistent with surrounding land use patterns and community design, will not compromise future projects or design, and any deviations reflect the City's desire to encourage and permit development that has lasting value to the community;

Building Frontage

The LDC 17.10.030 requires that at least 50% of the overall width of the property contains building mass. This requirement enhances pedestrian safety and creates urban settings that frame streets with buildings and architecture while reducing the visual prominence of parking lots. Considering the 135' property width and a building width of 66.67', the building frontage would equal approximately 49.4%. As conditioned with the Planning Commission determining building frontage, the project meets the requirements on the LDC.

Pedestrian Circulation

The LDC 17.10.030 requires parking lots to be placed behind or in secondary locations to the primary buildings. Pedestrian circulation should be safe and convenient that results in sidewalks connecting streets to building entrances. The site layout generally places the building closer to the street, but the circulating drive-thru lane presents a pedestrian barrier. The submittal shows a sidewalk around the north side of the drive-thru and connecting to the entrance on the west side. As proposed, the proposed project meets the requirements in the LDC.

Parking Stall Requirements

The LDC 17.31.040 requires one parking stall per every 150 SF of dining area for general restaurants. At a proposed building total of 3,600 SF, the LDC would require no more than 24 parking stalls. 44 parking stalls are proposed in the rear parking lot. The drive-thru isle is required to have a minimum of 8 stacking positions. The plan provides for up to 14 cars stacked in the proposed double-drive-thru lane. The LDC requires bike racks for restaurants. As

conditioned with a bike rack, the project meets the parking and drive-thru stacking requirements in the LDC.

Open Space

The LDC 17.10.030 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 is typically decks, patios and other similar amenities. The 0.92-acre (40,212 SF) site would require 4,021 SF of both landscaping and usable outdoor space for a total of 8,042 SF of open space. As proposed with open space areas totaling approximately 11,261 SF (28%) the project meets the open space area requirements of the LDC as proposed.

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 0.92 acres, 18 trees and 46 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping areas. As conditioned with a detailed landscaping plan meeting minimum plant numbers, 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9/16/18, posted on the City's website and the Utah Public Meeting website on 9/20/18 and mailed out to adjacent property owners within 300' on 9/7/18.

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 building transparency on the Main Street façade shall be at least 30% transparency unless the Planning Commission approves an alternative based on LDC 17.43.080.
3. The Building Frontage shall increase to 50% along Main Street unless the Planning Commission approves an alternative based on LDC 17.43.080

4. The sidewalk connecting the building to Main Street along the north property line shall have curb cuts and painted crosswalks over the drive thru aisle.
5. A raised curb island shall be placed along the south side of the drive-thru lane to sufficiently provide space between the northern most parking stall and the vehicles turning and exiting the drive-thru lane.
6. The Mural is approved as shown on the submitted drawings.
7. All public pedestrian entrances shall have weather protection provided above.
8. A minimum of 24 parking stalls, 8 stacking positions within the drive-thru isle and a bike rack shall all be provided.
9. No open storm-water detention basins shall be placed in the yard between the building and the adjoining streets (Main and 700 N.) unless it's naturalistically shaped with maximum side slopes of 25% and fully landscaped with grasses, shrubbery and perennials.
10. A performance landscaping plan, prepared in accordance with §17.39 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 7,753 SF.
 - c) A total number 18 trees and 46 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
 - d) The drive-thru shall be buffered and screened along Main Street with shrubs, perennial and grasses that form a three-foot tall screen (headlights) from Main Street.
11. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
12. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
13. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
14. Standard streetscape improvements will be required along Main Street with driveway access being limited to the joint access agreements located to the north of this site.
15. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
16. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
17. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 - 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.
 - b. *Water—contact 716-9622*
 - Each unit's water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters that unit before any branch offs or connections. Any landscape irrigation connected to Logan City water must have a high hazard

backflow assembly installed and tested.

All backflow assemblies must be tested within 10 days of turning in water to them.

- Fire suppression systems connected to Logan City water 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 2015 IPC and State of Utah Amendments, during and after construction.

c. Engineering – contact 716-9160

- Provide water shares or in-lieu fee for any increased demand to previous water use on property.
- Provide onsite storm water detention/retention including onsite retention of the 90% storm event utilizing low impact design methods per Logan Storm Water Design Standards
- Cap existing sewer lateral from former A&W business building at City sewer main.
- Cap any unused water services at City water main
- A Property Line Adjustment needs to be completed to combine the existing 2 lots into 1 lot.
- Coordinate access to lot from 700 N with City design project for new road alignment.
- Developer responsible to install any park strip landscaping, sprinklers, etc in City Right of Way after road realignment is completed.

d. Fire – contact 716-9515

- A complete fire flow analysis shall be provided by applicant. Required fire flow will be determined using the type of construction, fire area square footage and if fire sprinklers are installed.

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. 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 adequate off-street parking.
5. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. Main Street provides access and are 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

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 5/24/21	Received By	Scheduled Meeting Date JUNE 24	Zone COM	Application Number PC 21-033
Type of Application (Check all that apply): BRIDGER <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME CAFE' ZUPAS, SOUPS, SALADS AND SANDWICHES				
PROJECT ADDRESS 701 NORTH MAIN LOGAN, UTAH 84321			COUNTY PLAT TAX ID # 05-048-0024 05-048-0044	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER CHRISTIAN WILSON			PHONE # 435.232.8662	
MAILING ADDRESS 170 EAST CENTER STREET		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS christian@centerstreetarch.com				
PROPERTY OWNER OF RECORD C A FULLMER FAMILY LLC			PHONE # 435.770.0072	
MAILING ADDRESS 220 QUAIL WAY		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS charles.fullmer@comcast.net				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) PROPOSED NEW CAFE' ZUPAS, SOUPS, SALADS & SADWICH KITCHEN TO BE LOCATED ON THE NORTHWEST CORNER OF 700 NORTH AND MAIN STREET, LOGAN UTAH. THE PROPOSED BUILDING IS REQUESTING TWO DRIVE-THRU LANES ON THE SOUTH SIDE THAT MERGE INTO ONE ON THE EAST AND NORTH SIDE. THERE WILL BE PARKING PROVIDED ON THE WEST SIDE TO MEET LOGAN CITY'S PARKING REQUIREMENTS.			Total Lot Size (acres) 0.65 + 0.28 = 0.93	
			Size of Proposed New Building (square feet) 3,600 SQUARE FEET	
			Number of Proposed New Units/Lots ONE (1)	
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 Project Representative 	
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 Charles A. Fullmer	



Planning Commission <planning.commission@loganutah.org>

PC 21-033 comments

1 message

Charles Harding <charlespharding@gmail.com>

Thu, Jun 10, 2021 at 9:27 AM

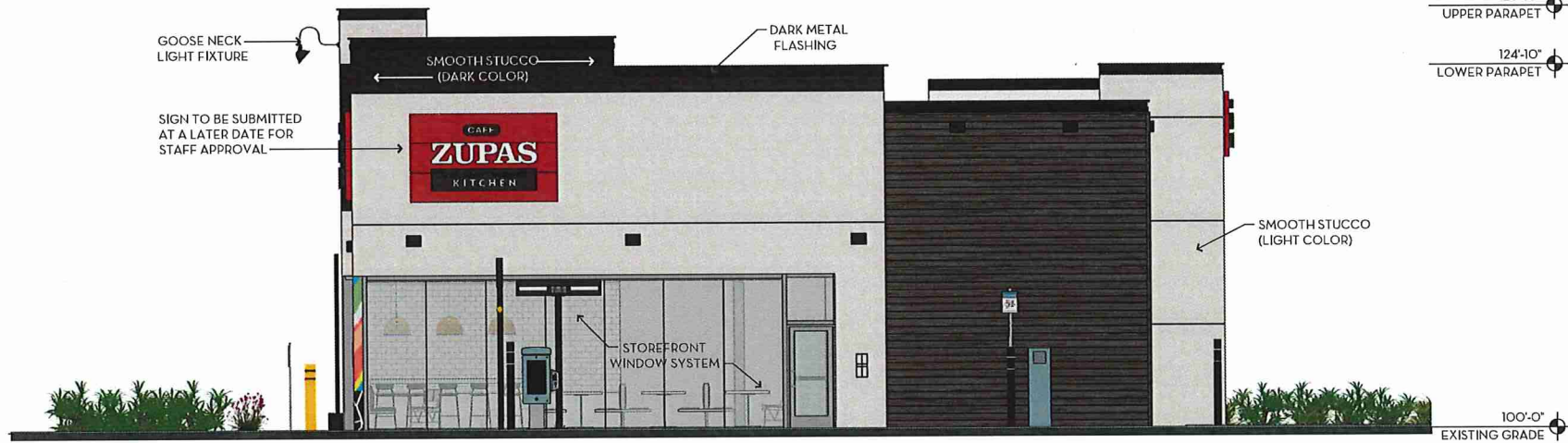
To: planning.commission@loganutah.org

1. Any dumpsters should be placed so as to not be visible from residences behind the cafe, or should be contained within a gated area.
2. The drive through should loop from Main St. to W 700 N and not exit on N 50 W to reduce traffic in residential areas. Any entrance from N 50 W should be a separate lot for employees only.
3. A solid or opaque fence along the property line on N 50 W should be constructed to protect privacy of residences behind the cafe and limit headlights from drive through cars shining through windows.

Interested party,
Charles Harding
[732 N 100 W, Logan UT](#)

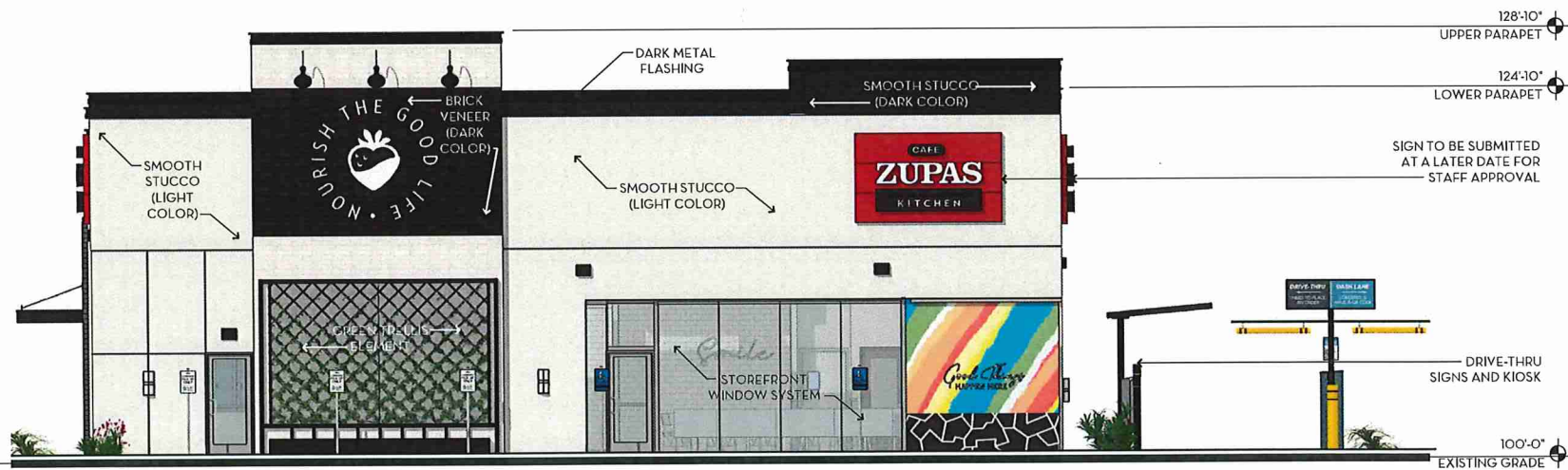


NOTE: CENTER STREET ARCHITECTS (CSA) WAS REQUESTED BY THE BUILDING OWNER, CHARLIE FULLER, TO SUBMIT THESE RENDERINGS FOR PLANNING AND ZONING APPROVAL. CHRISTIAN WILSON AND CENTER STREET ARCHITECTS DID NOT DESIGN ZUPAS PROTOTYPE BUILDING. THE RENDERINGS WERE SENT TO (CSA) TO SUBMIT TO THE CITY FROM ZUPAS CORPORATE ARCHITECT.



C1 SOUTH FACADE (700 NORTH)

SCALE: 1"=10'-0"



A1 WEST FACADE (PARKING)

SCALE: 1"=10'-0"



REGISTERED ARCHITECTS 4538902009
J. CHRISTIAN WILSON 4532328002

TITLE	PROPOSED ZUPAS 700 NORTH MAIN STREET
PROJECT	CAFE ZUPAS SOUPS, SALADS AND SANDWICHES
CLIENT	CHARLIE FULLER
ADDRESS	701 NORTH MAIN STREET, LOGAN, UTAH 84321

NO.	DATE	DESCRIPTION

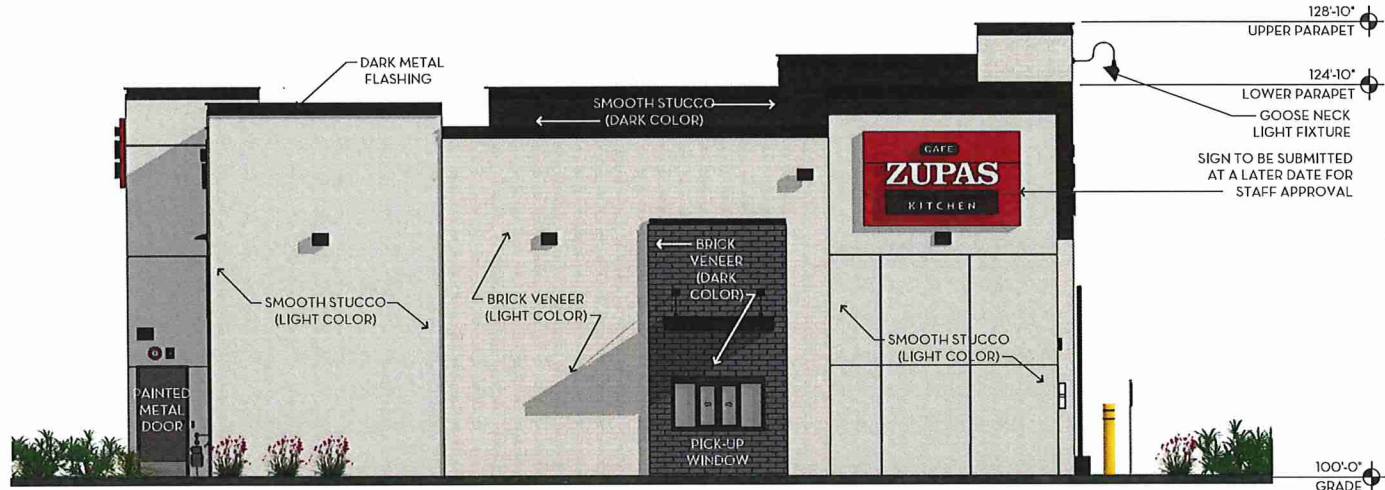
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A001

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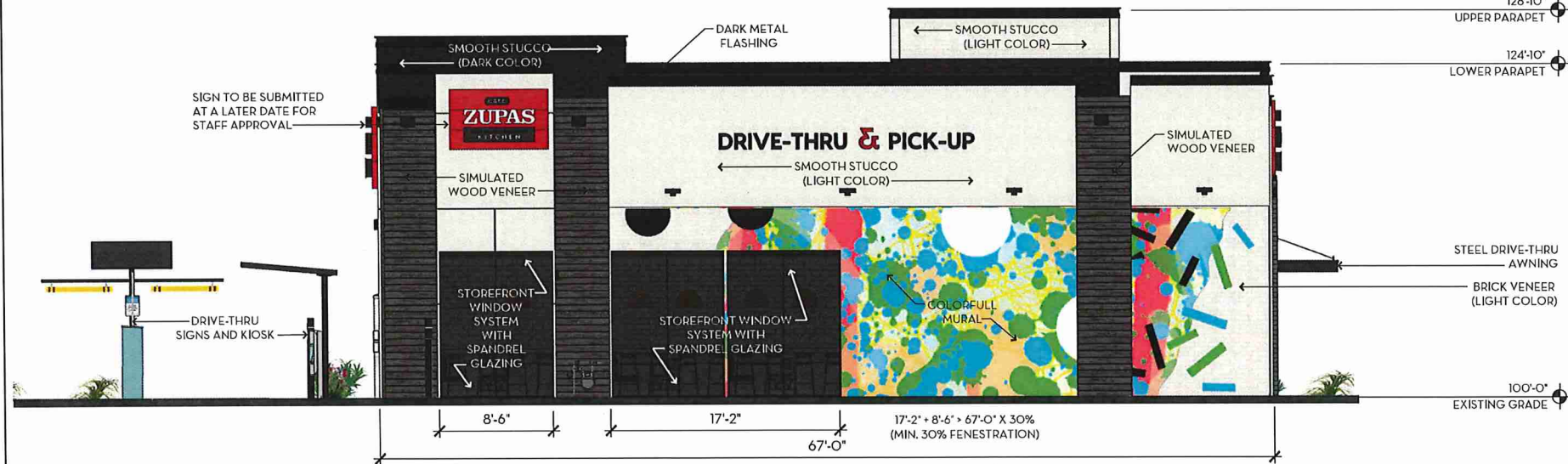


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C1 NORTH FACADE (WIMMERS)

SCALE: 1"=10'-0"



A1 EAST FACADE (MAIN STREET)

SCALE: 1"=10'-0"



CENTER STREET
ARCHITECTS
1701 E. CENTER STREET
LOGAN, UTAH 84301
CENTERSTREETARCH.COM

MELLE ESTERHART 453.890.2009
CHRISTIAN WILSON 435.232.8663

TITLE	PROPOSED ZUPAS 700 NORTH MAIN STREET
PROJECT	CAFE: ZUPAS SOUPS, SALADS AND SANDWICHES
CLIENT	CHARLIE FULLER
ADDRESS	701 NORTH MAIN STREET, LOGAN, UTAH 84321

NO.	DATE	DESCRIPTION

DATE: 05.20.21
JOB NO.: 21102
SCALE: 1"=10'-0"
DRAWN: JCW

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NOTE: CENTER STREET ARCHITECTS (CSA) WAS REQUESTED BY THE BUILDING OWNER, CHARLIE FULLER, TO SUBMIT THESE RENDERINGS FOR PLANNING AND ZONING APPROVAL. CHRISTIAN WILSON AND CENTER STREET ARCHITECTS DID NOT DESIGN ZUPAS PROTOTYPE BUILDING. THE RENDERINGS WERE SENT TO (CSA) TO SUBMIT TO THE CITY FROM ZUPAS CORPORATE ARCHITECT.



C2 NORTHWEST PERSPECTIVE



A2 SOUTHWEST PERSPECTIVE



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CENTERSTREETARCH.COM

NELLE ESTENMAIER 432.890.2009
CHRISTIAN WILSON 432.232.8262

TITLE	PROPOSED ZUPAS 700 NORTH MAIN STREET
PROJECT	CAFÉ ZUPAS SOUPS, SALADS AND SANDWICHES
CLIENT	CHARLIE FULLER
ADDRESS	701 NORTH MAIN STREET, LOGAN, UTAH 84321

REVISIONS		
NO.	DATE	DESCRIPTION

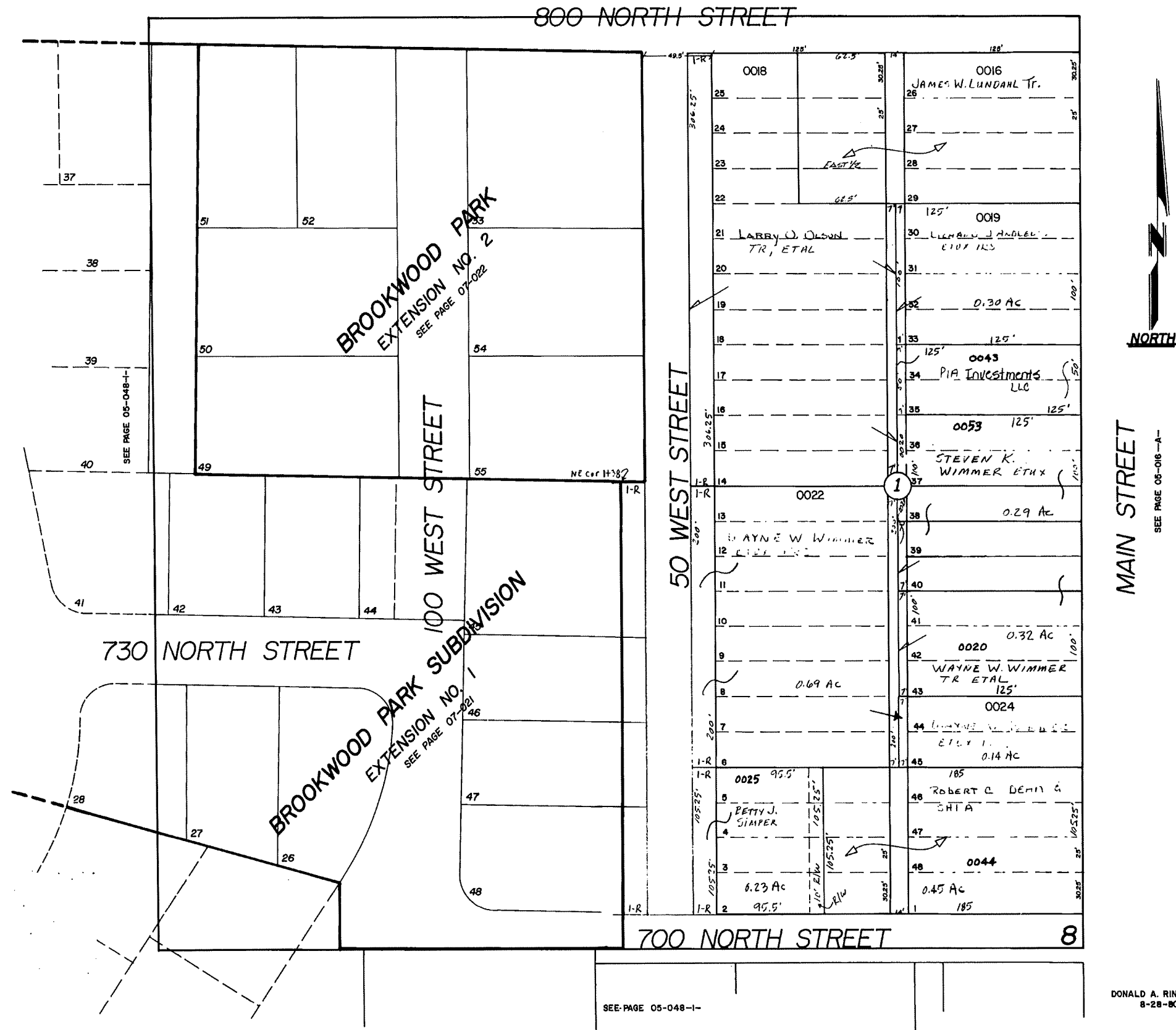
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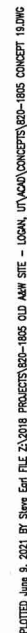
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TAX UNIT 27

SEE PAGE 05-047-4





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