

**Project #21-063
Logan Building
Located at 1210 W 600 N**

REPORT SUMMARY...

<i>Project Name:</i>	Logan Building
<i>Proponent / Owner:</i>	Brandon Roberts / ArrowHead Labs
<i>Project Address:</i>	1210 West 600 North
<i>Request:</i>	Design Review
<i>Current Zoning:</i>	Commercial Services (CS)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	October 14, 2021
<i>Submitted By:</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review for Project #21-063, Logan Building's commercial building located at approximately 1210 West 600 North, TIN #05-061-0005.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	CS: Commercial Uses
<i>South:</i>	CS: Vacant	<i>West:</i>	CS: Vacant

Project Proposal

This is a proposal to construct one (1) 5,000 SF commercial building on 1.10 acres of a 4-acre parcel intended for shop and office space. The site fronts 600 North and a similar existing building resides along 600 North on the northeast side of the property. In addition to the proposed building, site development includes a new driveway, parking areas, sidewalks, and landscaping.



Figure 1 shows the proposed project layout

Permitted Land Use

The Commercial Service (CS) zone is described in the Land Development Code (LDC) as filling a need between the commercial and industrial land uses. It provides alternative locations for light manufacturing and warehousing. CS areas will have the same quality development standards as the commercial and industrial areas. A wide range of land uses are permitted.

Design Review Permit

The LDC 17.43 requires Design Review 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.

Site Plan

The proposed site plan includes the new 5,000 SF building fronting 600 North and associated site development. The proposed project is located on the northern 1.10-acre portion of the parcel while the remaining acreage to the south will remain undisturbed and available for future development. The proposal includes a sidewalk from the north side of the building connecting to a sidewalk along 600 N. Parking is proposed on the west of the building and consists of 5 stalls. Four roll-up doors are accessed on the west side of the building, two on each side of the parking area. The gravel areas adjacent to both buildings is intended for storm-water detention. The site plan includes a driveway accessible from 600 North that will serve both buildings. There is an undeveloped 1200 West right of way on the east side of the property that will also need to be improved to City standards.

Setbacks

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

Front:	10'
Side:	5'
Rear:	10'
Parking Front:	15'
Parking Side/Rear	5'

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

Front (West):	50'
Side (North):	20'
Side (South):	>100'
Rear:	>100'
Parking Front:	NA
Parking Side/Rear	NA'

As proposed, the project complies with the CS setback requirements in the LDC.

Access& Circulation

Vehicle access to the proposed building will be from 600 North. The existing building has a current access off of the 1200 West ROW which will be required to be improved. Pedestrian connections will be installed from the parking area to 600 N. As proposed, the project complies with the requirements in the LDC.

Parking

The LDC 17.31.040 requires one parking stall per every 300 SF of office space and one parking stall for every 2,000 SF of warehouse/storage space. The proponent claims the flex building will have 240 SF of office space leaving 4,760 SF for warehouse use. Using their numbers, 4

parking stalls are required for this project. At the time building permits for building construction and tenant improvements are reviewed, parking needs will be evaluated to ensure adequate parking is available. As currently proposed, the project meets minimum parking requirements in the LDC.

Open Space Area

The LDC 17.10.120 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. With a 1.10-acre (48,279 SF) site, 9,656 SF (20%) of open space is required. The proposed open space is shown at 5,250 SF (11%). Staff suggests extending the proposed landscaping along the entire width of the 600 North frontage to help meet the necessary open space and landscaping standards. As condition with an additional 9% (4,406 SF) open space, the project meets the requirements in the LDC.

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 CS zone. For the 1.10-acre site, 22 trees and 55 shrubs/perennials shall be provided. 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.

Building Design

The LDC standards for the CS zone require that building design be compatible with surrounding uses. Even though this site is on the edge of town, growth in the area is inevitable so it is appropriate to apply all standards to the project. The proposed building is metal clad with a pitched roof. The CS standards require minimal building form features to break-up building mass and scale. The LDC states that blank walls greater than 40' are not permitted along facades visible from a public street, and that two methods must be used to create interest and reduce scale. Methods mentioned in the code include staggering of vertical walls, recessing openings, providing upper-level roof overhangs, using deep score lines at construction joints, contrasting compatible building materials, and using horizontal bands of compatible colors. The proposed building design elements on the north (front) and east elevations meets the CS requirements due to the variation in building colors, textures, orientation, horizontal banding, window & door breaks, and canopy covers over the doorways. The west façade is blank and needs some architectural breaks every 40'. As conditioned, all elevations comply with the requirements of the LDC.

Transparency

Transparency requirements for the CS zone are as follows:

Ground Floor (Frontage):	30%
Ground Floor (Exposed Sides):	30%

Proposed transparency for the project is:

North Elevation (600 N Frontage): 11%
 East Elevation (600 N Exposed Side): 3%
 West Elevation (600 N Exposed Side): .5%

As conditioned, the project complies with the requirements in the LDC.

Building Height

Building height in the CS zone are limited to 38'. The highest point of the building is 19'. As proposed, the project complies with the requirements in the LDC.

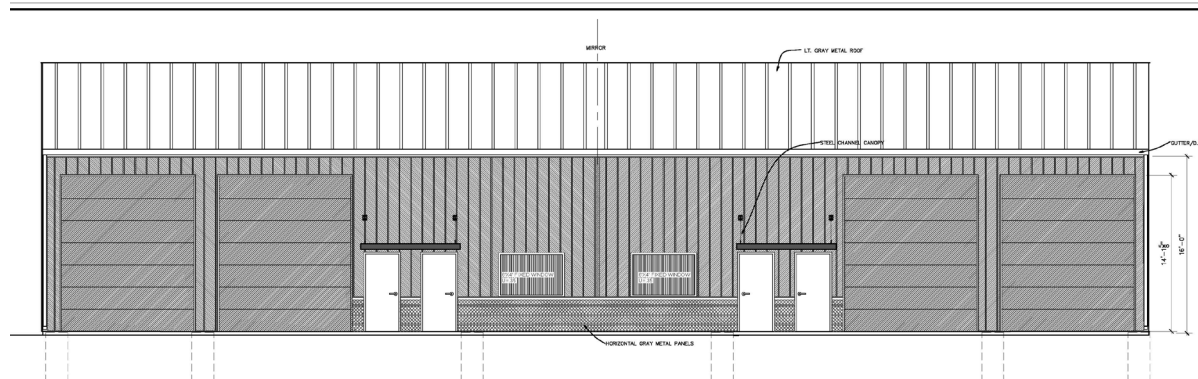


Figure 2 shows East elevation of flex commercial building.

As proposed, the project complies with the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Water
• Engineering	• Environmental

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 10/2/21 and the Utah Public Meeting website on 10/4/21. Public notices were mailed to all property owners within 300 feet of the project site on 9/27/21.

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. Facades exposed to the street (north, east, west) on the commercial building shall contain 30% transparency and similar architectural details.
3. The west façade shall have architectural breaks every 40'.
4. 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 20% (9,656 SF).
 - c) A total number 22 trees and 55 shrubs, perennials and grasses shall be provided.
5. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
 6. Dumpster locations shall be identified on the site plan.
 7. 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.
 8. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
 9. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
 10. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view or integrated into the landscape plan.
 11. Parking areas shall be curbed & paved.
 12. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Fire—contact 716-9515*
 - Additional fire hydrant required.
 - b. *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 the 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*
 - The buildings water main needs to have a 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 to serve the backflow assemblies dump port.
 - 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. (cooling, heating, processing, treating ect). 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.
 - c. *Engineering—contact 716-9153*
 - Provide water shares or an in-lieu fee for increased demand to City system for this development.

- Provide storm water detention/retention per City standards for this development. This includes the onsite retention of the 90% storm event utilizing Low Impact Design Methods
- Provide all necessary geotechnical data needed for site development. This includes but is not limited to the CBR value for pavement design, historical high-water table elevation, and soil percolation rate in a saturated soil condition.
- Provide a pavement thickness per City standards for a Collector type road for new pavement construction to existing road asphalt.
- Provide SWPPP and a Storm Water Management agreement for review and acceptance by City.
- Dedicate necessary right of way along 1200 West to ensure that a 66' right of way is maintained.
- Construct half of a road along 1200 West as a 66' Gridded Street. Design pavement section to be that of a Collector type road per City design standards. Public Works has agreed to record a document with property owner allowing street improvements along 1200 West to be completed with the development of the remainder parcel.
- All roads shall be constructed to the City Gridded Street cross section as shown in City road design standards.
- Not all utilities shown on plans. Will address during Building Permit Plan Reviews.

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 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.
2. The Design Review Permit conform to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. Minimum public noticing requirements of the LDC and the Municipal Code have been met.
6. 600 North provides access to the project site and is adequate in size and design to sufficiently handle automobile traffic related to the proposed 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

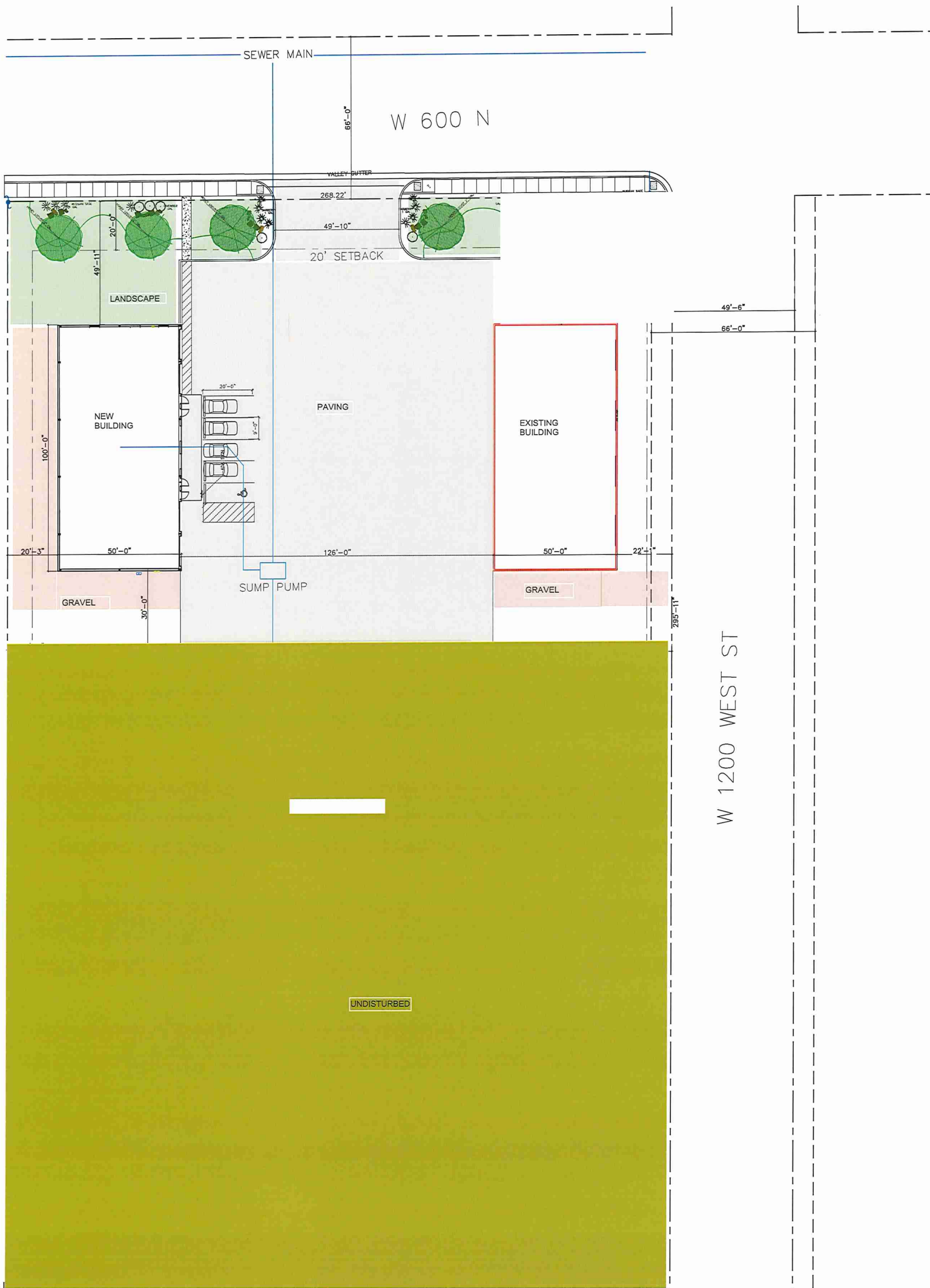
☐ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 9-7-21	Received By	Scheduled Meeting Date OCT. 14	Zone CS	Application Number PC 21-063
Type of Application (Check all that apply): ELIS				
<input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Logan Building				
PROJECT ADDRESS 1210 W 600 N Logan				COUNTY PLAT TAX ID # 05-061-0005
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Brandon Roberts Owner				MAIN PHONE # 208-869-6622
MAILING ADDRESS 325 E 600 S suite 100		CITY Preston	STATE ID	ZIP 83263
EMAIL ADDRESS Brandon@Triconproperties.com				
PROPERTY OWNER OF RECORD (Must be listed) Arrow head labs				MAIN PHONE # 208-869-6622
MAILING ADDRESS Same as above		CITY	STATE	ZIP
EMAIL ADDRESS Same				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Purposing a 5000' steel building with a 17' by 17' office and ADA bathroom. To be accessed off of 6 th North. We are building it to rent out as a small shop /office. The buildings are insulated and finish with nice liner panels on the inside. We have built about 20 of these buildings in the Boise, Nampa, Caldwell area and they have been leased out quickly. These building departments have encouraged us to do more.				Total Lot Size (acres) 4 acres
				Size of Proposed New Building (square feet) 5000 Sq. ft. (50' by 100')
				Number of Proposed New Units/Lots 1
- 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

A handwritten signature in black ink, appearing to be "John D. [unclear]", written over a horizontal line.



VICINITY MAP



SITE PLAN
SCALE: 1"=20'-0"



sheet number: A1.0 Site Plan	DATE: 8-1-21 PROJECT NO: DRAWN: WBS CHECKED: revisions:	1210 W 600 NORTH ST LOGAN UTAH INSULATED STORAGE BUILDING Vanilla Shell	Architectural Productions Ward Schwider 1716 N 32nd BOISE, ID 83703 tel: 859-2336 email: schwider1@juno.com
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