



**Project #22-038
Mixed Use
Land Development Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Mixed Use
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	July 14, 2022
<i>Submitted By:</i>	Mike DeSimone, Director

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council of the proposed amendments to Chapters 17.10 and 17.34 of the Land Development Code.

REQUEST

This is a proposal to modify the City’s approach to Mixed Use Development by clarifying the intent and expected outcomes in the Mixed Use zone, modifying the base density, adding performance based density bonuses, increasing the proportionate amount of commercial building area, requiring commercial uses along the street frontages, requiring a variety of residential structure types, modifying the allowable building height, and allowing for a reduction in minimum parking requirements.

BACKGROUND

The current Mixed Use Development Standards were adopted in 2019 (Ord. 19-017) as a result of the Eliason/Meat Packing (Homestead) Mixed Use rezone proposal located at 6th West and 200 North. The existing Mixed Use language was modified to require a minimum amount of commercial area based on property size, included an open space option in lieu of commercial building area, required a minimum number of residential units, gave the Planning Commission additional flexibility in reviewing projects in the MU zone, and updated the parking requirements to be consistent with the TC & COM zones.

Fast forward to 2022, the Homestead Mixed Use project is midway through construction with the first phases completed and subsequent phases either in design, permitting or construction phases, two other mixed use projects (Brickyard & Renewal) have Design Review approval but have not yet started construction, and the City recently approved another rezone request for Mixed Use on 10th West. Prior to the latest rezone approval, the City put together a working group to evaluate the efficacy of the current Mixed Use Zone to determine if the current approach is consistent with the vision of mixed use as expressed in both the LDC and the General Plan. The proposed code changes are a result of that analysis and represent an on-going evolution of the City’s vision for future mixed use areas.

The Mixed Use Center vision language from the Logan General Plan states:

Mixed Use Centers (MUC) have concentrations of commercial and office uses – with residential uses integrated (MUC developments are required to have both residential and commercial components). Residential development is allowed with the range of 7 to 20 dwelling units per acre. Structures in MUC areas will typically be multi-story, with office and residential uses above

commercial uses. MUC's are compact – designed for people to live, work, and play within a walkable center. Existing or future mass transit is also integrated into MUC centers, providing multiple options for transportation. The MUC district is intended to be somewhat self-sufficient – it provides its own customers to support commercial businesses – reducing dependence on drive-to traffic. As a result, MUC development will be pedestrian-oriented with an emphasis on quality urban design and landscaping. The MUC category can be applied to encourage the redevelopment of outdated, one-story shopping areas.

This was the stated intent in 2008 when the concept of a Mixed Use Center was still being formulated on how it would really take shape in Logan. The approach that is articulated in this intent statement was taken from other jurisdictions involved in crafting and implementing mixed use zoning strategies. The concepts are generally sound, but as we have found, those concepts need to be tempered by the realities of Logan's market, development climate, economy and culture. We are a small to midsize City with a population of 50,000 and a transient population of university students. Logan is also suburban in nature in that the overall City is not very dense, the town center is not overly tall nor dense, the commercial core is a linear commercial core spread along Main Street, and a majority of people rely on their car to get around.

Logan is situated in the center of a valley rooted in sprawl type of development patterns and where dense, multi-family projects are viewed as less than ideal housing. We have a regional bus system but do not have a mass transit system typical of larger cities. That doesn't mean we can't work with CVTA on routing a bus line in or near a mixed use project, but we just don't have the same level of control or service.

The concept of a Mixed Use Center being self-sufficient in terms of goods and services availability as well as attain sustainability by its resident population is also not generally realistic in this community. You can live anywhere in Logan and not be more than 5 – 10 minutes away from a grocery store. For commercial viability, it takes "rooftops" which equates to numbers of people living in a concentrated manner to or access to major transportation corridors to make this concept really viable. Our pattern of low density development, ease of transportation along with a cultural reluctance to embrace dense development means we will not be creating any truly self-sufficient "live work play" centers. However, what we can do is push for a greater mix of residential, commercial and service types of uses that create opportunities for more people, new residents as well as surrounding neighborhoods, to live and work in close proximity to each other without having to get in their car.

The goals of the proposed changes to the Mixed Use Development Standards are to encourage a higher range of residential densities through the incorporation of good, mixed use principles while requiring a greater proportion of commercial building area per acre of land that is located front and center along major roadways; encourage a higher quality of unique development with a greater variety of housing types designed with a more vertical orientation of uses; and encourage the thoughtful integration of community based open space areas throughout the project site. The goal is to transition away from projects that are mainly residential projects with some limited commercial areas and move towards a project outcome that provides a unique blend of residential and commercial uses with a superior design and a unique character.

Below is a comparison of the existing 17.10.100 code language (left side of table) with the proposed code changes (right side of table) and a brief summary of the proposed changes.

Modifications to Chapter 17.10.100 Mixed Use Development Standards

Mixed Use Development Standards	
Existing	Proposed
Intent Language	
<p>The intent of the Mixed-Use Zoning District (MU) is to encourage a concentration of different uses within an overall project. Mixed use developments shall have both a residential and a commercial component unless it is demonstrated that a site, because of its size, location, or other factors, won't support certain uses. Regardless of the composition of uses, all mixed use projects shall be scaled to ensure consistency with the surrounding neighborhoods. Mixed use projects can utilize "horizontal" mixed use where commercial, office and residential uses are designed as a single project yet constructed in separate and distinct building footprints. Mixed use projects in the more urbanized area are encouraged to employ "vertical" design strategies where commercial, office and residential uses are designed as a single project and constructed within the same footprint, with pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors.</p>	<p>The intent of the Mixed-Use Zoning District (MU) is to facilitate the integration of a variety of compatible uses with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other as well as with the existing neighborhood. Mixed use developments shall have both residential and commercial elements scaled to ensure compatibility with surrounding neighborhoods while promoting a pedestrian friendly environment and a more compact design.</p>
<p><i>Summary: The challenge with "intent" language is that it is not regulatory language. The purpose of the proposed streamlined intent language is to better align with the General Plan vision, set the tone for the overall direction and resulting outcomes in the Mixed Use Zone, while relying on subsequent regulatory sections to better articulate the intent statement and the underlying goals of the updated Mixed Use concept.</i></p>	
Mixed Use Design Characteristics (new)	
	<p>All mixed use developments shall exhibit the following characteristics: wide sidewalks, street trees, street furniture, community gathering spaces, shared parking, integrated public transit (where available and/or anticipated), innovative and distinctive building architecture, a variety of commercial uses & activities, and a thoughtful and integrated mixture of differing housing types.</p>
<p><i>Summary: This language articulates the elements or features that make a mixed use project livable, walkable, and distinctive from just another multi-family or commercial project. The decision making body judge a project design against these elements in determining whether a proposed mixed use project is consistent with the Mixed Use Development Standards and should be approved.</i></p>	

Residential Density			
Base Density: Units/acre (max)	30	Base Density: Units/acre	20
Minimum Density: Units/acre (minimum)	5	Minimum Density: Units/acre	5
Residential Density Bonus: Units/acre*	10	Density Bonus: Units/acre	1-30
<i>Summary: The goal behind changing the base density is to utilize additional density as a tool for incorporating elements important to shaping a mixed use project. Chapter 17.34 expands on the density bonus criteria.</i>			
Minimum Residential Density Requirements			
A mixed use project shall include at least 5 residential dwelling units per acre. The Planning Commission may authorize a reduction in the minimum number of dwelling units if the Commission can make findings supported by substantial evidence, including a market analysis submitted by the applicant, demonstrating that the goals and intent of the mixed use zone are being achieved with the project's design.		A mixed use project shall include at least 5 residential dwelling units per acre.	
<i>Summary: Remove the variability of the current language.</i>			
Ground Floor Commercial Optional (Delete)			
A residential density bonus of up to 10 additional units per acre may be permitted if all buildings fronting onto a public street have street facing commercial space on the ground floor with a minimum depth of 50' and residential above (vertical mixed use).			
<i>Summary: Eliminate this as it is replaced with a different density bonus strategy.</i>			
Minimum Commercial Building Area Requirements			
A mixed-use project shall include a minimum amount of commercial building area based on the overall size of the project as follows:		A mixed-use project shall include a minimum amount of commercial building area based on the overall size of the project as follows:	
Overall Project Size	Minimum Commercial Building Area Required	Overall Project Size	Minimum Commercial Building Area Required
Up to 3 Acres	1,500 square feet	Up to 3 Acres	3,000 square feet
3 – 5 Acres	2,500 square feet	3 – 5 Acres	6,000 square feet
5 – 7.5 Acres	3,500 square feet	5 – 7.5 Acres	9,000 square feet
7.5 – 10 Acres	4,500 square feet	7.5 – 10 Acres	12,000 square feet
10 – 15 Acres	5,500 square feet	10 – 15 Acres	20,000 square feet
15 – 20 Acres	6,500 square feet	15 – 20 Acres	30,000 square feet

<p>20+ Acres 7,500 square feet</p> <p>The Planning Commission may authorize a reduction in the amount of minimum commercial building area if the Commission can make findings supported by substantial evidence, including a market analysis submitted by the applicant, demonstrating that the goals and intent of the mixed-use zone are being achieved with the project design.</p> <p>The Planning Commission may authorize a reduction in the minimum amount of Commercial building area if the amount of mandatory land set asides, as prescribed in this Chapter and in accordance with Chapter 17.28, are increased to 20% open space and 10% useable outdoor space.</p>	<p>20+ Acres 40,000 square feet plus 1,000 sf/acre for projects larger than 20 acres</p>
<p><i>Summary: Remove the variability of the discretionary language and expanded the minimum amount of commercial building area based on overall project size. The requirement for more commercial building area in a mixed use project is rooted in the vision of a Mixed Use Center in moving closer to the concept of “live work play” in close proximity to a larger share of new and existing residents. Also based on the viewpoint that the current mixed use projects are primarily multi-family projects with a small element of commercial building area not really integrated into the overall project.</i></p>	
<p style="text-align: center;">Commercial Uses Required on Ground Floor (New)</p>	
	<p>All buildings, or portions thereof, fronting onto an arterial or collector street as designated on the Logan City Transportation Master Plan, shall have at least 50% of the ground floor designed and built for commercial uses.</p>
<p><i>Summary: Requiring all buildings facing arterial or collector streets to have the ground floor designated for commercial uses will encourage a stronger interplay between commercial activity and the street while moving residential living space away from busier roadways. This is also a deliberate design approach important for a mixed use project as it should help to facilitate greater commercial availability for existing residences in surrounding neighborhoods.</i></p>	
<p style="text-align: center;">Freestanding Commercial Buildings (New)</p>	
	<p>Free standing commercial building are permitted along all street facing locations regardless of street classification.</p>
<p><i>Summary: This encourages the incorporation of more commercial space into mixed use projects in order to provide a greater balance in the variety of uses and move away from the “feeling” that the Mixed Use Zone is just another multi-family zone.</i></p>	
<p style="text-align: center;">Open Space in Lieu of Commercial Space (New)</p>	
	<p>The Planning Commission may permit the substitution of open space at a ratio of 1/1 for up to 50% of the required commercial area provided the proposed open space is</p>

	integrated into the overall design of the project and provides functional public gathering areas.
<i>Summary: Open Space is important to residents living in compact, urban environments and contributes to furthering the “live” aspect of a mixed use area. And in certain project and design settings, the provision of additional open space may be more important than the commercial space it is replacing.</i>	
Residential Uses in Vertical Mixed Use Buildings (New)	
	Residential uses are not permitted within the required ground floor commercial area of a vertical mixed use building. Accessory residential uses in a vertical mixed use building including, but not limited to, lobby, mail room, mechanical, storage, bike areas, lounge, fitness area, pool, sauna, etc., shall comprise no more than 20% of the building footprint on the ground floor. Enclosed parking on the ground floor of a mixed use structure is not considered commercial space.
<i>Summary: This requirement is consistent with other mixed use zones regarding the types of residential uses that are permitted on the ground floor of a vertical mixed use building.</i>	
Freestanding Residential Buildings (New)	
	Freestanding residential buildings are not permitted on an arterial or collector street.
<i>Summary: This reinforces the desire to make mixed use projects more livable for residents by moving residential away from busy streets while requiring commercial uses and buildings along busy streets to encourage accessibility to residents of neighboring areas.</i>	
Ratio of Residential Construction to Commercial Construction (New)	
	If the project is to be constructed in phases, each phase shall include an amount of commercial area proportionately scaled to the amount of residential development. For example, if phase 1 is approximately 3 acres in size, at least 3,000 square feet of commercial building area shall be constructed during the same phase. No phase shall consist solely of residential, unless at least 50% of the required commercial area has been built in previous phases.
<i>Summary: The City wants to ensure that the minimum amount of required commercial building area is not left to the end of a project with the potential for a failure to follow through. This will help to ensure residential and commercial uses and buildings are designed and executed in a compatible manner, and a use or building design does not become an afterthought in how it relates to other uses.</i>	

Mixture of Residential Structure Types Required (New)

Mixed use projects shall contain a mixture or variety of residential structure types as follows:

Overall Project Size	Number of Required Residential Structure Types
----------------------	------------------------------------------------------

Up to 3 Acres	1 Residential Structure Type
3 – 10 Acres	2 Residential Structure Types
10+ Acres	3 Residential Structure Types

Where more than one residential structure type is required, a single residential structure type shall not comprise less than 10% of the total residential units nor more than 60% of the total residential units.

Summary: Require a variety of housing types to encourage a diversity of residents living in a mixed use community.

Performance Based Residential Density Bonus Options (New)

A performance based residential density bonus of up to an additional 30 units per acre may be granted by the Planning Commission for the following project enhancements subject to the requirements contained in Chapter 17.34:

Project Enhancement	Density Bonus
Structured Parking	20
Enhanced Open Space & Public Gathering Areas	20
Vertical Mixed Use	15
Enhanced Commercial Areas	15
Affordable Housing Units	5

Note: The potential 30 du/ac density bonus is cumulative for a project site meaning a proponent could utilize a variety of enhancements to achieve the total potential density bonus available in the Mixed Use zone.

Summary: These are elements that are important to a viable and comprehensive mixed use project. The density bonuses are cumulative, meaning that the total bonus a project would be eligible for is 30 additional dwelling units/acre based on how well they meet the different options. The burden is on the applicant to demonstrate how they qualify for the bonuses. Chapter 17.34 provides additional clarity on how these density bonuses are applied and is discussed below.

Lot Coverage (Maximum) (No Change)

Lot Coverage 60%

Building Frontage (Minimum) (No Change)	
	% at Front Setback 60%
Building Setbacks	
Front (min-max) 0'-10'	Commercial Front 0'-10'
Side (min) 8'	Residential Front 0'-20'
Side Common Wall 0'	Side (min) 8'
Rear (min) 10'	Side Common Wall 0'
	Rear (min) 10'
<i>Summary: Provides additional front setback options for buildings based on their use type (commercial versus residential).</i>	
Building Heights (Maximum)	
Primary Building Height 58'	Primary Building Height 70'
	The maximum building height along a street frontage is 58'. The maximum building height may be increased up to 70' by applying a height transition ratio of 2' horizontal/1' vertical.
<i>Summary: This encourages taller and more compact development patterns which is an important element of a mixed use project.</i>	
Height/Setback Transition (New)	
	Projects adjacent to an NR zone shall comply with the height and setback transition standards in Section 17.12.040.
<i>Summary: The transition language already exists elsewhere in the LDC; however, placement here makes it consistent with other zones and makes it more apparent that a project will need to be designed in a manner compatible with an adjoining NR zone.</i>	
Ground Floor Height (Minimum) (No Change)	
	Ground Floor Height 12'
Transparency (Fenestration) (No Change)	
	Ground Floor (frontage) 50%
	Ground Floor (exposed sides) 20%
	Upper Floors (frontage) 20%
Residential Design Standards	
Multi-family residential projects shall comply with residential design standards in Section 17.09.	Free-standing multi-family residential buildings shall comply with the residential design standards in Section 17.09.

Summary: Clarification language.

Parking

Location	Side/Rear	Location	Side/Rear
Front Parking Setback	10'	Front Parking Setback	10'
Side/Rear Parking Setback	5'	Side/Rear Parking Setback	5'
Commercial Parking Requirements: Minimum number of stalls based on use type.		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		Residential Parking Requirements: Studio/One Bedroom Units – 1.5 parking stalls/unit Two Bedroom or larger Units – 2 parking stalls/unit	
		Proposed Additional Language	
		<p>Parking Reductions: Parking requirements may be reduced by up to 25% for vertical mixed use projects with the approval of an alternative parking plan demonstrating how the overall project design is able to accommodate its intended uses and how the proposal will not shift the private parking burden onto the public or adjoining property owners. The alternative parking plan shall identify the range of compatible uses intended for the project, the anticipated parking demands of all residential and commercial uses, the specific parking management strategies to be implemented, and adequately demonstrate how pedestrian and alternative methods of transportation will be integrated into overall project design. The approval of a parking reduction is discretionary by the Planning Commission.</p>	

Summary: Parking is a challenging issue, and if we are ever going to move mixed use projects in the right direction, e.g., compact, pedestrian oriented, etc., then we need to move away from land consumptive suburban parking standards and implement smarter approaches to parking, transportation, movement of people, etc. The alternative parking plan option is spelled out in Chapter 17.31.

Land Set Asides

	Open Space	10%
	Useable Open Space (No Changes)	10%

Residential Density Bonuses

The intent of the density bonus approach is to encourage and incentivize innovative site and building design emphasizing compact, vertical uses arranged around creative open areas interwoven with pedestrian connections that link new and existing neighborhoods. The overall base zone is proposing to change from 30 units/acre to 20 units/acre with the ability to earn up to an additional 30 bonus units/acre based on the use of specific elements. The current standard is a base zone of 30 units/acre with a bonus of 10 units/acre for vertical mixed use.

The proposed approach for a residential density bonus in the Mixed Use Zone is contained in Chapter 17.34. A project may request a residential density bonus by designing a project with one, or more, of the specific bonus criteria. Density bonuses are cumulative meaning a project could qualify for both a density bonus based on vertical orientation of uses and for expanded open space, provided the total bonus being granted does not exceed a total of 30 additional units/acre. Density bonuses can also be granted proportional to the type and scope of the activity being undertaken. Bonuses are based on the following:

1. *Structured Parking.* A residential density bonus of up to 20 additional units per acre may be granted if the project design includes a parking structure for at least 50% of the required parking stalls. Structured parking excludes individual garages, carports, or other similar structures.
2. *Enhanced Open Space & Public Gathering Areas.* A residential density bonus of up to 20 additional units per acre may be granted if the total amount of open space is increased by at least 100% and includes public gathering areas integrated throughout the overall project design.
3. *Vertical Mixed Use.* A residential density bonus of up to 15 additional units per acre may be granted if all buildings fronting onto a public street regardless of street classification have street facing commercial space on at least 50% of the ground floor and residential units above. No residential uses, including parking, are permitted within this commercial area.
4. *Enhanced Commercial Areas.* A residential density bonus of up to 15 units/acre may be granted if the minimum amount of commercial space is increased by 50%.
5. *Affordable Housing Units.* On project sites larger than three acres, a residential density bonus of up to 5 additional units per acre may be granted if at least 5% of the total residential units are designated as affordable units (tied to AMI income thresholds).

STAFF RECOMMENDATION AND SUMMARY

The General Plan and LDC both describe a Mixed-Use Center as a dense, compact, walkable environment containing a mixture of uses, including a commercial base that serves the project's resident population. The challenge is trying to prescribe a set of standards applicable in a wide range of situational circumstances without being overly restrictive on the market and forcing away good projects. The perception is that the current mixed use standards don't go far enough in prescribing a broader mix of residential and commercial uses and seem to be weighted heavily towards residential uses. An inherent difficulty in any set of rules, especially where a mixture of land uses are being prescribed, is recognizing that one size does not fit all. A mixed-use project on Main Street may have a commercial & residential mix of 80/20, whereas a project on Third South may have a commercial & residential mix of 20/80, the nature of which is driven by their location. Location, market demands, etc., all come into play in designing a project. However, the proposed changes to the Mixed Use Development Standards reflect an evolution of thinking and are reasonable and appropriate.

Also included as attachments to this report, are the previous staff reports, City Council minutes and Planning Commission minutes from PC 19-020 (Ordinance #19-017) when the Mixed Use

Development Standards were revised in 2019. These documents provide background and history on the process the City undertook then.

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. The proposed amendments continue to implement the vision of the General Plan by further clarifying development standards for mixed-use projects. These proposed amendments are consistent with the General Plan.

PUBLIC COMMENTS

As of the writing of this report, there has not been any public comment. Public comments received prior to the preparation of this report will be included as an attachment. Any other comments will be forwarded to the Planning Commission.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 7/3/22, posted on the City's website and the Utah Public Meeting website on 7/1/22, and noticed in a quarter page ad on 6/30/22.

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.
4. The proposed Code Amendments to the Mixed Use Development Standards will further refine the City's approach to mixed use projects and ensure integration into existing neighborhoods.
5. No public comment has been received regarding the proposed amendments.

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

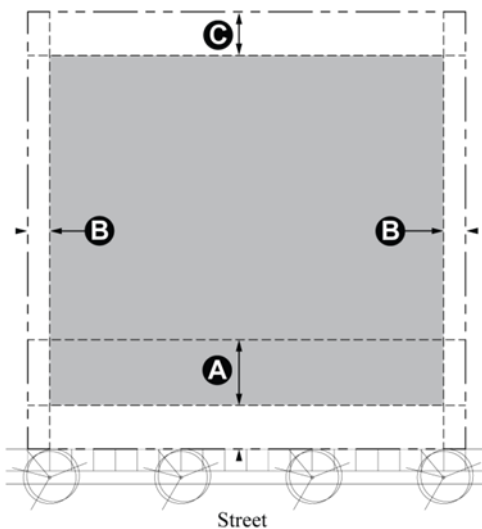
For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 6/6/22	Received By	Scheduled Meeting Date JULY 14	Zone	Application Number PC 22-038
Type of Application (Check all that 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 & 17.34 – Mixed Use				
PROJECT ADDRESS			COUNTY PLAT TAX ID #	
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			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 the Logan City Land Development Code to Chapter 17.10.100 Mixed Use Development Standards and Chapter 17.34 Residential Density and Height Bonuses. The changes modify specific density, design & development standards for projects in the mixed use zone as well as establish a density bonus program for mixed use projects.			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 8/2/22
HEARING 8/16/22

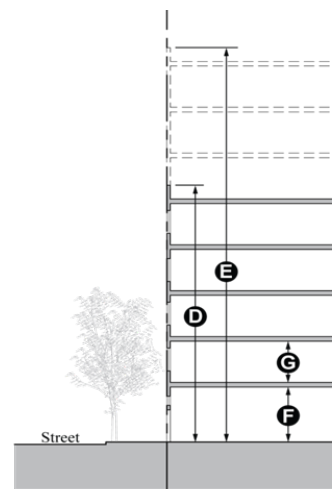
17.10: Specific Development Standards: District and Corridor Zones

17.10.100: Mixed Use (MU) Development Standards

The intent of the Mixed Use Zoning District (MU) is to encourage a concentration of different uses within an overall project. Mixed use developments shall have both a residential and a commercial component unless it is demonstrated that a site, because of its size, location, or other factors, won't support certain uses. Regardless of the composition of uses, all mixed use projects shall be scaled to ensure consistency with the surrounding neighborhoods. Mixed use projects can utilize "horizontal" mixed use where commercial, office and residential uses are designed as a single project, yet constructed in separate and distinct building footprints. Mixed use projects in the more urbanized area are encouraged to employ "vertical" design strategies where commercial, office and residential uses are designed as a single project and constructed within the same footprint, with pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors. The intent of the Mixed-Use Zoning District (MU) is to facilitate the integration of a variety of compatible uses with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other as well as with the existing neighborhood. Mixed use developments shall have both residential and commercial elements scaled to ensure compatibility with surrounding neighborhoods while promoting a pedestrian friendly environment and a more compact design.



Site Plan Diagram



Site Plan Diagram

Mixed Use Design Characteristics

All mixed use developments shall exhibit the following characteristics: wide sidewalks, street trees, street furniture, community gathering spaces, shared parking, integrated public transit (where available and/or anticipated), innovative and distinctive building architecture, a variety of commercial uses & activities, and a thoughtful and integrated mixture of differing housing types.

Residential Density

Base Density: Units/acre (max)	230
Minimum Density: Units/acre (minimum)	5
Residential Density Bonus: Units/acre*	1-3040

Minimum Residential Development Density Requirements

A mixed use project shall include at least 5 residential dwelling units per acre. The Planning Commission may authorize a reduction in the minimum number of dwelling units if the Commission can make findings supported by substantial evidence, including a market analysis submitted by the applicant, demonstrating that the goals and intent of the mixed use zone are being achieved with the project's design.

Ground Floor Commercial Optional*

A residential density bonus of up to 10 additional units per acre may be permitted if all buildings fronting onto a public street have street facing commercial space on the ground floor with a minimum depth of 50' and residential above (vertical mixed use).

17.10: Specific Development Standards: District and Corridor Zones

Minimum Commercial Building Area Requirements

A mixed-use project shall include a minimum amount of commercial building area based on the overall size of the project as follows:

Overall Project Size	Minimum Commercial Building Area Required
Up to 3 Acres	1,500 3,000 square feet
3 – 5 Acres	2,500 6,000 square feet
5 – 7.5 Acres	3,500 9,000 square feet
7.5 – 10 Acres	4,500 12,000 square feet
10 – 15 Acres	5,500 20,000 square feet
15 – 20 Acres	6,500 30,000 square feet
20+ Acres	7,500 40,000 square feet plus 1,000 sf/acre for project larger than 20 acres

The Planning Commission may authorize a reduction in the amount of minimum commercial building area if the Commission can make findings supported by substantial evidence, including a market analysis submitted by the applicant, demonstrating that the goals and intent of the mixed use zone are being achieved with the project design.

The Planning Commission may authorize a reduction in the minimum amount of Commercial building area if the amount of mandatory land set asides, as prescribed in this Chapter and in accordance with Chapter 17.28, are increased to 20% open space and 10% useable outdoor space.

Commercial Uses Required on Ground Floor

All buildings, or portions thereof, fronting onto an arterial or collector street as designated on the Logan City Transportation Master Plan, shall have at least 50% of the ground floor designed and built for commercial uses.

Freestanding Commercial Buildings

Free standing commercial building are permitted along all street facing locations regardless of street classification.

Open Space in Lieu of Commercial Space

The Planning Commission may permit the substitution of open space at a ratio of 1/1 for up to 50% of the required commercial area provided the proposed open space is integrated into the overall design of the project and provides functional public gathering areas.

Residential Uses in Vertical Mixed Use Buildings

No residential uses, including accessory residential uses, are permitted within the ground floor commercial area of a vertical mixed use building. Enclosed parking on the ground floor of a mixed use structure is not considered commercial space.

Freestanding Residential Buildings

Freestanding residential buildings are not permitted on an arterial or collector street.

Ratio of Residential Construction to Commercial Construction

If the project is to be constructed in phases, each phase shall include an amount of commercial area proportionately scaled to the amount of residential development. For example, if phase 1 is approximately 3 acres in size, at least 3,000 square feet of commercial building area shall be constructed during the same phase. No phase shall consist solely of residential, unless at least 50% of the required commercial area has been built in previous phases.

Mixture of Residential Structure Types Required

Mixed use projects shall contain a variety of residential structure types as follows:

Overall Project Size	Number of Required Residential Structure Types
Up to 3 Acres	1 Residential Structure Type
3 – 10 Acres	2 Residential Structure Types
10+ Acres	3 Residential Structure Types

Where more than one residential structure type is required, a single residential structure type shall not comprise less than 10% of the total residential units nor more than 60% of the total residential units.

Performance Based Residential Density Bonus Options

A performance based residential density bonus of up to an additional 30 units per acre may be granted by the Planning Commission for the following project enhancements subject to the requirements contained in Chapter 17.34:

Project Enhancement	Density Bonus
Structured Parking	20
Enhanced Open Space & Public Gathering Areas	20
Vertical Mixed Use	15
Enhanced Commercial Areas	15
Affordable Housing Units	5

Note: The potential 30 du/ac density bonus is cumulative for a project site meaning a proponent could utilize a variety of enhancements to achieve the total potential density bonus available in the Mixed Use zone.

Lot Coverage (Maximum)

Lot Coverage 60%

Building Frontage (Minimum)

% at Front Setback 60%

Building Setbacks

17.10: Specific Development Standards: District and Corridor Zones

<p>A Front (min-max) 0'-10'</p> <p>A <u>Commercial Front</u> 0'-10'</p> <p>A <u>Residential Front (min-max)</u> 0'-<u>20'</u></p> <p>B Side (min) 8'</p> <p style="padding-left: 20px;">Side Common Wall 0'</p> <p>C Rear (min) 10'</p> <p>Building Heights (Maximum)</p> <p>E Primary Building Height 58' - <u>70'</u> <u>The maximum building height along a street frontage is 58'. The maximum building height may be increased up to 70' by applying a height transition ration of 2' horizontal/1' vertical.</u></p> <p>Height/Setback Transition <u>Projects adjacent to an NR zone shall comply with the height and setback transition standards in Section 17.12.040.</u></p> <p>Ground Floor Height (Minimum)</p> <p>F Ground floor height 12'</p> <p>Transparency (Fenestration)</p> <p>Ground Floor (frontage) 50%</p> <p>Ground Floor (exposed sides) 20%</p> <p>Upper Floors (frontage) 20%</p> <p>Residential Design Standards <u>Free-standing Multi-family residential buildings projects shall comply with the residential design standards in Section 17.09</u></p> <p>Parking</p>	<p>Location Side/Rear</p> <p>Front Parking Setback 10'</p> <p>Side/Rear Parking Setback 5'</p> <p>Commercial Parking Requirements: Minimum number of stalls based on use type.</p> <p>Residential Parking Requirements: Studio/One Bedroom Units – 1.5 parking stalls/unit Two Bedroom or larger Units – 2 parking stalls/unit</p> <p>Parking Reductions: <u>Parking requirements may be reduced by up to 25% for vertical mixed use projects with the approval of an alternative parking plan demonstrating how the overall project design is able to accommodate its intended uses and how the proposal will not shift the private parking burden onto the public or adjoining property owners. The alternative parking plan shall identify the range of compatible uses intended for the project, the anticipated parking demands of all residential and commercial uses, the specific parking management strategies to be implemented, and adequately demonstrate how pedestrian and alternative methods of transportation will be integrated into overall project design. The approval of a parking reduction is discretionary by the Planning Commission.</u></p> <p>Land Set Asides</p> <p>Open Space 10%</p> <p>Useable Outdoor Space 10%</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Chapter 17.34: Residential Density and Height Bonuses

§17.34.010. Purpose and Intent

The purpose of this Chapter is to promote exceptional site and building design in conjunction with the efficient and flexible use of land in the Town Center zones and the Mixed Use zones by encouraging the incorporation of residential density and height bonuses into exceptional projects. The intent of this Chapter for the Town Center Zone is to encourage and incentivize higher quality building design utilizing traditional building materials and historic elements that complement the character of the existing neighborhoods. The intent of this Chapter for the Mixed Use zones is to encourage and incentivize innovative site and building design that emphasizes compact, vertical arranged mixture of compatible uses arranged around creative open areas interwoven with pedestrian connections linking new neighborhoods with existing neighborhoods.

§17.34.020. Applicability

Residential density and height bonuses apply in the Town Center (TC-1) and Mixed Use (MU) zones only.

§17.34.030. General Requirements, Limitations and Eligibility for Residential Density and Height Bonuses in the Town Center Zone

- A. All residential density and height bonus considerations require approval through the Track 2 Design Review process.
- B. Projects seeking a density or height bonus are still subject to the Neighborhood Residential height and setback transition standards.
- C. The application of a density or height bonus to a project does not eliminate nor vary any other standard applicable to a project, e.g., parking, landscaping, open space, setbacks, design requirements, etc.
- D. An applicant shall provide all necessary graphics, calculations, buildings plans, site plans, vicinity maps, and other materials required to adequately demonstrate compliance with the density and height bonus standards.
- E. A covenant (development agreement, deed restriction, contract, etc.) shall be submitted in writing and approved by the City to ensure that any systems or features developed and installed to obtain a bonus will be functionally and aesthetically maintained in perpetuity, that the timing of the construction and/or installation of said features is sufficient to guarantee their construction and/or installation at the front end of a project and ultimate completion prior to the issuance of a Certificate of Final Occupancy by the City, and such covenant shall require that any systems or features be replaced or renewed if failure or partial failure occurs for the system or feature considered for a bonus.
- F. The use of traditional building materials refers to the design and construction of a new building utilizing traditional building materials commonly found on



Historic Cache County Courthouse exhibits traditional building materials and design elements common to downtown Logan

17.34: Residential Density and Height Bonuses

commercial buildings in downtown Logan, including brick, stone, wood, tile, or metal. Certain building materials that are not common to downtown Logan include stucco, large glass panels, composites, plastics, vinyl's, etc., and would not be appropriate building materials to be used when seeking a density or height bonus for the use of traditional materials.

- G. The integration of historic design characteristics into the design of a new building refers to the utilization of a number of important historic design elements and characteristics such as building orientation, setbacks, scale, height, massing, fenestration (windows & doors), form (base, middle & top), and details such as cornices, moldings, overhangs, reveals, and projections that are commonly found on buildings in downtown Logan. New building designs not incorporating these design elements and characteristics would not be eligible for either a density or a height bonus.



This building façade with its extensive use of stucco and lack of historic design elements are not in character with the traditional building design found in downtown Logan

§17.34.040. Specific Standards for Density & Height Bonuses in the Town Center Zone

A project may request a residential density or building height bonus by utilizing one of the bonus paths outlined below. Table 17.37.040.A lists the maximum density bonuses and building height bonuses based on the selected path. A project may qualify for both a density bonus and a height bonus. Density bonuses are cumulative meaning a project could qualify for both a density bonus based on superior design and a density bonus for structured parking. The Height bonuses are not cumulative.

A. Residential Density Bonus.

1. **Building Design.** The use of traditional building materials along with the integration of historic design characteristics are important to Logan City as it reflects the historical character of the community and increases the likelihood of compatibility between new development and existing neighborhoods. A residential density bonus of up to fifteen (15) additional units per acre shall be given where a project demonstrates a superior building design through the use and integration of traditional building materials and design elements.
2. **Structured Parking.** A residential density bonus of up to thirty (30) additional units per acre shall be given if the project design includes a parking structure for at least 75% of the required parking stalls. Structured parking excludes garages, carports, or other similar structures.

B. Building Height Bonus.

1. **Building Design.** The use of traditional building materials along with the integration of historic design characteristics are important to Logan City as it reflects the historical character of the community and increases the likelihood of compatibility between new development and existing neighborhoods. A height bonus of up to twelve (12) feet shall be given where a project demonstrates a superior building design through the use and integration of traditional building materials and design elements.

17.34: Residential Density and Height Bonuses

2. Structured Parking. A height bonus of up to twenty-four (24) feet shall be given where the project design includes structured parking for at least 75% of the minimum parking.

Table 17.34.040.A: Maximum Residential Densities (Dwelling Units Per Acre) and Maximum Building Height

Zone	Standard Maximum Density	Density Bonus	Maximum Density w/Bonus	Standard Maximum Height	Height Bonus	Maximum Height w/Bonus
Town Center (TC-1)	70 du/acre		du/acre	55' - 80'		
Superior Design	70	15	85	55' - 80'	12'	55' - 92'
Structured Parking	70	30	100	55' - 80'	24'	55' - 104'
Superior Design & Structure Parking	70	45	115	55' - 80'	24'	55' - 104'

Note: The density bonus is cumulative while the height bonus is not. A project may be eligible for up to a maximum of 115 dwelling units per acre if the City finds that the project is of a superior design and provides structured parking for at least 75% of the units. The same project would only be eligible for a maximum height bonus of 24'.

§17.34.050. General Requirements, Limitations and Eligibility for Residential Density Bonuses in the Mixed Use Zone

- A. All residential density and height bonus considerations require approval through the Track 2 Design Review process.
- B. Projects seeking a density or height bonus are still subject to the Neighborhood Residential height and setback transition standards.
- C. The application of a density bonus to a project does not eliminate nor vary any other standard applicable to a project, e.g., parking, landscaping, open space, setbacks, design requirements, etc.
- D. An applicant shall provide all necessary graphics, calculations, buildings plans, site plans, vicinity maps, and other materials required to adequately demonstrate compliance with the density bonus standards.
- E. A covenant (development agreement, deed restriction, contract, etc.) shall be submitted in writing and approved by the City to ensure that any systems or features developed and installed to obtain a bonus will be functionally and aesthetically maintained in perpetuity, that the timing of the construction and/or installation of said features is sufficient to guarantee their construction and/or installation at the front end of a project and ultimate completion prior to the issuance of a Certificate of Final Occupancy by the City, and such covenant shall require that any systems or features be replaced or renewed if failure or partial failure occurs for the system or feature considered for a bonus.

§17.34.060. Specific Standards for Density Bonuses in the Mixed Use Zone

A project may request a residential density bonus by utilizing one or more of the project enhancements listed below. Density bonuses are cumulative meaning a project could qualify for both a density bonus based on vertical orientation of uses and for expanded open space, provided the total bonus being granted does not exceed a total of 30 additional units/acre. Density bonuses can also be granted proportional to the type and scope of activity being undertaken.

- A. Residential Density Bonus.

17.34: Residential Density and Height Bonuses

1. Structured Parking. A residential density bonus of up to 20 additional units per acre may be given if the project design includes a parking structure for at least 50% of the required parking stalls. Structured parking excludes individual garages, carports, or other similar structures.
2. Enhanced Open Space & Public Gathering Areas. A residential density bonus of up to 20 additional units per acre may be granted if the total amount of open space is increased by at least 100% and includes public gathering areas integrated throughout the overall project design.
3. Vertical Mixed Use. A residential density bonus of up to 15 additional units per acre may be granted if all buildings fronting onto a public street regardless of street classification have street facing commercial space on at least 50% of the ground floor and residential units above. No residential uses, including parking, are permitted within this commercial area.
4. Enhanced Commercial Areas. A residential density bonus of up to 15 units/acre may be granted if the minimum amount of commercial space is increased by 50%.
5. Affordable Housing Units. On project sites larger than three acres, a residential density bonus of up to 5 additional units per acre may be granted if at least 5% of the total residential units are designed as affordable units (tied to AMI income thresholds).

§17.34.050070. Failure to Comply

Failure to comply with any bonus requirements, covenants and/or conditions of approval shall result in a restriction of the use of bonuses granted, until compliance is achieved.