



**Project #21-039  
Renewal Mixed Use Housing  
Located at approximately 89 West 300 South**

**REPORT SUMMARY...**

<i>Project Name:</i>	Renewal Mixed Use Housing
<i>Proponent / Owner:</i>	Christian Wilson / Rod Rounds, DHZ LLC, Triio Group
<i>Project Address:</i>	~ 89 West 300 South
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Mixed Use (MU)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	August 12, 2021
<i>Submitted By:</i>	Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-039, Renewal Mixed Use Housing, in the Mixed Use (MU) zone located at approximately 89 West 300 South, TIN #02-048-0004, 02-048-0006 - 0013.

*Current 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: High School/Rec Center

***History & Project Proposal***

In February 2021, this project site was rezoned from MR-12 & COM to MU. The rezoned eight (8) parcels total 1.83 acres. The properties currently contain five older residential structures, one commercial structure and two vacant parcels. The project site fronts onto both 300 South and 100 West. The proposal includes a new four-story mixed-use building with 69 residential dwelling units and 8 commercial units, rear loading garages, rear surface parking lot and site landscaping. Their proposal states that the primary purpose of this project is to provide affordable housing in the downtown area and reduce the need for personal vehicular transportation.



**Figure 1 shows the proposed building from the intersection of 100 W. 300 S.**

***Mixed Use Zone***

The Logan City Land Development Code (LDC) entitles property within the Mixed Use (MU) zoning district with certain development rights. The MU zone allows a mix of residential and commercial uses in compact urban development patterns. Minimum residential densities and a range of commercial uses are allowed for the intention of serving neighborhood populations and creating dense walkable housing options.

### ***Density & Density Bonuses***

The LDC sets a base density in the MU zone at 5-30 units (min-max) per acre of land. At 1.83 acres, the potential density ranges from a minimum of 9 units up to a maximum density of 54.9 units. Maximum potential density with full bonuses would equal 73 units. The LDC requires a minimum of 1,500 SF of commercial space in the MU zone for project sites under three (3) acres in size. The LDC permits a residential density bonus of up to 10 additional units per acre. LDC 17.10.100 states: *A residential density bonus of up to 10 additional units per acre may be permitted if all buildings fronting onto a public street have street facing commercial space on the ground floor with a minimum depth of 50' and residential above (vertical mixed use).*

### ***Density Bonus Calculation:***

The proposed building is approximately 63 feet in depth and has a total frontage (both streets) width of 416 feet. The bonus only applies to the first 50 feet of depth. Being an "L" shaped corner building, there is a 50-foot overlap bonus area. Considering only the bonus depth and the frontage overlap, the total square footage equals 18,300 SF (366 x 50). The ground floor plan shows a variety of spaces that include a café, office/retail suites, elevators, stairways, fitness room, bike storage room, model unit/leasing office and rear loading parking garages. This area breakdown includes, office/retail 9,800 SF, Café 1,200 SF, Fitness 1,200 SF, Elevator/Lobby 1,100 SF, Bike Storage 1,200 SF, Leasing Office/Model Unit 1,200 SF, and Garage Space 2,600 SF. The Planning Commission will need to determine what constitutes "commercial space" on the ground floor in order to accurately determine the appropriate density bonus for this project. Once qualifiers are determined, a bonus ratio can be applied to the project.

Possible density bonus qualifiers for the total 18,300 SF of bonus area **(18.3 bonus units)**.

1. Retail/Office 9,800 SF = 53.55% (9.8 units)
2. Café 1,200 SF = 6.55% (1.2 units)
3. Elevator/Stairway (must be on first floor) = 1100 SF = 6.01% (1.1 units)

***Total for top three = 12.1 bonus units plus base 54.9 units = 67 dwelling units***

4. Leasing Office/Model/Manager = 1,200 SF 6.55% (1.20 units)
5. Fitness Room 1,200 SF = 6.55% (1.20 units)

***Total for top five = 14.5 bonus units plus base 54.9 units = 69 dwelling units***

6. Bike Storage 1,200 SF = 6.55% (1.20 units)
7. Garages 2,600 SF = 14.20% (2.60 units)

***Total for all = 18.3 bonus units plus base 54.9 units = 73 dwelling units***

Staff considers the elevators and stairways as mandatory space because one has to access those on the ground floor. The top two uses of retail/office/café are unquestionably commercial in nature. The lower 4 uses are questionable commercial uses based on the context of the project. Every mixed use or residential project is going to have some ground floor "accessory" types of uses and/or amenities such as lobby, hallways, stairs, mechanical, mail area, lounges, fitness, rec space, etc., and which should be encouraged in order to make a residential project more livable and desirable. The conflict is from a strict reading of the code language (17.10.100) that says, "all buildings fronting onto a public street have street facing commercial space on the ground floor with a minimum depth of 50'". This was raised in a previous project and so there is currently a pending LDC amendment application before the Planning Commission that attempts to address this issue in the Commercial zone by allocating an 80/20 split - no less than 80% of the building footprint shall be devoted to commercial leaving 20% of the floor area for residential amenities.

### ***Height Transitions***

The LDC 17.09-060 limits building heights within 150 feet of a Neighborhood Residential (single-family) zoning district. To the southwest of this site and across the intersection of is single-family zoning, so therefore the 150-foot offset crosses onto this property approximately 35 horizontal feet (circular shape). Within the 150-foot radius, buildings are limited to 35 feet in height. The proposal shows the building height stepping down from 4-stories to 3-stories in the

southwest corner of the building. As conditioned with all permanent building structures/materials in this 150-foot radius be at heights of 35 feet or less the project meets the requirements of the LDC.

### **Building Frontage**

The LDC requires a minimum 60% building frontage in the MU zone to create urban spaces with architectural mass framing streetscapes. This requirement also results in surface parking lots being less visually prominent and more subordinate to primary buildings. The proposed project has two street frontages (100 West & 300 South) with 78% building frontage along 100 West and 55% building frontage along 300 South. If you average the total frontage, they equal 66% and comply with code. As conditioned with frontage averages at 60% or more, the project complies with the LDC.

### **Setbacks**

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

Front (min-max):	0-10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

The proposed building and parking area are shown at the following:

Front (south):	0' (approx. 2 ½ feet from existing sidewalk)
Corner (west):	0' (approx. 1 foot from the existing sidewalk)
Side (east):	212'
Rear:	47'
Parking (front):	10'
Parking (side/rear):	5 & 3'

The proposed project meets all setbacks except for the north rear parking setback. The LDC 17.32 allows parking setbacks to be adjusted by the Planning Commission if additional landscaping and features such as berms/walls are installed to sufficiently screen/buffer parking lots or if adjacent to existing parking lots setbacks can be eliminated but total interior landscaping minimums applies. As conditioned with minimum parking lot landscaping the project complies with the LDC.

### **Lot Coverage**

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building(s) footprint) in the MU zone. The proposed building footprint is approximately 22,900 SF on the 1.83-acre (79,714 SF) project site resulting in a 29% lot coverage. As submitted, the project complies with the lot coverage maximums in the LDC.

### **Parking Requirements**

The LDC requires 1.5 parking stalls for dwelling units containing one-bedroom or less and 2.0 parking stalls for dwelling units containing two bedrooms or more in the MU zone. Commercial parking requirements are based on the commercial uses within the building. Common commercial parking requirements are 1.0 parking stalls per every 300 SF of office space and 1.0 parking stalls per every 250 SF of retail space. The LDC 17.31.040 requires bike racks/parking areas for mixed use developments.



*Figure 2 shows the proposed site plan at 89 W 300 S*

The proposed project shows 20 two-bedroom units and 49 one-bedroom units for a total residential parking stall requirement of 114 stalls. Commercial area on the first floor (minus the garages) and including the fitness, leasing office is approximately 15,800 SF. At one (1) stall per every 300 SF (office, fitness centers) the commercial areas would require 53 parking stalls for a grand total of 167 stalls. The plan shows a total of 141 parking stalls (surface and garage). At 141, parking would be 84% of the standard. The Director of Community Development has indicated that because of the location of this project, currently available on-street parking and alternative transportation options (bike and bus) available nearby, this project would be eligible for up to a 15% reduction as allowed by the LDC but that final approval would be granted after a review of the building permit. If the unit count and parking numbers, including a request for an alternative parking plan, exceeds the 15% reduction, the Planning Commission will need to make the decision on accepting or rejecting the alternative parking plan. The outcome of the density bonus decision could also impact final parking requirements for this project. The final street design for 300 South will likely include more turning lane space resulting in the reduction of on-street parking availability. As conditioned with final parking approvals based on building permit plans, the parking requirements comply with the LDC.

### ***Site Layout & Pedestrian Circulation***

The LDC 17.30 require projects to provide pedestrian and street connectivity. The proposed site layout places the building near the sidewalk edge making walking quick and convenient. The east entrance into the stairway corridor does not connect to the adjacent sidewalk along 300 South. As conditioned with a sidewalk connection at the east side of the building, the project meets the requirements in the LDC.

### ***Building Elevations***

The LDC 17.12 indicates that buildings in the MU zone shall vary from one another, have four-sided architecture and a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood and metal. Material mixes shall wrap all four sides of buildings and blank walls exceeding 40 linear feet are prohibited. Vertical dimensions of blank wall shall not exceed 12 feet and roof forms should be varied for visual interest. Buildings shall be oriented to the street with primary entrances facing towards the street. Secondary entrances should face the side or rear. Commercial/Mixed Use buildings are required to have 50% transparency (fenestration) along ground-floor street frontages and residential buildings are required to have 15% transparency along street frontages. The proposed building elevations show numerous design features and at least 50% fenestration along ground floor street facing areas with the

exception of the northwest portion of the building (approx. 48 feet). That area, which is shown as the leasing office, does not contain fenestration along the street. As conditioned with 50% fenestration along 100 West, the project meets the requirements in the LDC.

### **Open Space & Landscaping**

The LDC 17.07.090 requires 10% open space and an additional 10% useable outdoor space in the MU zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decking, patios and other similar outdoor amenities. The 1.83-acre project site requires 7,971 SF of open space and 7,971 SF of outdoor space totaling 15,942 SF of open and outdoor space. For 1.83, 36 trees and 91 shrubs/perennials/ornamental grasses would be required as per the LDC. The project only shows conceptual open space and landscaping areas for this submittal. As conditioned with full open space and landscaping, the project meets the requirements of the LDC.

### **Lighting**

The LDC 17.37.090 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
• Engineering	• Fire

### **PUBLIC COMMENTS**

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

### **PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 7/31/21, posted on the City's website and the Utah Public Meeting website on 8/2/21, and mailed to property owners within 300 feet on 7/26/21.

### **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 Planning Commission will determine what ground floor commercial uses qualify for the available bonus density out of the seven listed above. Once determined, bonus density is conditioned on those uses and associated square footages.
3. All permanent building structures within the 150-foot radius to NR-6 zoning shall be less than 35 feet in height. Movable features like patio furniture and umbrellas are permitted within these areas.
4. The building entire frontage shall average 60% or more.
5. Final parking approvals for both residential and commercial uses will be granted at the building permit phase and will comply with LDC all regulations and allowances granted to staff. If parking is more than 15% below the standard, the applicant shall return to the Planning Commission for new approvals.
6. A sidewalk connection between 300 South and the east building entrance shall be made.

7. The ground floor commercial areas of the building shall have 50% transparency along the street facing portions.
8. Ground floor height shall be at least 12 feet tall.
9. 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) Open Space and Useable Outdoor areas shall total a minimum of 15,942 SF.
  - b) 36 trees and 91 shrubs/perennials/grasses shall be provided for this project.
  - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
  - d) A Type "D" buffer shall be used for areas of the parking lot with a setback less than 5 feet.
10. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
11. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
12. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
13. 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.
14. Fencing shall be provided along the west side at six feet for safety and buffering purposes. Along the east side a decorative fence with enhance landscaping shall be installed along the railroad border.
15. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view.
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. *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.
  - b. *Engineering—contact 716-9160*
    - Provide storm water detention/retention per Logan City Standards for this development. This includes the onsite retention of the 90% storm utilizing Low Impact Design methods
    - Provide water rights for this development to the City in accordance with Land Development Code 17.29.210. The City will accept an in-lieu fee for this requirement as approved by the City Engineer. The City will give a credit for existing meters currently installed on property being developed. If new development demands are less than existing demand, no water rights will be required.
    - Any existing City utility services not being used in the new development shall be capped at the City utility main for that utility.
    - City is in process of having a traffic study for possible warrants for all-way stop and/or a signalized intersection at 300 South. City is anticipating that the intersection of 300 South and 100 West will be signalized in the future, therefore, necessary right of way for signal poles, and turn lane shall be dedicated to the City. City is in process of having a traffic study of possible warrants for and all-way stop or a signalized intersection at 300 South.



- Provide storm water maintenance agreement.
  - Work with City to combine adjacent accesses into a single access on 100 West
  - Work with City Engineer to complete boundary line adjustments of existing parcels into desired parcels for new development.
- c. *Water*—contact 716-9627
- All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections. Properly sized drain required to serve this backflow assembly. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have backflow assemblies on the water mains also. Separate residential and commercial water systems (services).
  - 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 water into them and annually thereafter.
  - Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly 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.
- d. *Fire*—contact 716-9515
- Fire sprinklers, fire alarms and fire hydrants with be reviewed in building permit submittals.

### **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 conditioned project will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, height transitions, landscaping, and setbacks.
2. The Design Review and Subdivision Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the MU 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.
5. The conditioned project complies with maximum height, density and building design, open space 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. 100 West and 300 South are adequate in size and design to sufficiently handle 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

<b>For Staff Only</b>				
<input type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received <b>7/1/21</b>	Received By	Scheduled Meeting Date <b>Aug. 12</b>	Zone <b>MR-12</b>	Application Number <b>PC 21-039</b>
Type of Application (Check all that apply): <b>ELKS / WOODRUFF</b>				
<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 <b>RENEWAL MIXED USE HOUSING</b>				
PROJECT ADDRESS <b>89 WEST 300 SOUTH, LOGAN, UTAH 84321</b>			COUNTY PLAT TAX ID # <b>02-048-006 THRU 02-048-0013 4 - 0004</b>	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER <b>CHRISTIAN WILSON</b>			PHONE # <b>435.232.8662</b>	
MAILING ADDRESS <b>170 EAST CENTER STREET</b>	CITY <b>LOGAN</b>	STATE <b>UTAH</b>	ZIP <b>84321</b>	
EMAIL ADDRESS <b>christian@centerstreetarch.com</b>				
PROPERTY OWNER OF RECORD <b>ROD ROUNDS (0004), TRIIIIO GROUP, LLC (0009), AND DHZ (0006-8 &amp; 0010-13)</b>			PHONE # <b>435.265.1180</b>	
MAILING ADDRESS <b>255 SOUTH MAIN STREET</b>	CITY <b>LOGAN</b>	STATE <b>UTAH</b>	ZIP <b>84321</b>	
EMAIL ADDRESS <b>mhendrix@triiioigroup.com or mhendrix@allenjewell.com</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres) <b>1.83 ACRES</b>	
<p><b>"RENEWAL" MIXED USE HOUSING</b> IS A PROPOSED FOUR STORY BUILDING LOCATED ON THE NORTH EAST CORNER OF 300 SOUTH AND 100 WEST IN THE SOUTHERN AREA OF DOWNTOWN LOGAN, UTAH.</p> <p>WE ARE PROPOSING THAT THE FIRST FLOOR BE USED FOR COMMERCALPURPOSES WITH THE THREE FLOORS ABOVE RESIDENTIAL.</p> <p>THE PRIMARY PURPOSE OF THIS PROJECT IS TO PROVIDE AFORDABLE HOUSING IN THE DOWNTOWN AREA AND REDUCE THE NEED FOR PERSONAL VEHICULAR TRANSPORTATION.</p>			Size of Proposed New Building (square feet) <b>72,000 SQUARE FEET</b>	
			Number of Proposed New Units/Lots <b>69 RESIDENTIAL UNITS 8 COMMERCIAL UNITS</b>	
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 <b>Michael Jewell</b>		

APPLICATION MUST BE ACCURATE AND COMPLETE

NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL.

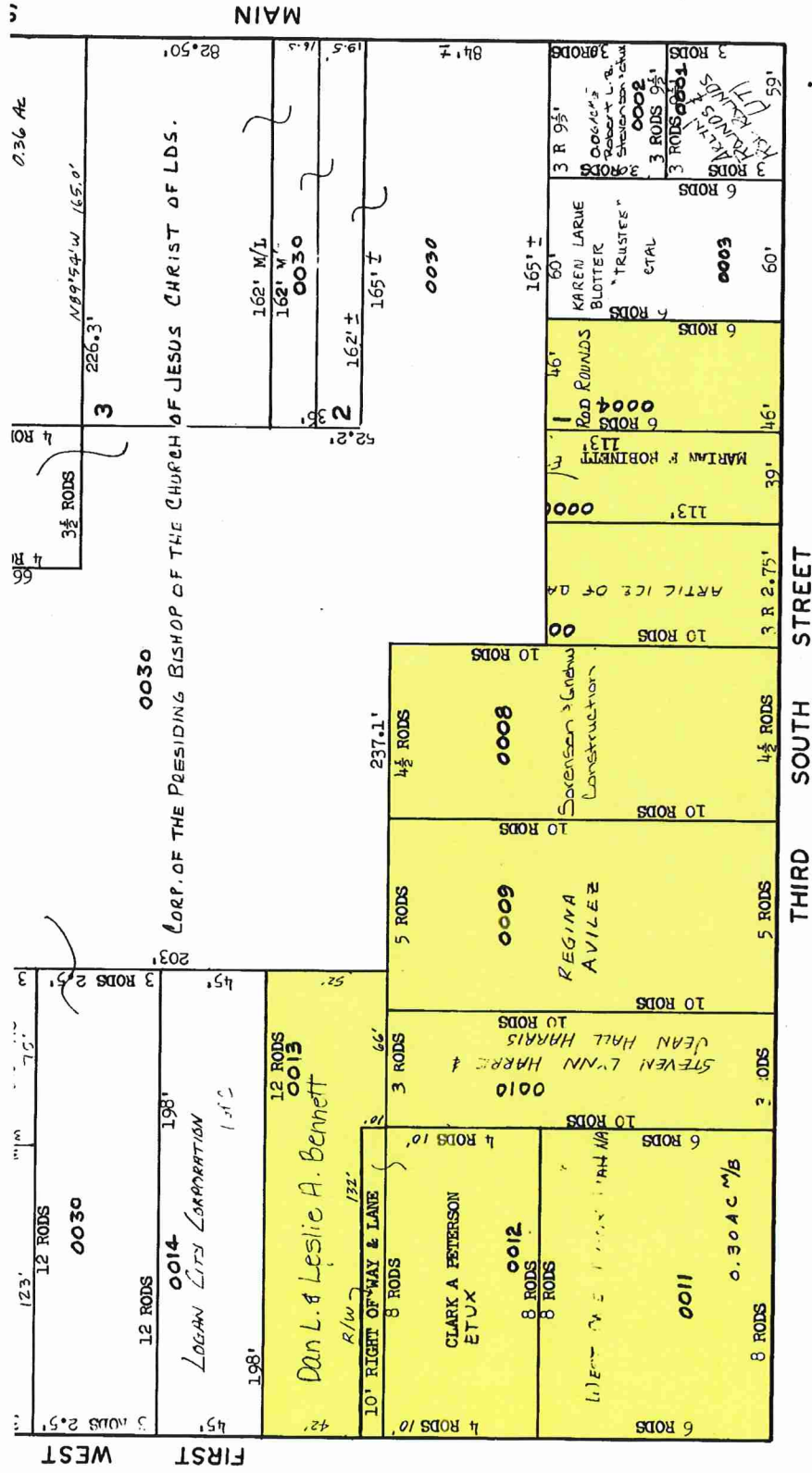
**FOR TRIIIIO GROUP, LLC AND DHZ, LLC**



02-048

TAX UNIT 27

SEE 02-046



SEE 02-052

SEE 02-049

# RENEWAL

## Logan City Mixed-Use Development *Alternative Parking Plan*

### Introduction

*Renewal* is an innovative mixed-use development 3 blocks from Logan City's downtown core. Renewal will encourage clean energy use, walkability, and public transportation and take into account long-term projections where personal car use is drastically reduced or even eliminated. With this in mind, the following is the proposed Renewal Alternative Parking Plan.

### Logan City Code Parking Analysis

#### *Residential*

Renewal includes twenty (20) two-bedroom apartments and forty-nine (49) one-bedroom apartments. Per Logan City's Land Development Code (the "Code"), **the calculated number of residential parking spaces is 114** (rounded up from 113.5).

#### *Commercial*

Renewal includes approximately 13,554 square feet of usable commercial space; of that 12,277 square feet will be general office space use and 1,277 square feet will be restaurant use (with a maximum of 900 square feet of sitting area). The Code specifies 1 parking space per 300 square feet of general office and 1 parking space per 150 square feet of seating area in a restaurant. The calculated **number of parking spaces for Renewal's office space is 41** (12,277 divided by 300, rounded up from 40.9), and **the total number of parking spaces for Renewal's restaurant space is 6** (900 divided by 150).

#### *Total*

Taking the residential and commercial together and using the information above, **the total number of parking spaces for Renewal would be 161**.

### Mixed-Use Analysis

Renewal is a mixed-use project. As such, parking needs will fluctuate depending on the day and time. For example, residential parking will be used primarily in the evenings and on the weekends, while commercial parking would be mainly used during business hours. The Victoria Transport Policy Institute (VTPI) studied this unique dichotomy and published the following table to show expected parking needs for mixed-use projects:

**Table 3      Parking Occupancy Rates**

Uses	M-F	M-F	M-F	Sat. & Sun.	Sat. & Sun.	Sat. & Sun.
	8am-5pm	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am
Residential	60%	100%	100%	80%	100%	100%
Office/ Warehouse /Industrial	100%	20%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference/Convention	100%	100%	5%	100%	100%	5%
Institutional (non-church)	100%	20%	5%	10%	10%	5%
Institutional (church)	10%	5%	5%	100%	50%	5%

*This table defines the percent of the basic minimum needed during each time period for shared parking. (M-F = Monday to Friday)*

Using VTPI's results, the following chart illustrates the mixed-use parking requirements for Renewal (parking requirements are rounded up to the nearest whole number):

Uses	M-F	M-F	M-F	Sat. & Sun.	Sat. & Sun.	Sat. & Sun.
	8am – 5pm	6pm – 12am	12am – 6am	8am – 5pm	6pm – 12am	12am – 6am
Residential	69	114	114	92	114	114
Office	41	9	3	3	3	3
Restaurant	5	6*	1	5	6*	2
<b>TOTAL</b>	<b>115</b>	<b>129</b>	<b>118</b>	<b>100</b>	<b>123</b>	<b>117</b>

\* See Restaurant Hours below for additional information.

Based upon VTPI's study of mixed-use projects, **the highest number of parking spaces Renewal will need within any given time frame is 129.** Further, the **average number of parking spaces needed at any time throughout the week is 119.**

Renewal will have 24 parking spaces exclusively for commercial use and a minimum of 114 for residential use. During business hours (M-F from 8 am to 5 pm in the table above), when more than 24 commercial parking spaces would be required, it is expected, and the data shows, the unused residential spaces will be used for commercial purposes.

### Additional Parking Considerations Unique to Renewal

#### *\*Restaurant Hours*

The restaurant space will be a breakfast and lunch coffee shop/cafe and will not be open in the evenings, further reducing the commercial parking needs - particularly in the high use column shown above (M-F from 6 pm to 12 am). Removing the restaurant during that time would reduce the maximum use from 129 to 123 and the average need to 117.

#### *On-Street Parking*

The existing design includes 17 on-street parking spots. Because the setbacks in mixed-use zones are designed to be more urban, these parking spots will be closest in proximity to the commercial space and as such, will most likely be the first parking filled by customers. These parking spaces, due to the time limits of city street parking, will have time limits to keep them

from being filled all day by residential use. Additionally, the residential access points will be in the rear of the building where the parking is located, further decreasing the likelihood that these 17 available street parking spaces will be used by residents. The applicant acknowledges that these 17 street parking spaces cannot be included in our calculations but they can and should be considered when deciding to reduce the need for off-street commercial parking.

#### *E-Bike Rental*

Renewal's commercial parking allotment also includes approximately 3 spaces associated with its bicycle/scooter storage and rental space. It is highly unlikely that parking spaces will be needed for this commercial area, as it is improbable that someone would drive to Renewal only to park and then rent or store a bicycle/scooter. The much greater probability is that the bicycle/scooter rental and storage will be used almost exclusively by pedestrians.

#### *Commercial Lease Parking Restrictions*

Aside from the restaurant area, Renewal will not lease the commercial space to any tenant that requires more than 1 parking space per 300 square feet under the Code. This will ensure that the City and residents will not have unexpected parking issues due to a high volume of cars coming to Renewal for commercial use.

#### *Automobile Restrictions in Lease Agreement*

Renewal's residential lease will include the following language:

"Parking. One parking spot will be assigned to and reserved for each residential unit. A limited number of additional parking passes can be leased to residents on a first-come, first-served basis. Any additional parking passes beyond one per residential unit will be subject to a fee of \$25.00 per month, which fee shall be in addition to the monthly rental payment. This fee may be changed by the Landlord with 1 months notice. In no event will any residential unit be allowed more than two parking passes."

#### *Public Transportation*

Directly across the street from Renewal is a major CVTD covered bus stop. With the availability of E-Bikes on premise for short trips for shopping and entertainment, the probability of some residents not having a vehicle at all and using public transportation to and from work is high.

#### *Green Development*

Renewal is designed to encourage clean energy use, walkability, use of public transportation and takes into account long-term projections where personal car use is drastically reduced or eliminated entirely. As such, leases will disincentivize vehicle use. Although the residential parking requirement under the Code is 114, Renewal will issue a maximum of 96 parking passes to residents.

The reduction in parking passes to 96 will allow *Renewal* to have at least the minimum number of spaces available to meet the needs described in the table above. For example, during the M-F from 8 am to 5 pm timeframes, there will be at least 47 off-street spaces available for vehicles that don't have parking passes in addition to the 17 on-street parking spaces.

***Renewal Administrative Request***

Based upon the preceding analysis and data, and in accordance with Logan City Development Code §17.31.050, Renewal requests approval of a decrease in the total number of parking spaces of fifteen percent (15%), **resulting in a reduction from 161 spaces to a minimum of 137 parking spaces.** Notwithstanding this request, Renewal's current design (attached hereto) includes 141 parking spaces.





Mike Desimone <mike.desimone@loganutah.org>

---

## Renewal Alternative Parking Plan

2 messages

---

**Michael Jewell** <mjewell@triiigroup.com>  
To: mike.desimone@loganutah.org  
Cc: Mackelle Hendrix <mhendrix@triiigroup.com>

Thu, Jul 1, 2021 at 1:22 PM

Hi Mike,

I've hope you're doing well! We submitted our design approval application for the Renewal Project with Logan City today. Attached is our proposed Alternative Parking Plan for the project. Please let me know if you need anything else from us.

Thanks!

Michael

--

Michael D. Jewell, Attorney  
**TRIIIO GROUP, LLC**  
255 S. Main Street, Suite 100  
Logan, Utah 84321  
(435) 754-7887  
[www.triiigroup.com](http://www.triiigroup.com)  
[mjewell@triiigroup.com](mailto:mjewell@triiigroup.com)



**Alternative Parking Plan.pdf**  
943K

---

**Mike Desimone** <mike.desimone@loganutah.org>  
To: Michael Jewell <mjewell@triiigroup.com>

Thu, Jul 1, 2021 at 3:20 PM

Hi Michael

I have reviewed your Alternative Parking Plan submitted pursuant to Section 17.31.050 of Logan City's Land Development Code and give my preliminary approval of your alternative parking plan pending final Design Review approval from the Planning Commission. If there are no changes to the site layout, project composition or parking demands, then this approval will become final. If there are any changes made to the site or project, then you will need to submit an updated parking plan reflecting those changes.

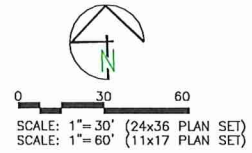
I will also include this information with your project submission.

Any questions, let me know.



RENEWAL HOUSING  
PART OF BLOCK 6, PLAT "D" LOGAN CITY SURVEY  
LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 4  
TOWNSHIP 11 NORTH, RANGE 1 EAST  
SALT LAKE BASELINE AND MERIDIAN  
LOGAN, UTAH

DESIGN REVIEW



Legend:

	BOUNDARY LINE		EXISTING CONCRETE
	EXISTING FENCE		PROPOSED CONCRETE
	EXISTING WATER AS NOTED		EXISTING ASPHALT
	EXISTING SEWER AS NOTED		PROPOSED ASPHALT
	EXISTING OVERHEAD POWER		PROPOSED LANDSCAPING
	EXISTING GAS		
	EXISTING STORM		



ALLIANCE CONSULTING  
ENGINEERS  
130 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121

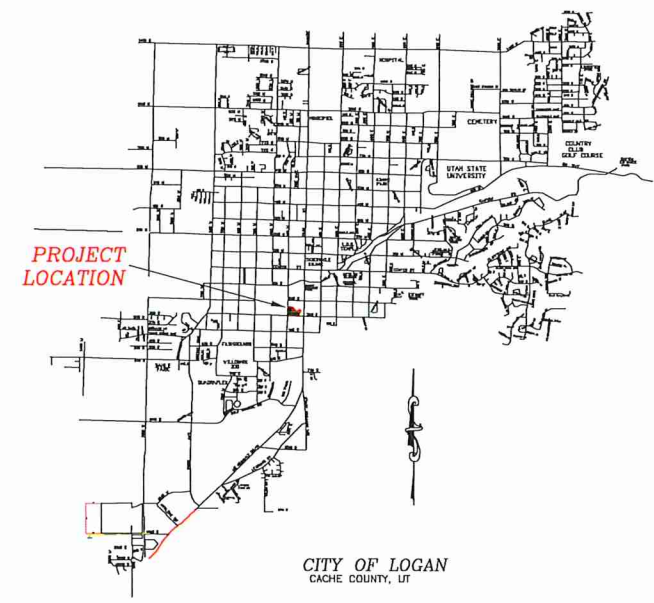
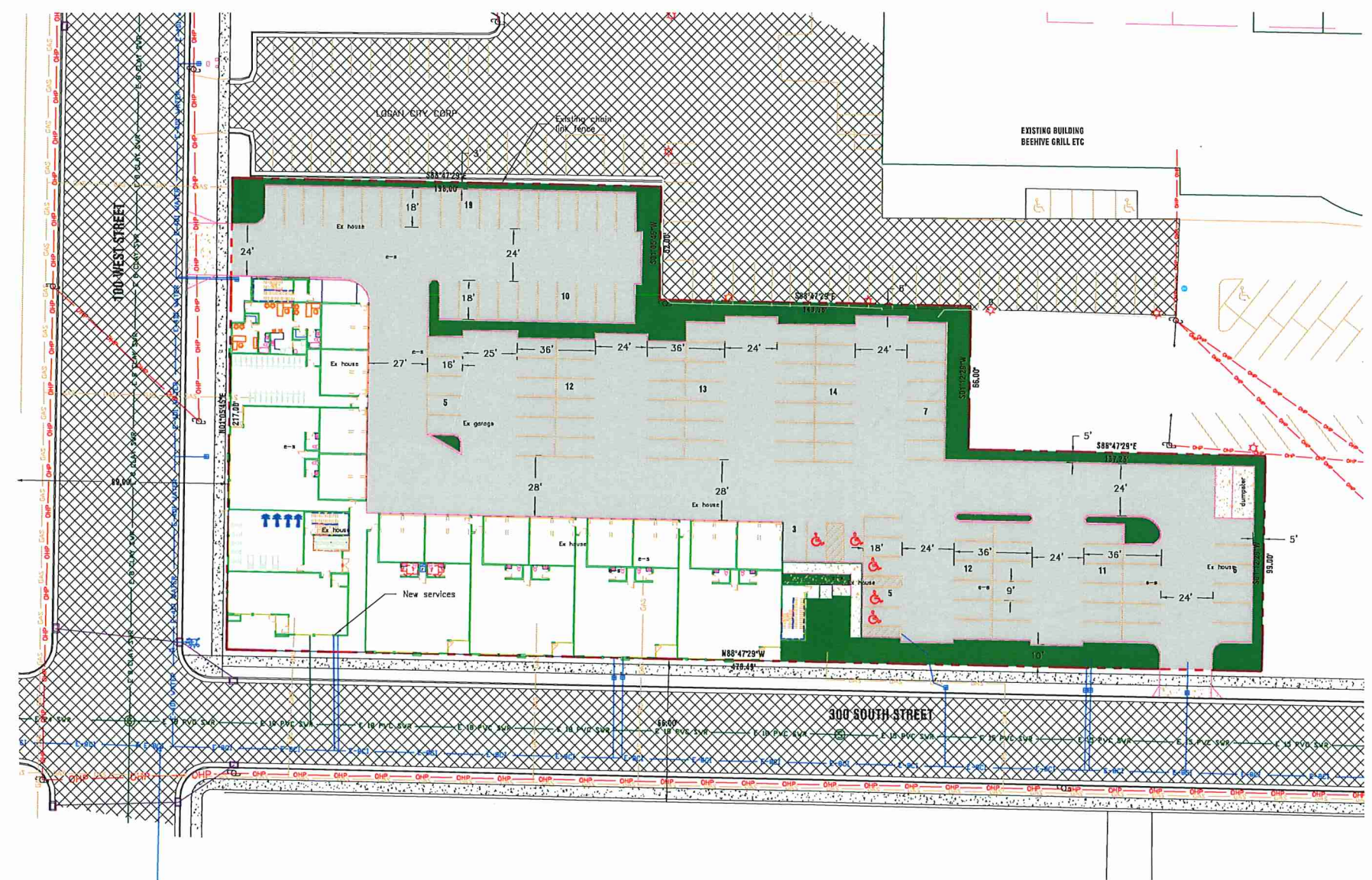
NO.	REVISIONS / SUBMISSIONS	DATE

REVIEWED:	DRAWN:
CAD FILE:	PROJECT NO.:

PROJECT TITLE  
RENEWAL HOUSING  
PART OF BLOCK 6, PLAT "D" LOGAN CITY SURVEY  
THE NORTHEAST QUARTER OF SECTION 4  
TOWNSHIP 11 NORTH, RANGE 1 EAST  
SALT LAKE BASELINE AND MERIDIAN  
LOGAN, UTAH

DRAWING TITLE  
DESIGN REVIEW

DATE: JUNE, 2021  
DRAWING No. 1







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ARCHITECTS

170 E. CENTER STREET  
LOGAN, UTAH 84321  
CENTERSTREETARCH.COM

MELLE DETTENMAIER 435.890.2009  
CHRISTIAN WILSON 435.232.8662

PERSPECTIVES

TITLE	PROJECT	CLIENT	ADDRESS
	100 WEST HOUSING - RENEWAL	KEVIN ALLEN, BLAKE DUSTELER, MICHAEL JEWELL	100 WEST 300 SOUTH, LOGAN, UT, 84321

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06-21-2021

JOB NO. 19136

SCALE:

DRAWN: JS

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A502







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MELLE DETTENMAIER 435.890.2009  
CHRISTIAN WILSON 435.232.8662

TITLE	PERSPECTIVES
PROJECT	100 WEST HOUSING - RENEWAL
CLIENT	KEVIN ALLEN, BLAKE DUSTELER, MICHAEL JEWELL
ADDRESS	100 WEST 300 SOUTH, LOGAN, UT, 84321

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06-21-2021

JOB NO: 19136

SCALE:

DRAWN: JS

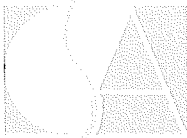
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A501

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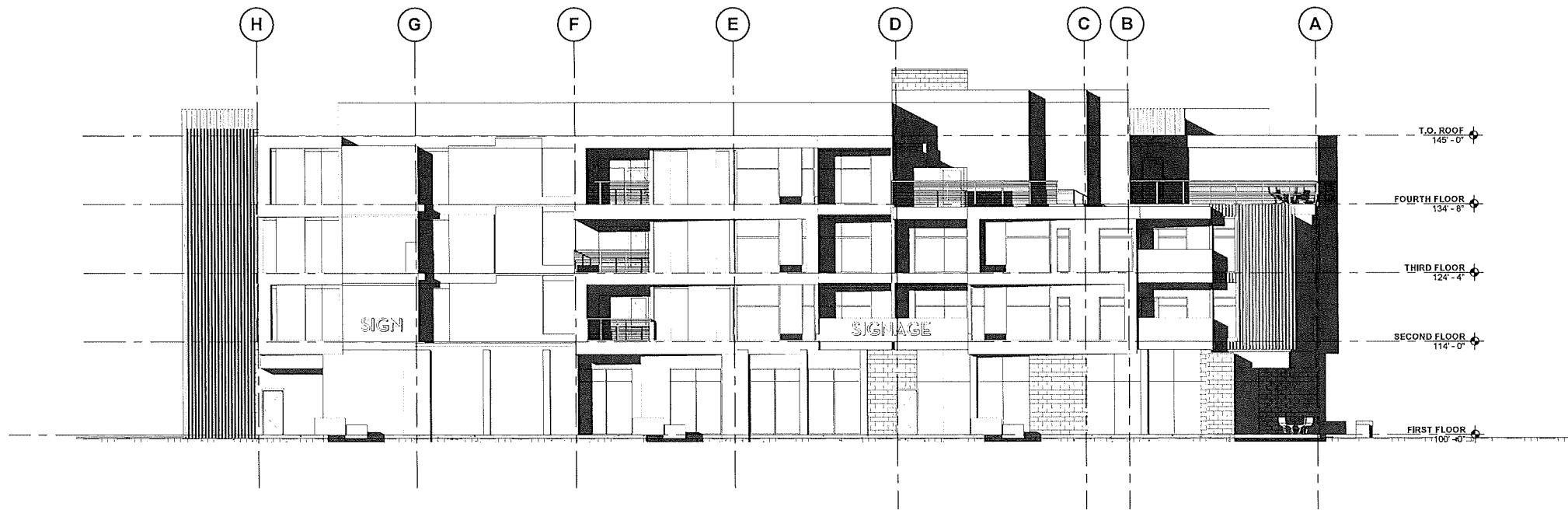




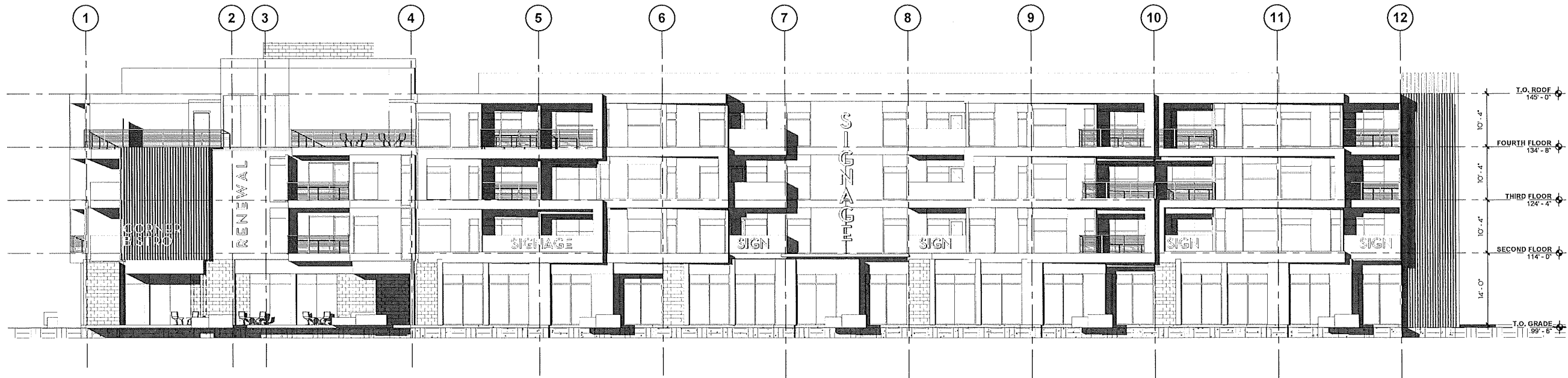
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HELLE DETTENMAIER 435.890.2009  
CHRISTIAN WILSON 435.232.8662



C1 WEST ELEVATION  
A200 1" = 10'-0"



A1 SOUTH ELEVATION  
A200 1" = 10'-0"

TITLE	SOUTH AND WEST ELEVATIONS
PROJECT	100 WEST HOUSING - RENEWAL
CLIENT	KEVIN ALLEN, BLAKE DUSTELER, MICHAEL JEWELL
ADDRESS	100 WEST 300 SOUTH, LOGAN, UT, 84321

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06-21-2021

JOB NO: 19136

SCALE:

DRAWN: JS

SHEET

A200

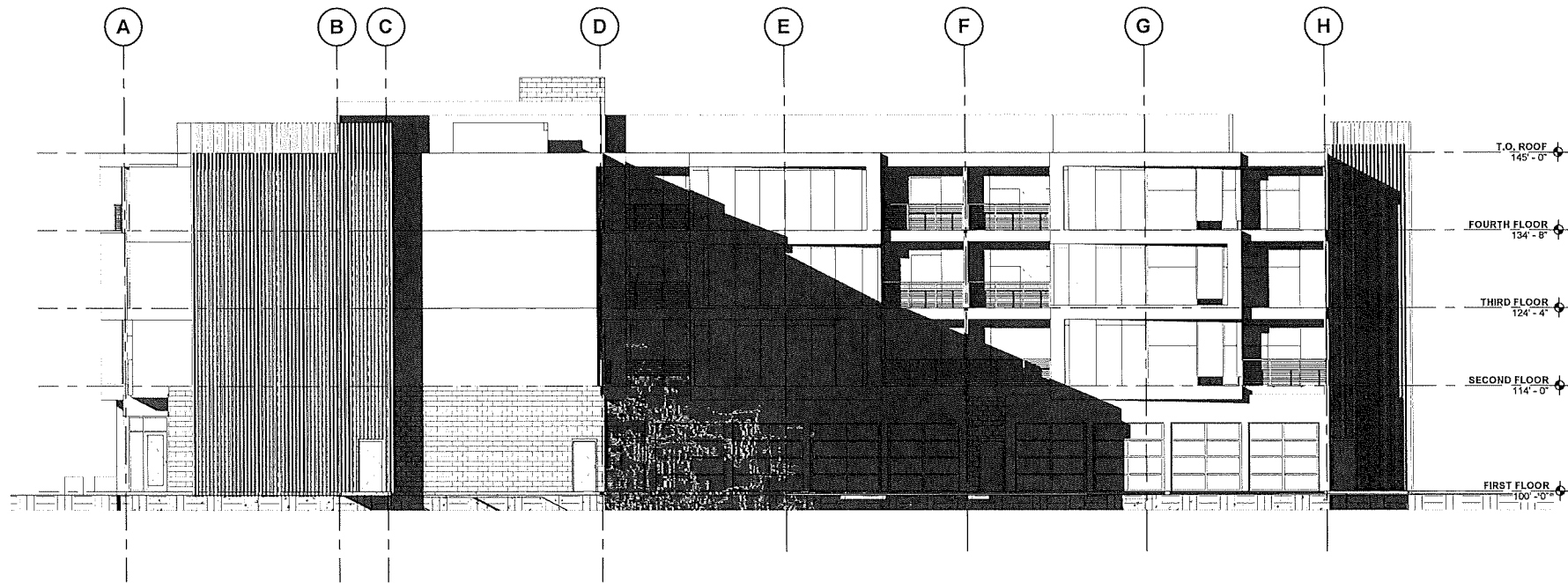




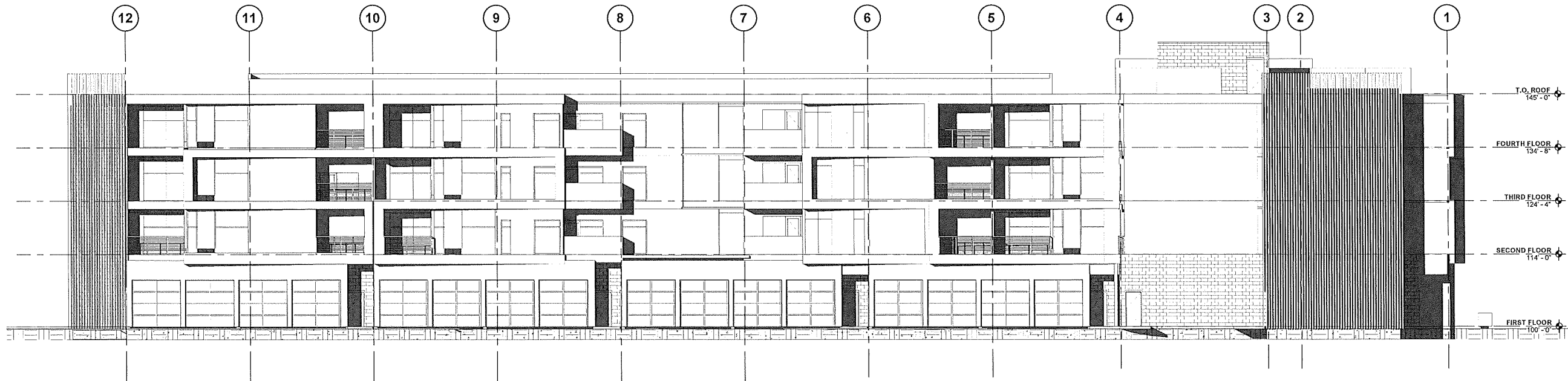
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CHRISTIAN WILSON 435.232.8662



C1 EAST ELEVATION  
A201 1" = 10'-0"



A1 NORTH ELEVATION  
A201 1" = 10'-0"

TITLE	NORTH AND EAST ELEVATIONS		
PROJECT	100 WEST HOUSING - RENEWAL		
CLIENT	KEVIN ALLEN, BLAKE DUSTELER, MICHAEL JEWELL		
ADDRESS	100 WEST 300 SOUTH, LOGAN, UT, 84321		

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06-21-2021

JOB NO: 19136

SCALE:

DRAWN: JS

SHEET

A201



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CHRISTIAN WILSON 435.232.8662

FIRST FLOOR PLAN

TITLE  
PROJECT 100 WEST HOUSING - RENEWAL

CLIENT KEVIN ALLEN, BLAKE DUSTELER, MICHAEL JEWELL

ADDRESS 100 WEST 300 SOUTH, LOGAN, UT, 84321

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06-21-2021

JOB NO. 19136

SCALE:

DRAWN: JS

SHEET

A101

A1 FIRST FLOOR OVERALL PLAN  
A101 3/32" = 1'-0"

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