



**Project #21-042
Commercial Development Standards
Land Development Code Amendment**

REPORT SUMMARY...

Project Name: Commercial Development Standards
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: August 26, 2021
Submitted By: Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapter 17.10 of the Land Development Code.

REQUEST

This is a proposal for an amendment to the Land Development Code (LDC) modifying the Development Standards in the Commercial Zone clarifying standards for residential development and the ground floor commercial requirements in a mixed-use project. The proposed changes to Chapter 17.10.080 are as follows:

Residential Development & Residential Uses:

Existing: No ground floor or free standing Residential uses are allowed. Residential uses are only permitted in vertical mixed-use types of projects.

Proposed: Residential units in the Commercial Zone are only permitted in vertical mixed-use projects and are prohibited on the ground floor. Accessory residential uses including, but not limited to, lobby, mail room, mechanical, storage, bike areas, lounge, fitness area, pool, sauna, etc., shall not comprise more than 20% of the building footprint on the ground floor.

Commercial Uses Ground Floor Area – Mixed Use Project

Proposed: In a mixed-use project that includes residential uses, no less than 80% of the building footprint on the ground floor shall be devoted to commercial uses within a finished commercial space. Enclosed parking on the ground floor of the structure is not permitted to be included in the 80% commercial threshold.

The purpose of this amendment is to clarify what types of residential uses are appropriate on the ground floor in support of the residential uses above while preserving the integrity of the vertical mixed-use concept. Every mixed-use/residential project requires some ground floor presence, which at a minimum would be lobby area, hallways, stairs, elevators, mechanical, mail room, garbage/recycling, etc. The larger question is whether accessory amenities such as fitness space, recreational areas, lounges, pools, or other similar types of amenities should be required to be located above the ground floor. These types of amenities are important to the livability of a residential complex; however, in the commercial zone, the primary focus is on the commercial development and the residential units should be considered ancillary or secondary. Therefore, the amenities should not be displacing the commercial floor area.

The approach being proposed is to recognize that a mixed-use project is going to have certain residential accessory use demands, and rather than define which use is more or less appropriate, mandate that at least 80% of the ground floor is devoted to commercial space while 20% is limited to residential accessories or amenities.

STAFF RECOMMENDATION AND SUMMARY

The proposed changes to the Land Development Code help to clarify the distinction between residential and commercial uses in mixed-use projects located in the Commercial Zone. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments are minor in nature and are consistent with the General Plan.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had 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 noticed in a quarter page ad on 7/24/21.

AGENCY AND CITY DEPARTMENT COMMENTS

As of the time the staff report was prepared, no comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendments are done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are consistent with the Logan City General Plan.

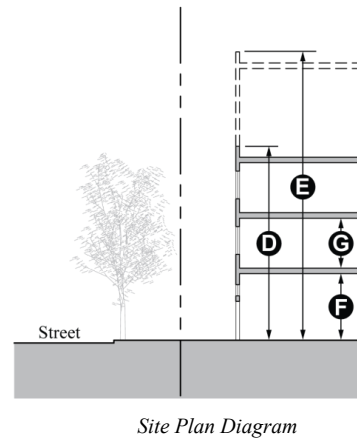
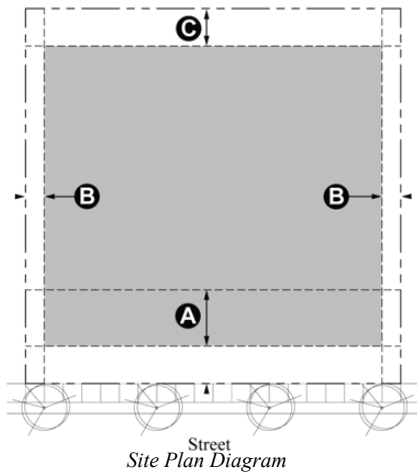
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional 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.

17.10: Specific Development Standards: District and Corridor Zones

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17.10.080: Commercial (COM) Development Standards

The Commercial Zoning District (COM) is intended for retail, service, and hospitality businesses that serve city-wide or regional populations. Commercial uses are located on high capacity roads and are served by mass transit. Residential development is encouraged in the Commercial zone when it is designed as an integral part of a larger project involving a mixture of both commercial and residential uses in a vertical use type of project. Free standing residential development is not permitted in the Commercial Zone.



Residential Density	
Units/acre (max)	30

Residential Development & Residential Uses

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Commercial Uses Ground Floor Area – Mixed Use Project

In a mixed-use project that includes residential uses, no less than 80% of the building footprint on the ground floor shall be devoted to commercial uses within a finished commercial space. Enclosed parking on the ground floor of the structure is not permitted to be included in the 80% commercial threshold.

Lot Coverage	
Lot Coverage	60%
Building Front	
% at Front Setb	50%
Building Setb	

A Front (Bld. Height 0 – 40')	10'
A Front (Bld. Height 41' – 55')	40'
B Side	8'
Side Common Wall	0'
C Rear	10'

Building Heights (Maximum)

E Building Height*	40'
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*The Maximum building height along a street frontage may be increased up to 55' with an increased front yard setback of 40' or by stepping the building up in height from 40' using a height transition ratio of 2' horizontal/1' vertical.

Ground Floor Height (Minimum)

F Ground floor height	12'
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Height/Setback Transitions

Projects adjacent to a NR Zone shall comply with the height & setback transition standards in Section 17.12.040.

Transparency (Fenestration)

Ground Floor (frontage)	30%
Ground Floor (exposed sides)	30%
Upper Floors (frontage)	20%

Residential Design Standards

Residential projects shall comply with the residential design standards in Chapter 17.09.

17.10: Specific Development Standards: District and Corridor Zones

Parking

Location	Side/Rear
Front Parking Setback*	10'
Side/Rear Parking Setback	5'

*The Planning Commission may authorize the placement of up to 50% of the required parking stalls in the front of a building with a Conditional Use Permit (CUP) if findings can be made demonstrating the proposed site layout is compatible with adjoining properties, is consistent with surrounding land use and development patterns, provides enhanced pedestrian functionality and walkability in relationship to the adjoining street, will not compromise future projects or design, and includes substantial landscaping adjacent to the parking areas.

Commercial Parking Requirements: Minimum number of stalls based on use type.

Residential Parking Requirements:

- Studio/One Bedroom Units – 1.5 parking stalls/unit
- Two Bedroom or larger Units – 2 parking stalls/unit

Land Set Asides

Open Space	10%
Useable Outdoor Space	10%

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APPLICATION FOR PROJECT REVIEW

For Staff Only		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Planning Commission				
Date Received 7/2/21	Received By	Scheduled Meeting Date Aug. 12	Zone	Application Number PC 21-042
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Administrative Design Review
		<input type="checkbox"/> Zone Change		<input type="checkbox"/> Other
PROJECT NAME Land Development Code Amendment – 17.10				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mike DeSimone			PHONE # 435 716 9022	
MAILING ADDRESS		CITY	STATE	ZIP
LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321				
EMAIL ADDRESS MIKE.DESIMONE@LOGANUTAH.ORG				
PROPERTY OWNER OF RECORD			PHONE #	
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
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)	
AMEND CHAPTER 17.10 "SPECIFIC DEVELOPMENT STANDARDS: DISTRICT AND CORRIDOR ZONES" TO CLARIFY 17.10.080 REGARDING THE RATIO OF COMMERCIAL AND RESIDENTIAL USES IN A MIXED-USE PROJECT IN THE COMMERCIAL ZONING DISTRICT.			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized 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		

CITY Council: WORKSHOP - 9/7/21
HEARING - 9/21/21