



**Project #21-070
Gateway Apartments
Located at approximately 721 South 100 West**

REPORT SUMMARY...

<i>Project Name:</i>	Gateway Apartments
<i>Proponent / Owner:</i>	Jeff Douglas / Craig Adams
<i>Project Address:</i>	721 South 100 West
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Mixed Residential High (MR-30)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date:</i>	December 9, 2021
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-070, Gateway Apartments, in the Mixed Residential High (MR-30) zone located at approximately 721 S. 100 W., TIN #02-063-0035

Current Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

Project Proposal

This proposal is for a new 62-unit four-story apartment building, surface asphalt parking lot, landscaping and other site improvements. The currently vacant triangularly shaped 2.07-acre site sits directly west of the new Gateway Office building and adjacent to the Logan River. The sharp lines and modern architecture proposed on the apartment building shares a similar style and form as the newly finished office building to the east.



Figure 1 shows the proposed apartment building from 100 West.

Land Use & Density

The Land Development Code (LDC) 17.07.110 permits multi-family residential density at no more than 30 dwelling units per acre in the MR-30 zone. Up to three (3) individual occupants or one (1) family per dwelling unit is allowed in this zone.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-30 zone are as follows (as measured from property lines):

Front:	10' (opposite NR zones = 25')
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'
River	25' (top of bank)

The following setbacks are proposed (as measured from property lines):

Front (east):	20'
Side (south):	75'
Side (north):	120'
Rear (west):	85'
Parking (front):	12'
Parking (side/rear):	5'
River:	85'

As proposed, the project meets the setback requirements in the LDC.

Lot Coverage & Building Frontage

The LDC 17.7.100 establishes a maximum lot coverage of 60% (building(s) footprint in relation to overall lot size) and a minimum building frontage of 60% (percentage of building width to overall lot width at front setback) in the MR-30 zone. The submitted project shows a lot coverage of 26% and a building frontage that equals approximately 50%. The building frontage does not meet the minimum of 60% as submitted. The Planning Commission may use discretion as per LDC 17.43.080.C.5 and consider the unique shape of the site due to the river and the proximity of the proposed 100 West road extension and bridge in determining appropriate building frontage adjustments on this property. As conditioned with building frontage compliance, the project meets the requirements in the LDC.

Parking Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit for multi-family structures in the MR-30 zone. The LDC also requires bike racks/parking for residential uses. The applicant has submitted an alternative parking plan requesting a reduction in the parking requirement as per LDC 17.31.050. At 62 dwelling units, the project would be required to provide 124 parking stalls. The proposed plan shows 112 stalls, which would be 12 stalls shy or at 90% of the overall parking requirement. As conditioned with either acceptance or denial of the submitted alternative parking plan in accordance to LDC 17.31 and the addition of bike racks, the project complies with the Logan City code requirements.

Building Design, Site Layout & Pedestrian Circulation

The LDC 17.09.040 requires multi-family buildings to have minimum variations, interesting façade design, a mix of materials and articulation for aesthetically pleasing projects. The code requires building orientation that creates inviting architecture from the street, surface parking lots located in subordinate locations and prominent and convenient pedestrian circulation for better walkability. The proposed project shows brick, glass, cedar, stucco and metal building materials and articulations that provide variation and emphasize orientation. The site plan shows sidewalk connections to 100 West and the new trail along the river. As proposed, the project meets the building design requirements in the LDC.

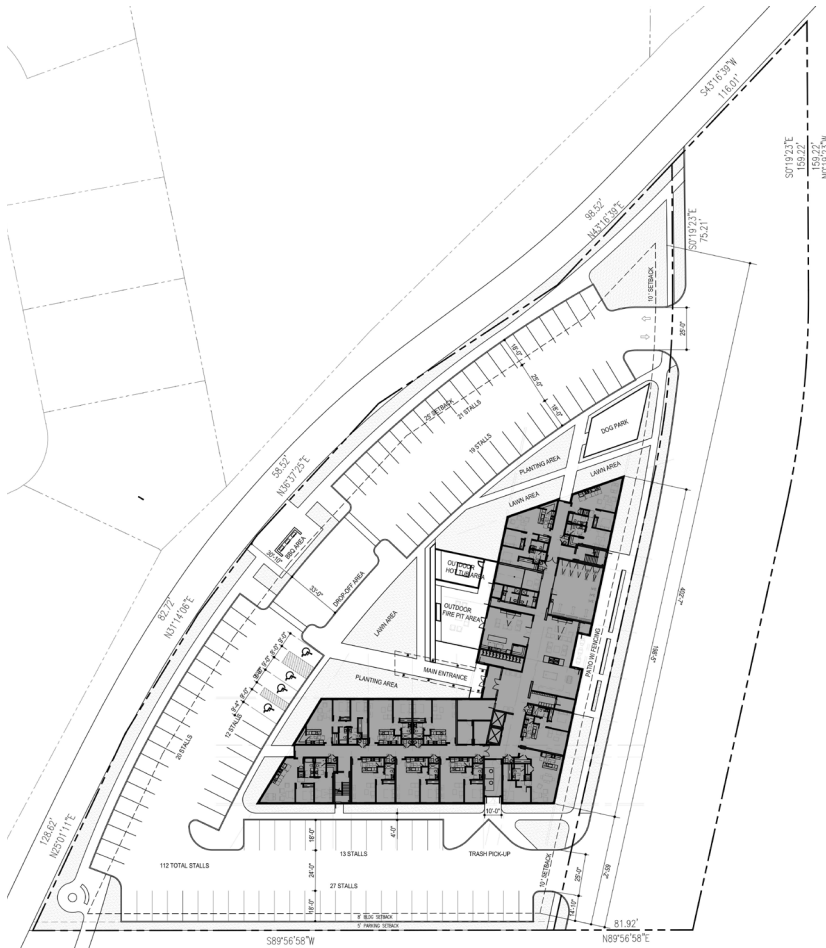


Figure 2 shows the proposed site plan.

Building Heights

The LDC allows building heights in the MR-30 zone at 55 feet. When properties are adjacent or opposite to NR zones, height transitions are required to start at 35 feet. The proposed building is shown at 45'-4" tall and is positioned outside of the NR transitional area to the northwest. As proposed, building height complies with the LDC standards.

Open Space

The LDC 17.07.110 requires 20% open space and an additional 10% useable outdoor space in the MR-30 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The 2.07-acre property would be required 18,033 SF of open space and 9,016 SF of outdoor space for a combined total 27,049 SF of open area. The proposed conceptual plan shows approximately 20,365 SF of open space and 9,173 of outdoor space meeting the requirement in the LDC. As conditioned with final landscaping plans and minimum open space, the project meets the requirements of the LDC.

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 for multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. At 2.07 acres, 41 trees and 103 shrubs are required on-site. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with 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:

• Fire	• Water
• Engineering	• Environmental
• Light and Power	

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 11/27/21, posted on the City's website and the Utah Public Meeting website on 11/29/21, and mailed to property owners within 300 feet on 11/22/21.

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 Permit and are available in the Community Development Department.
2. This permit authorizes 62 new residential apartments
3. Building frontage along 100 West shall be at least 60% unless the Planning Commission adjusts the standard as per LDC 17.43.080.
4. The Community Development Director accepts the alternative parking plan of 112 stalls as proposed (less than 15% reduction). If any deviations occur prior to project completion, a second review and approval is required. Cross access and cross parking agreements shall be recorded on each affected property title in accordance with this proposal and cannot be removed unless approved by Logan City. Bike parking/racks shall be provided onsite.
5. The trail along the Logan River shall be designed to be at least 10 feet wide, paved with either concrete or asphalt and connect to the existing trail located at the southwest corner of the property. Coordinate with Logan City Public Works/Parks and Recreation on the trail connections and/or underpass at the new bridge at the northeast corner of the property.
6. A building entry and sidewalk connection shall be made on the east façade providing convenient pedestrian connections to the street.
7. All pedestrian entrances shall have weather protection provided above.
8. 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 27,049 SF.
 - b) 41 trees and 103 shrubs/perennials shall be provided.
 - c) 18 SF of interior/perimeter parking lot landscaping shall be provided per every parking stall contained within and perimeter areas shall have buffering landscape designs for all surface parking area.
 - d) Street trees shall be provided at every 30 feet on center along 100 West.

9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. 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.
13. 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.
14. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
15. 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*
 - Detailed review will be conducted when plans are submitted for building permit including aerial apparatus access, fire hydrants, fire flow analysis, fire sprinklers, fire alarms, standpipes etc.
 - b. *Engineering —contact 716-9160*
 - Provide water shares or in-lieu fee for all indoor and outdoor demands to City system per State Sourcing requirements.
 - Provide storm water detention/retention per City standards for the development. This includes the retention of the 90% storm event onsite using Low Impact Design methods.
 - Provide a geotechnical report that at a minimum provides the following information: 1) California Bearing Ratio of proposed road subgrade for pavement section design, 2) Historical High-Water Elevation, and 3) native soil percolation rates for storm water design
 - Coordinate with City for the design and tie-in of the proposed trail along the road, river and under the bridge. Development design must tie into the current design drawings the City has for the 100 West road, bridge and trail underpass.
 - Ensure that all trails are a minimum 10' per trail standards
 - Ensure that accesses to 100 West align with access to the east side of the road development accesses.
 - All work along the river shall be required to comply with all FEMA, State and Federal requirements. This includes but not limited to: 1) Construction if a special flood hazard area permit, 2) Stream Alteration permit from the State Engineer's Office, 3) A no rise certification if work is done in the special flood hazard area, and 4) Provide a FEMA Elevation Certificate for the building to ensure the lowest inhabitable space is 1' above the base flood elevation
 - Ensure that all elevations related to note seven are in compliance with the NAVID 88 elevations references and required on the existing 2011 Flood Insurance Rate Maps.
 - No Civil plans provided with the permit application, Public Works will address these requirements with the Building Permit design review and approval.
 - c. *Water —contact 716-9627*
 - All three-story tall or taller (above finish grade) residential buildings must have a minimum DC (ASSE1015) backflow assembly installed and tested on the water main/s as it/they enters the building/s before any branch offs or possible connections. 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. *Light and Power*– contact 716-9722
- Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines.
- e. *Environmental* – contact 716-9761
- Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.

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 project meets the goals and objectives of the MR-30 designation within the Logan General Plan by providing housing near commercial centers.
4. The proposed project complies with maximum height, density and building design, parking requirements, and open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 100 West provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

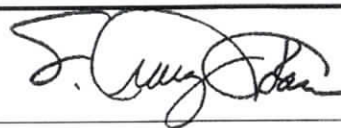


APPLICATION FOR PROJECT REVIEW

For Staff Only				
<input type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 11/1/21	Received By	Scheduled Meeting Date DEC. 9	Zone MR-30	Application Number PC 21-070
Type of Application (Check all that apply): Woodruff <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 Gateway Apartments				
PROJECT ADDRESS 701 South 100 west 701 S. 100 W.			COUNTY PLAT TAX ID # 02063-0035	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Jeff Douglas			PHONE # 801-824-4732	
MAILING ADDRESS 927 S State Street Salt Lake City , Utah 84094		CITY	STATE	ZIP
EMAIL ADDRESS jdouglas@axisarchitects.com				
PROPERTY OWNER OF RECORD Craig Adams			PHONE # 435-754-7887	
MAILING ADDRESS 255 South Main Suite 100 Logan , Utah 84321		CITY	STATE	ZIP
EMAIL ADDRESS mhendrix@triiigroup.com , mjewell@triiigroup.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The Apartments at Logan Gateway is a modern multifamily development that is within the new Logan Gateway project located near 700 South between Main Street and 100 West (the "Apartments"). The project consists of 62 units and addressed the rising need for residential in this area. The Apartments will encourage clean energy use, walkability, and public transportation and take into account long-term projections wherein personal car use is drastically reduced or even eliminated. With this in mind, we have proposed an Alternative Parking Plan for the Apartments.			Total Lot Size (acres) 2.07 Size of Proposed New Building (square feet) Approx.. 60,000 sf Number of Proposed New Units/Lots 62	
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



APPLICATION MUST BE ACCURATE AND COMPLETE

NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -



Russ Holley <russ.holley@loganutah.org>

Gateway Apartment Project

1 message

Mike Desimone <mike.desimone@loganutah.org>

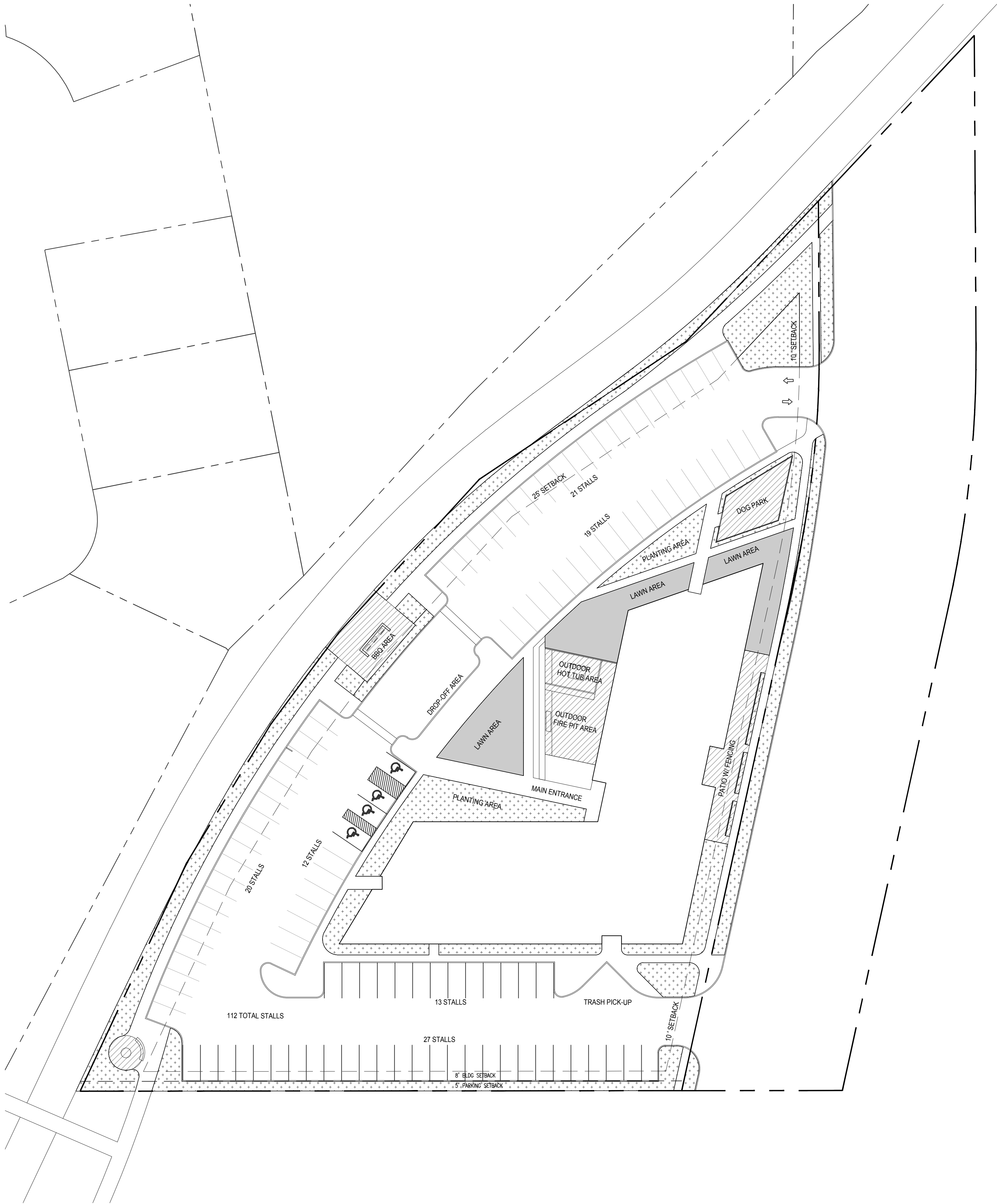
Wed, Dec 1, 2021 at 2:01 PM

To: Russ Holley <russ.holley@loganutah.org>

I have reviewed the Alternative Parking Plan for the Gateway Apartment project submitted pursuant to Section 17.31.050 of Logan City's Land Development Code and give my preliminary approval of the 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 an updated parking plan reflecting those changes shall be submitted and approved.

—
Michael A. DeSimone, AICP
Community Development Director
Logan City
290 North 100 West
Logan, Utah 84321
(435) 716-9022

mike.desimone@loganutah.org



Legend

Open Space: Landscape Planted Area 20,365 SF

Usable Outdoor Space: 9,173 SF
(Includes: Amenities: BBQ, Seating Area, Patio w/ Fence, Dog Park = 5,164 SF + Lawn = 4,009 SF)

LAWN

Landscape Site Data:
Total Project Area 90,188 SF
Total Planted Area 20,365 SF
Percent Overall Landscape 22.5%

Open Space: 20,365 (22.5%)
Usable Outdoor Space: 9,173 SF (10%)

MGB+A
The Grassli Group

Urban Designers
Land Planners
Landscape Architects

145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

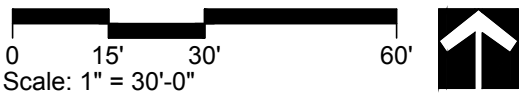
GATEWAY APARTMENTS
LANDSCAPE EXHIBIT

LOGAN, UT

Project #: 21-159
Drawn: BJR Checked: JAB
Date: 10-15-21 Status: LANDSCAPE EXHIBIT

Sheet Name:
LANDSCAPE
EXHIBIT

Sheet Number:
LP100



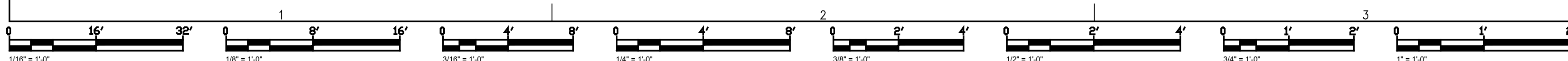


C1 EAST VIEWS



A1 EAST ELEVATION

SCALE: 1/8"=1'-0"



NOT FOR CONSTRUCTION

GATEWAY APARTMENTS
TRIIIO GROUP
701 SOUTH 100 WEST, LOGAN, UTAH 84321
SCHEMATIC DESIGN

Revision #	Date
1	10/14/2021

Axis Job # 2112
Owner #
Date 10/14/2021
Drawn
Checked

EAST ELEVATION AND EAST VIEWS

AE201

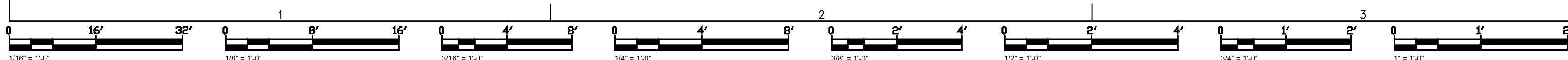


C1 NORTH VIEWS



A1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



NOT FOR CONSTRUCTION

GATEWAY APARTMENTS
TRIIIO GROUP
701 SOUTH 100 WEST, LOGAN, UTAH 84321
SCHEMATIC DESIGN

Revision # Date

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Axis Job # 2112
Owner #
Date 10/14/2021
Drawn
Checked

NORTH ELEVATION AND VIEWS

AE202

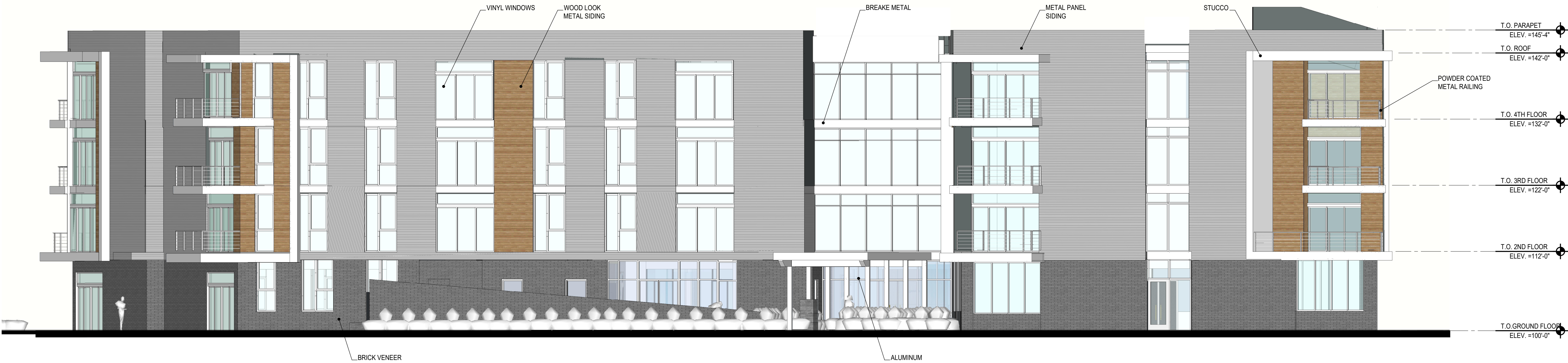
Axis Architects

927 SOUTH STATE STREET SALT LAKE CITY UTAH 84111 P 355-3003

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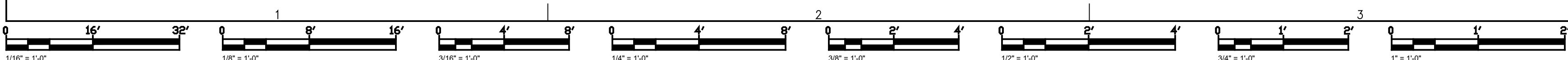


C1 WEST VIEWS



A1 WEST ELEVATION

SCALE: 1/8"=1'-0"



GATEWAY APARTMENTS
TRIIIO GROUP

701 SOUTH 100 WEST, LOGAN, UTAH 84321
SCHEMATIC DESIGN

Revision # Date

Axis Job # 2112
Owner #
Date 10/14/2021
Drawn
Checked

WEST ELEVATION AND VIEWS

AE203

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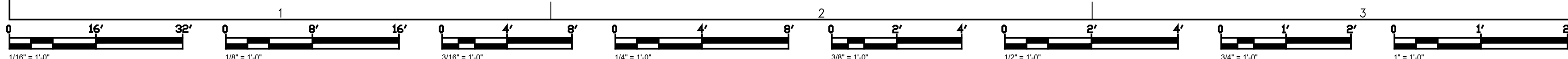


C1 SOUTH ELEVATION AND VIEWS



A1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NOT FOR CONSTRUCTION

GATEWAY APARTMENTS
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701 SOUTH 100 WEST, LOGAN, UTAH 84321
SCHEMATIC DESIGN

Revision #	Date
1	10/14/2021
2	10/14/2021
3	10/14/2021
4	10/14/2021

Axis Job # 2112
Owner #
Date 10/14/2021
Drawn
Checked

SOUTH ELEVATION AND VIEWS

AE204



BLACK BRICK



GLASS



CLEAR CEDAR SIDING HORIZONTAL



STUCCO
WHITE



HORIZONTAL BOX RIB METAL PANEL- GRAY



VINYL WINDOWS - BLACK