



MEMORANDUM TO PLANNING COMMISSION

DATE: April 21, 2022
FROM: Russ Holley, Senior Planner
SUBJECT: **Altura Resubmittal**

Summary

At the April 14, 2022, Planning Commission meeting the applicant for Altura was asked to provide amended plans showing a new 2000 South Street along the north boundary, sidewalk connections from buildings to adjacent streets, rotation of two 24-plex buildings to align with the street and the modifications to rear facades placed adjacent the street. These four items have been addresses in the resubmitted plans.

Attachments:

New Site Plan
New Building Elevations



Project #22-019
Altura
Located at approximately 830 W. 2075 S.

REPORT SUMMARY...

Project Name: Altura
Proponent / Owner: Dan Larsen / Strata Land Holdings LLC
Project Address: ~ 830 West 2075 South
Request: Design Review & Subdivision Permit
Current Zoning: Mixed Residential Medium (MR-20)
Type of Action: Quasi-Judicial
Hearing Date: April 28, 2022 (cont. from 4-14-22)
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review & Subdivision Permit for Project #22-019, Altura, in the Mixed Residential Medium (MR-20) zone located at approximately 830 West 2075 South, TIN #03-006-0016; 0022; -0026.

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	MR-20: Vacant
<i>South:</i>	Outside of City Boundary: Nibley	<i>West:</i>	MR-20: Multi-Family Residential

Project Proposal

This proposal is for a new multi-family residential project consisting of seven 5-plexs, twenty-one 7-plexs and thirteen 24-plexs for a total of 494 dwelling units. The existing project site is approximately 29-acres and is largely vacant with the exception of two single family homes. Other than the two existing homes, the “L” shaped, relatively flat site has been historically used for agricultural and farming purposes. The project is proposed in two phases (A & B).

Land Use & Density

The Land Development Code (LDC) 17.07.110 permits multi-family residential uses at a maximum density of 20 units per acre in the MR-20 zone. Up to three (3) individual occupants or one (1) family per dwelling unit is allowed in this zone. The overall project site of 29.09-acres is shown with 494 total units, equaling a density of 16.98 units per acre. The project complies with maximum densities in the MR-20 zone.



Figure 1 shows the 24-plex and 5-plex building elevations

Street Connectivity

Multiple LDC code sections address street and block layout with the goal of creating well-connected neighborhoods and efficient transportation systems for all modes of travel. Logan City has a history of street layout that forms connected grid patterns and square shaped blocks. Areas of town, depending on topography, sensitive lands or other similar barriers have been permitted modifications at various times and under various previous versions of city code. For approximately the last 20 years, Logan City codes have reinforced their requirements for creating well-connected street and block grid patterns. Limited modifications may be approved by the hearing body but must be rooted in unique site-specific constraints.

LDC 17.30.190 Future Street and Block Master Plans

C. Future Street and Block Plan.

1. All developments over five acres must include within their development proposal a plan illustrating how the subject property could be divided into Blocks or Mini-blocks (depending on the zone or overlay zone).

Block Type	Maximum Spacing Between Streets	Maximum Spacing Between Pedestrian Connections
Block	660'	330'
Superblock	1320'	1320'
Mini-block	330'	330'

Figure 2 shows LDC Table 17.30.170.E.1 listing block dimensions

Logan City's block pattern is not random. Logan City, like the majority of the west, was laid out in the Township and Range pattern. A Township has 36 Sections, with each Section being one square mile in size. The Plat of Zion, the original plat for Logan City, took a Section and divided it into eight square blocks each being 660 square feet. One block equals approximately 10 acres after streets are dedicated. The proposal is approximately 30 acres and based on the standard block size, this project should create three new blocks. As submitted with new site plans, the project meets the LDC requirements.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-20 zone are as follows (as measured from property lines):

Front: 10' (opposite NR zones = 25')
Side: 8' (0' for common wall)
Rear: 10'
Parking (front): 10'
Parking (side/rear): 5'

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

Front: 10+'
Side: 7.5+'
Rear: 10'
Parking (front): 10'
Parking (side/rear): 5'

As proposed, two townhome building are shown 15 feet apart and just shy of the 8-foot (16 feet apart) side setback requirements. As conditioned with side setback compliance, 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-20 zone. The submitted project shows a lot-coverage of 28%. Building frontages are shown at 60% and are both in compliance with code standards as submitted.

Parking Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit for multi-family structures in the MR-20 zone. The LDC also requires bike racks/parking for residential uses. The proposed plan shows a double-car garage within each townhome and additional detached garage structures along with standard surface parking. For 494 dwelling units, 988 total parking stalls would be required. The project is proposed with 1137 total parking stalls (364 garaged & 773 surface) meeting the minimum stall requirements. As conditioned with bike racks, the project complies with the Logan City parking code requirements.

Pedestrian Circulation

LDC 17.30.160 requires that developments provide safe, reasonably direct, and convenient pedestrian access between each building and sidewalks along adjacent streets. The proposed project provides reasonable direct pedestrian circulation for the townhome structures as most have front doors adjacent to the street. The 24-plex buildings show relatively direct sidewalk around each building to reach the adjacent street. AS submitted, the project meets the requirements of the LDC.

Building Orientation & Design

The LDC 17.09.040 states that buildings should be oriented towards the adjacent street or common courtyard with front facades and front doors for visual and walkability reasons. In certain cases, for practicality reasons or unique site constraints, buildings can orient away from the street, but façade considerations (four-sided architecture) and walkability should create inviting architecture and maintain direct walkability. The proposed townhomes all orient to either the street or a common courtyard providing direct pedestrian connections. The 24-plex building all orient to the parking lot areas with rear façades facing the adjacent streets. For other 24-plex projects in the past, a common breezeway through the entire building provided direct pedestrian access to the street, but these building designs do not show that option. One must walk around the building(s) to access the street. This pattern is contrary to the preferred layout and does not place the prominent (most visually pleasing) façade along the street. Rear facades become the most visually prominent façade from the street.

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 MR-20 zones are required to have minimum street-facing façade design variations from adjacent buildings to enhance neighborhood character and create visual interest (limit “cookie-cutter” homes). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation, and porch design. The proposal shows façade variations with slight adjustments. As conditioned with the Planning Commission determining variation, the project meets the code requirements in the LDC.

Building Heights

The LDC allows building heights in the MR-20 zone at 45 feet. The proposed two and three-story buildings are shown at approximately 25-35 feet in height to the mid-point of the gable. 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 open space percentage is based on the net acreage after street dedication because all open space must be privately owned and maintained. The project shows conceptual open space and amenities. All usable amenities and open space will be counted towards the requirement. Storm water retention ponds that are entirely composed of cobble/gravel rocks are not considered useable open space as it would be unreasonable to see a child playing on cobble surface such as that. 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 net 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. As conditioned with minimum landscaping requirements, 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.

Subdivision

The proposal creates 156 individual townhome building lots (for sale units) and three (3) larger lots (for rent units) for the remaining buildings. The preliminary plat fails to show a common parcel enclosing the “for sale” townhomes as there is common area on that block and it is separated by public streets to the other common parcels. As conditioned, the project complies with 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 04/02/22, posted on the City’s website and the Utah Public Meeting website on 04/04/22, and mailed to property owners within 300 feet on 03/28/22.

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. The Planning Commission will determine façade variation for the 24-plex buildings. As shown, the buildings show a minimum of 4 differences.
3. Townhome buildings shall be placed at least 16 feet apart to meet 8-foot side setback requirements.
4. The project shall provide at least 988 parking stalls and bike racks/parking near/inside each building intended for rent.
5. This permit authorizes 494 dwelling units.
6. This permit authorizes 156 townhome subdivision lots, 3 building lots for the other structures and one common area non-building lot around the “for sale” townhomes.
7. 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 20% of the net acreage of the project and be closely proportionate per each block within the development.
 - b) 20 trees and 50 shrubs/perennials shall be provided per net acre of project site per block.
 - c) Street trees shall be provided at every 30 feet on center along all public streets. Street intersections shall have no trees planted within the 40-foot sight distance triangle.
 - d) Parking lots adjacent to the street shall have buffering landscaping design to screen views from the street.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. 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.
12. 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.
13. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view or designed in a manner that make them no longer appear like a storm water facility.
14. 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*
 - Fire hydrants will be required with 400 of all points as measured in an approved route around the exterior of all buildings. Multi-family buildings (24 plex) will require fire sprinkler and fire alarms. Fire hydrants will be required within 100 feet of the Fire Department Connection (FDC) of the fire sprinkler systems. Fire apparatus access plans (two track) using the specifications of current fire apparatus will be required to indicate proper apparatus access.
 - b. *Engineering —contact 716-9160*
 - Provide City with water shares or in-lieu fee for increased demand to City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-7

- Provide storm water detention/retention for site per City Storm Water Design Standards. This includes the onsite retention of the 90th percent storm through the use of Low Impact Design methods.
- Provide private water utility agreement for all fire lines located on private property for review and approval by the City and recorded with County Recorder
- Provide a Storm Water Maintenance Agreement for review and approval by the City and recorded with County Recorder
- Dedicate Right of Way (ROW) to allow 66-ft ROW along 2200 South.
- Dedicate ROW at 2075 South Street to allow 66-ft ROW through project extent.
- Dedicate ROW at 830 West Street to allow 66-ft ROW through project extent. This includes the east half of the ROW east of the Strata Apartments project.
- Dedicate half of 60-ft ROW at north boundary of project.
- Dedicate a 10' public utility easement along all property frontages to existing and planned City roads and a 5' public utility easement along all other property lines.
- Construct all road and utility improvements at 830 West and 2075 South Roadways. The City will review design of utilities when the plat and C&Ds are submitted for review and approval for construction. The location and connections for new utilities and infrastructure shall be coordinated with the City.
- Stub additional 8-inch waterline within 830 West Street to 2200 South Street for future connection and looping of the system.
- The water line along the north side of the Strata Apartments is a 10-inch line. The City would like the 10-inch line to continue along 2075 South Street to 800 West.
- This project has not had a fire flow analysis. The City reserves the right to make additional comments once results of the fire flow analysis is received.
- Provide a Geotech report that includes but is not limited to the historical high-water table, percolation rates of native soils, and the California Bearing Ratio of subgrade soils for pavement section design.

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. Contractor will be responsible to getting power to property.

Environmental – contact 716-9761

- Residential cans will not be provided to the townhomes. They will need to have dumpsters to accommodate for garbage

- Dumpster enclosures need to meet the following requirements: Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes. We cannot back into parking stalls which could be occupied by vehicles.
- 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.

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:

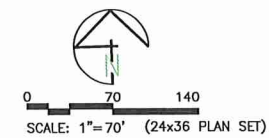
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project meets the goals and objectives of the MR-20 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. 800 West and 2200 South provides access and infrastructure related to the land use.

NEW SITE PLAN 4-21-22

ALTURA
SITE PLAN

NEW 2000 SOUTH R.O.W.

ALTURA
SITE PLAN



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

AE

Legend:

- | | |
|--|---------------------------------|
| | BOUNDARY LINE |
| | EXISTING FENCE |
| | EXISTING SANITARY SEWER |
| | EXISTING WATERLINE |
| | OVERHEAD POWERLINES |
| | EXISTING GAS LINE |
| | PROPOSED WATER/
FIRE HYDRANT |
| | PROPOSED SEWER LINES |
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT |
| | EXISTING ASPHALT |

NOTES:

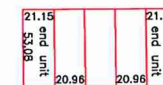
Unit count: (7) 5 plex - 35 units
(21) 7 plex - 147 units
(13) 24 plex - 312 units
Parking: garage units: 364
outside: 773

⑥ 10x22 DUMPSTER PAD

ALL AREAS NOT ENCUMBERED BY UNITS TO BE CONSIDERED TO
COMMON AREA AND PUBLIC UTILITY EASEMENTS

\ PROJECT
LOCATION

VICINITY MAP

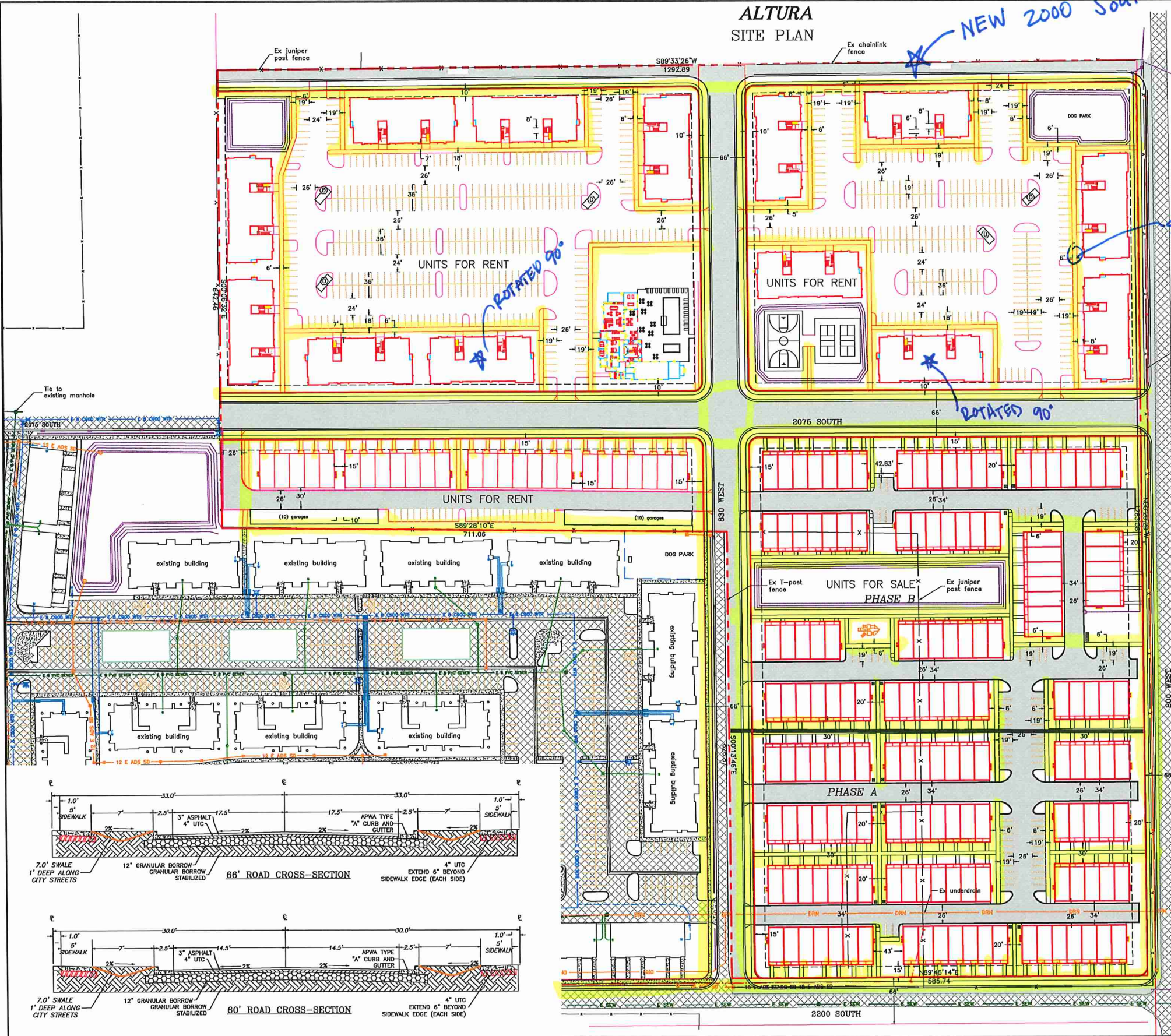


TYPICAL LOT DIMENSION

ALTURA
 LOGAN, UTAH
 SITE PLAN

PROJECT TITLE	DRAWING TITLE
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DATE : FEB,2022
DRAWING No. 1

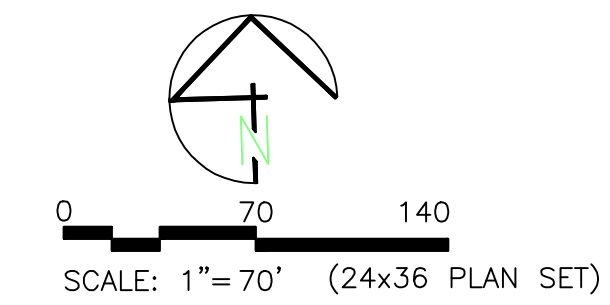


66' ROAD CROSS-SECTION

60' ROAD CROSS-SECTION

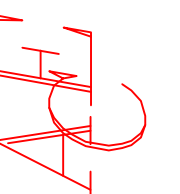
2200 SOUTH

ALTURA
SITE PLAN



ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceclogon@yahoo.com



Legend:

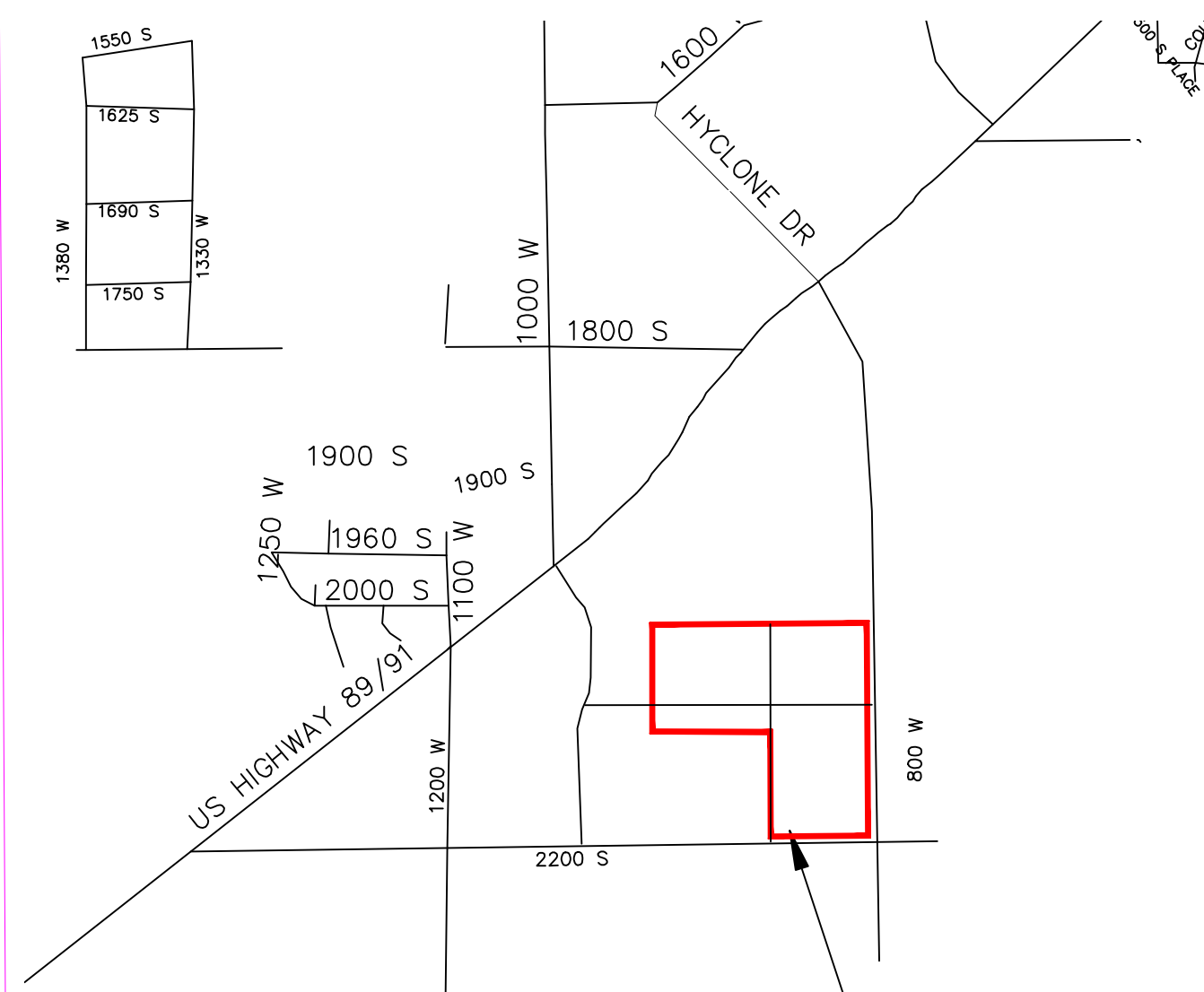
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| | PROPOSED CONCRETE |
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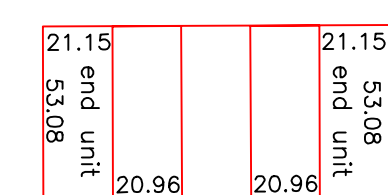
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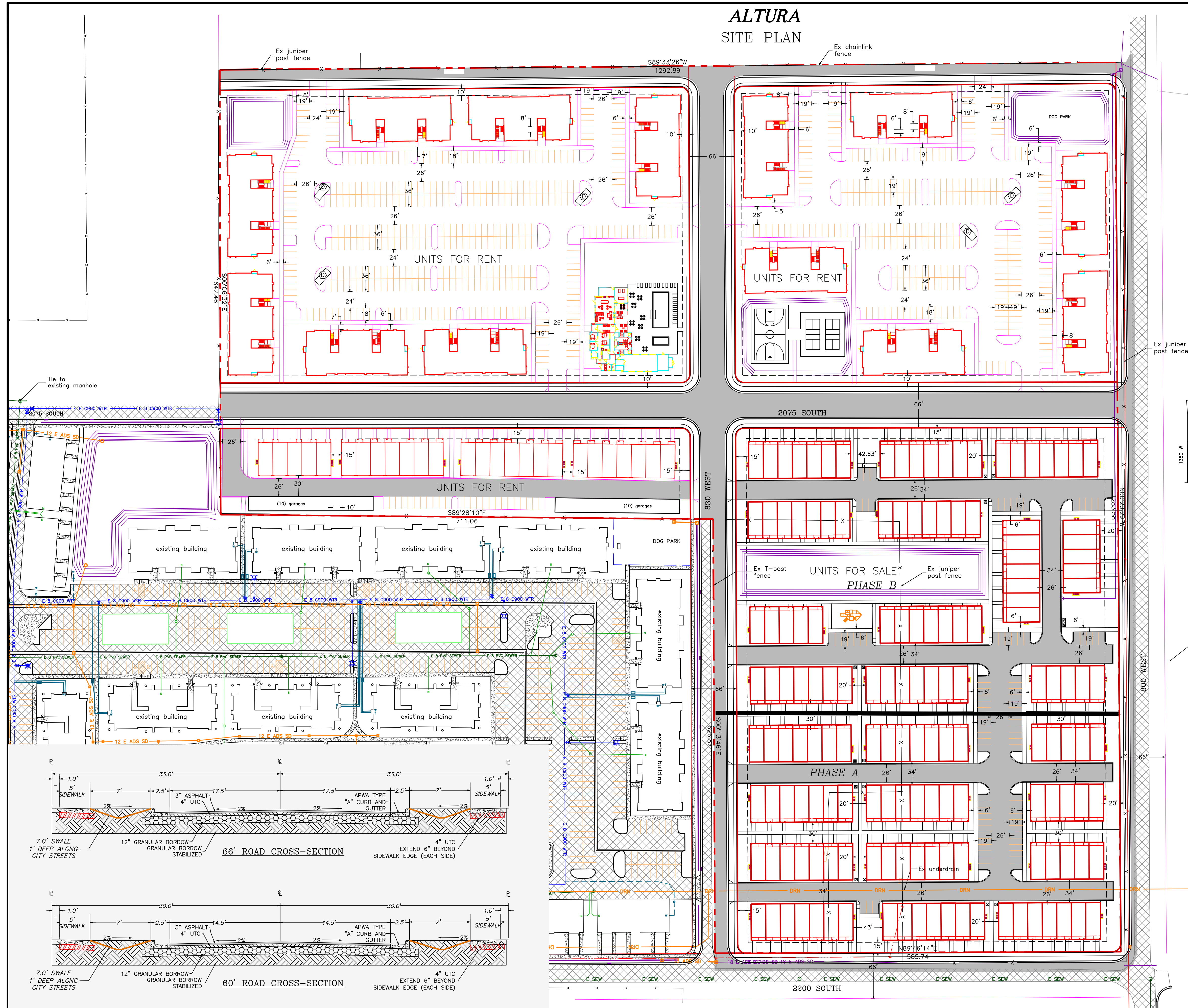
ALL AREAS NOT ENCUMBERED BY UNITS TO BE CONSIDERED TO
COMMON AREA AND PUBLIC UTILITY EASEMENTS

\PROJECT
LOCATION

VICINITY MAP



TYPICAL LOT DIMENSION



ALTURA

LOGAN, UTAH

SITE PLAN

DATE : FEB,2022

FORMING No. 1

SITE PLAN



New "A" FRONT ELEVATION



New "A" REAR ELEVATION



Old "A" REAR ELEVATION



New "B" FRONT ELEVATION



New "B" REAR ELEVATION



Old "B" REAR ELEVATION

ALTURA

LOGAN, UTAH

CLUBHOUSE / APARTMENTS / TOWNHOMES



SCHEMATIC DESIGN



FRONT ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING - A
24PLEX APARTMENTS



EXTERIOR ELEVATION
Altura Apartments
Logan, Utah





REAR ELEVATION



AERIAL VIEW



RIGHT ELEVATION

BUILDING - A 24PLEX APARTMENTS

EXTERIOR ELEVATION

Altura Apartments
Logan, Utah





FRONT ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING - B
24PLEX APARTMENTS



EXTERIOR ELEVATION
Altura Apartments
Logan, Utah





REAR ELEVATION



AERIAL VIEW



RIGHT ELEVATION

BUILDING - B 24PLEX APARTMENTS



KARTCHNER

EXTERIOR ELEVATION

Altura Apartments
Logan, Utah





BUILDING - B



BUILDING - A

24PLEX APARTMENTS

MATERIALS & COLOR BOARD



Altura Apartments
Logan, Utah





FRONT ELEVATION



AERIAL VIEW



LEFT ELEVATION

BUILDING - A 5PLEX TOWNHOMES

EXTERIOR ELEVATION

Altura Town Homes
Logan, Utah





REAR ELEVATION



PERSPECTIVE



RIGHT ELEVATION

BUILDING - A 5PLEX TOWNHOMES



EXTERIOR ELEVATION
Altura Town Homes
Logan, Utah





FRONT ELEVATION



AERIAL VIEW



LEFT ELEVATION

BUILDING - B 5PLEX TOWNHOMES

EXTERIOR ELEVATION

Altura Town Homes
Logan, Utah





REAR ELEVATION



PERSPECTIVE



RIGHT ELEVATION

BUILDING - B 5PLEX TOWNHOMES



KARTCHNER

EXTERIOR ELEVATION

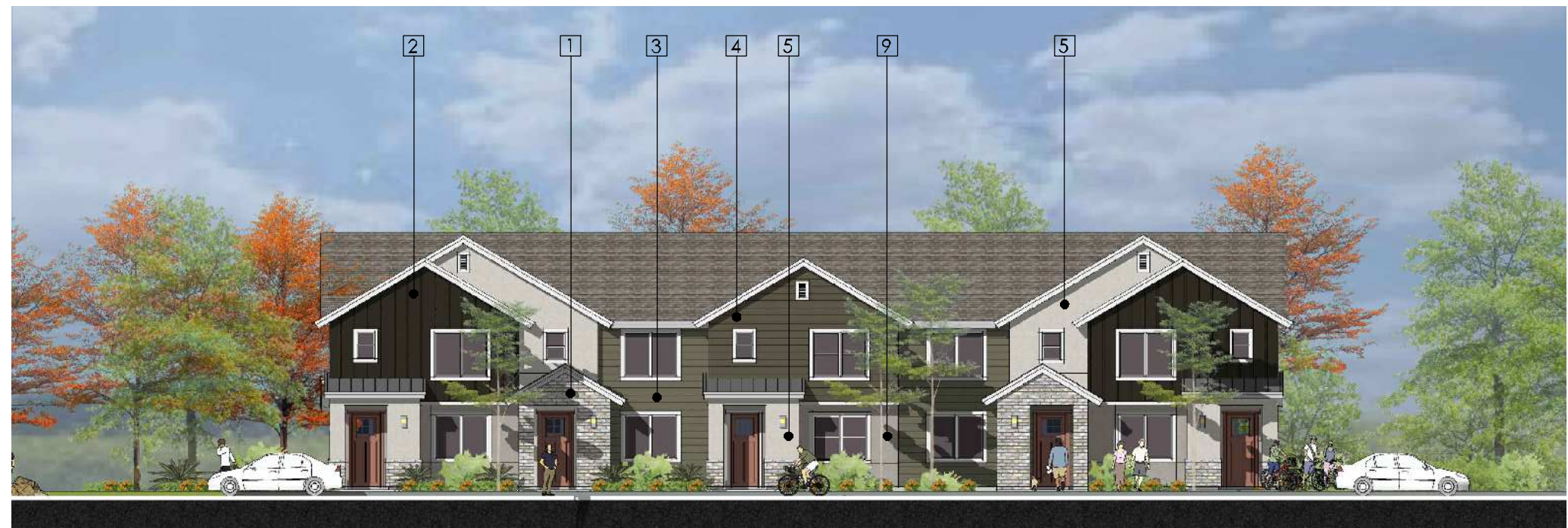
Altura Town Homes
Logan, Utah



April 18, 2022 | MR210700.00



BUILDING - B



BUILDING - A

5PLEX TOWNHOMES

MATERIALS & COLOR BOARD

Altura Town Homes
Logan, Utah





FRONT ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING - A 7PLEX TOWNHOMES

EXTERIOR ELEVATION

Altura Town Homes
Logan, Utah





REAR ELEVATION



AERIAL VIEW



RIGHT ELEVATION

BUILDING - A 7PLEX TOWNHOMES



KARTCHNER

EXTERIOR ELEVATION

Altura Town Homes
Logan, Utah





FRONT ELEVATION



PERSPECTIVE



LEFT ELEVATION

BUILDING - B 7PLEX TOWNHOMES

EXTERIOR ELEVATION

Altura Town Homes
Logan, Utah





REAR ELEVATION



AERIAL VIEW



RIGHT ELEVATION

BUILDING - B 7PLEX TOWNHOMES



KARTCHNER

EXTERIOR ELEVATION

Altura Town Homes
Logan, Utah





BUILDING - B



BUILDING - A

7PLEX TOWNHOMES

MATERIALS & COLOR BOARD

Altura Town Homes
Logan, Utah





WEST ELEVATION



SOUTH ELEVATION

CLUBHOUSE & LEASING OFFICE

EXTERIOR ELEVATION

Altura Clubhouse
Logan, Utah





EAST ELEVATION



NORTH ELEVATION

CLUBHOUSE & LEASING OFFICE

EXTERIOR ELEVATION

Altura Clubhouse
Logan, Utah





PERSPECTIVE



VIEW AT POOL AREA

CLUBHOUSE & LEASING OFFICE



KARTCHNER

EXTERIOR ELEVATION

Altura Clubhouse
Logan, Utah





NORTH ELEVATION



WEST ELEVATION
CLUBHOUSE & LEASING OFFICE

MATERIALS & COLOR BOARD



Altura Apartments
Logan, Utah

