



**Project #22-036
Villa 364 Rezone
Located at 364 South Main Street**

REPORT SUMMARY...

Project Name: Ville 364 Rezone
Proponent/Owner: Mike DeSimone / Ville 364 LLC
Project Address: 364 South Main Street
Request: Rezone from COM to TC1
Current Zoning: Commercial (COM)
Date of Hearing: June 23, 2022
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the Municipal Council for a rezone of approximately 1.32 acres of property located at approximately 364 South Main (TIN# 02-053-0038; -0014) from Commercial (COM) to Town Center One (TC1).

Land use adjoining the subject property

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

PROJECT

The proponent is requesting to rezone approximately 1.32-acres (two parcels) from COM to TC1 along south Main Street on the east side of the road. Developed in the 1980's as a two-story motel, the property has recently been sold to a new user that is now requesting long-term residential land uses. The existing development on the block is split with commercial uses configured along Main Street and residential uses eastward along 100 East. The existing buildings are set near the edge of the sidewalk with asphalt parking lots covering most of the remaining site.



Figure 1 shows the subject property at 364 South Main

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). Town Center (TC) areas on the FLUP do not extend south beyond 200 South Street. The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown. The previous use of the site as a hotel/motel was consistent with Future Land Use Plan Commercial designation.

Town Center (TC) is described in the General Plan as the area containing most of the areas historical and cultural resources. Referred to as the “hub” for both the city and the valley, it will contain an abundance of land uses in compact multi-story layouts. Civic, cultural and entertainment uses will be located in the town center with new development designed with compatible building materials and architectural styles.



Figure 2 shows the existing zoning

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone (*existing zoning designation*) is typically located along major collector and arterial streets with large capacity utilities. Standard building heights are limited to 40' and 60% lot coverage maximums. Residential uses are allowed at 30 units per acre if positioned in upper floors of a vertical mixed-use building with commercial uses located on the ground floor. Parking requirements are based on each project component and 20% of project sites are required to be improved with open space and landscaping.

The TC1 zone (*proposed zoning designation*) is typically located in the core downtown areas of Logan City. Residential densities are set at 70 units per acre. Standard building heights are 55' with the ability to go up to 80' with step back requirements and up to 100% lot coverage. Open space and landscaping are not required. Along Main Street and 400 North, commercial space is required on the ground floor along the street front at a 50 foot depth minimum. Parking requirements are based on the specific commercial use, while for residential the parking requirement is a range of 1.5 - 2.0 and based on the number of bedrooms in each unit.

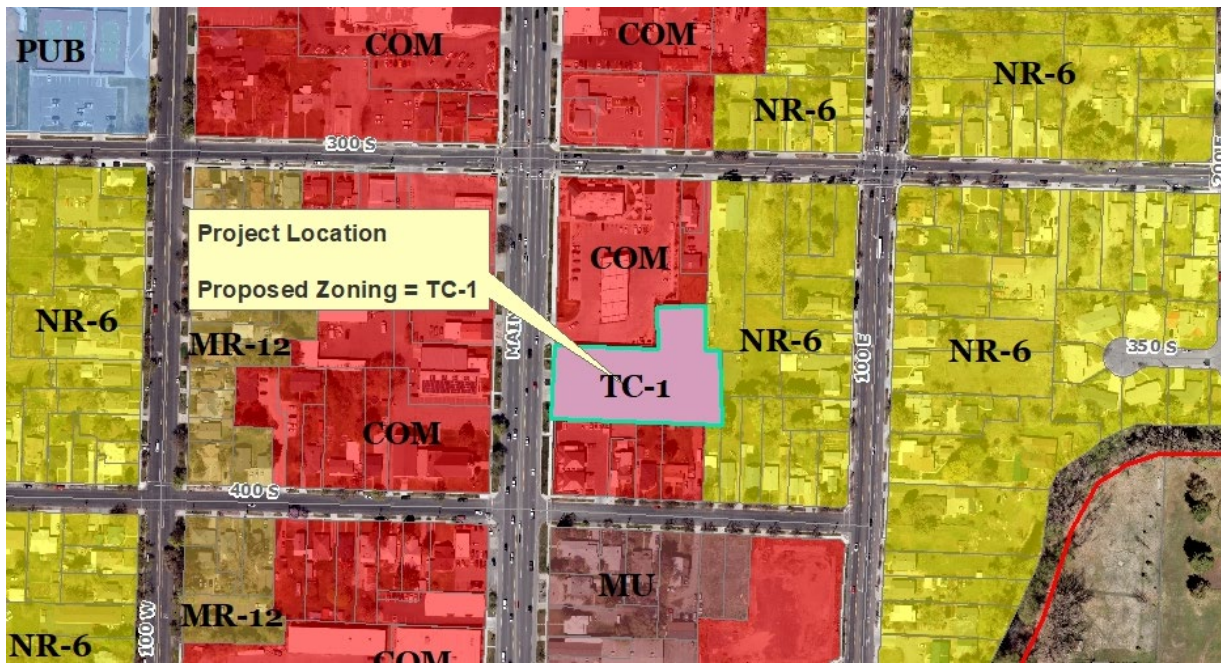


Figure 2 shows the proposed zoning

STAFF SUMMARY

The property is approximately one and half blocks outside of the identified TC areas on the FLUP and would be an island of TC1 zone if approved. The land development patterns in the TC1 zone compared to the COM are quite different. An 80-foot-tall building with 0’ setbacks and no landscaping would struggle to fit into the character of this block and the surrounding COM uses and buildings as well as the residential areas and NR-6 zone to the east. However, the property is currently 100% developed with an existing two-story motel building which is in the process of being converted (interior remodeling only) into long-term residential housing. This proposal to shift from a motel use to a residential use would not change the physical appearance of the building and site. The use would be similar from a traffic and impact standpoint. The proposed new use will likely provide affordable and obtainable housing options for people with few resources that may be in desperate need of housing. The Planning Commission will need to determine if the proposed rezone is appropriate or not and send a recommendation to the City Council accordingly.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

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 6/11/22 and the Utah Public Meeting website on 6/13/22. Quarter page ad was published in the Herald Journal on 06/09/22. Public notices were mailed to all property owners within 300 feet of the project site on 06/01/22.

RECOMMENDED FINDINGS

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The Logan City FLUP identifies the area as COM.
2. This area is positioned along Highway 89/91/Main Street with commercial uses to the north and south and adequate utilities present.

3. Infrastructure and access are located nearby and has the ability to adequately serve the future development of this property.
4. Design and use incompatibles with surrounding areas can be mitigated through Design Review processes.

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

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 5/16/22	Received By	Scheduled Meeting Date JUNE 23	Zone Com/Wilson	Application Number PC 22-036	
Type of Application (Check all that apply):					
<input type="checkbox"/> Design Review		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Administrative Design Review	
		XX Zone Change		<input type="checkbox"/> Other	
PROJECT NAME Ville 364 Rezone - Commercial to Town Center I (TC-1)					
PROJECT ADDRESS 364 South Main Street				COUNTY PLAT TAX ID # 02-053-0038 & 02-053-0014	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Mike DeSimone				PHONE # 435 716 9022	
MAILING ADDRESS LOGAN CITY HALL 290 NORTH 100 WEST LOGAN UTAH 84321		CITY		STATE	
				ZIP	
EMAIL ADDRESS MIKE.DESIMONE@LOGANUTAH.ORG					
PROPERTY OWNER OF RECORD Ville 364 LLC				PHONE #	
MAILING ADDRESS 9160 S 300 W Suite 7		CITY Sandy		STATE UT	
				ZIP 84070-0656	
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) 1.32	
REZONE TWO PARCELS (02-053-0038 & 02-053-0014) CONTAINING EXISTING MOTEL FROM COMMERCIAL (COM) TO TOWN CENTER I (TC-1) TO ALLOW FOR THE REFURBISHMENT OF THE EXISTING MOTEL BUILDINGS INTO 64 RESIDENTIAL UNITS.				Size of Proposed New Building (square feet)	
				Number of Proposed New Units/Lots 64	
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 7/19/22
• HEARING 8/9/22