

Project #22-046 Cytiva Administration Building Located at 1725 Hyclone Drive

REPORT SUMMARY...

Project Name: Proponent / Owner: Project Address: Request: Current Zoning: Type of Action: Hearing Date Submitted By: Cytiva Administration Building Wendy Zane / Hyclone Laboratories Inc. 1725 Hyclone Drive Design Review Permit Industrial (IP) Quasi-Judicial August 11, 2022 Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-046, Cytiva Administration Building, in the Industrial (IP) zone located at approximately 1725 Hyclone Drive, TIN #02-083-0018; -0016.

Current Land use adjoining the subject property

North:	IP: Industrial Uses	East:	IP: Industrial Uses
South:	COM: Vacant	West:	IP: Industrial Uses

Proposal

This proposal is for a new approximate 20,600 SF office, conference rooms and central gathering space for the Cytiva campus. Cytiva is growing their business operations and the number of employees at their south Logan campus triggering this building addition request. The administration building addition will be located southwest of their current building and over a portion of the existing parking lot. The lost parking stalls have been replaced in a new parking lot west of the manufacturing and storage buildings near 1000 West. The proposal includes new landscaping, sidewalks, and adjustment to the parking lot circulation and configuration. The overall perimeter access driveways and traffic circulations through the campus remain unimpacted by this proposal.



Figure 1 shows the proposed building addition from the south

Setbacks

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

Front:	20'
Side:	20'

Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

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

Front (south):	~210'
Corner (east):	~500'
Side (west):	~5'
Rear (north):	~500'
Parking (front):	20'
Parking (side):	15'

As proposed, the project does not meet the west side property line setback. A boundary line adjustment could resolve the setback issue. As conditioned, the project meets the requirements for the IP zone.

Lot Coverage

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed building is approximately 60,000 SF on an approximate 6-acre (261,360 SF) project site for a lot coverage of approximately 22%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.



Figure 2 shows the proposed building addition to the south (highlighted in red)

Parking Requirements

The LDC requires a range of parking based on individual commercial land uses. Commercial parking requirements are 1.0 parking stalls per every 300 SF of office space. The LDC 17.31.040 requires bike racks for commercial land uses. The proposed project shows 92 parking stalls immediately adjacent (south) to the new office building and over 760 stalls throughout the campus. The new 20,600 SF office would require 68 parking stalls as per the LDC. As submitted, the project meets the minimum requirements of the LDC.

Site Layout & Pedestrian Circulation

The LDC 17.30 requires projects to provide convenient pedestrian circulation and efficient vehicular street connectivity. The proposed site layout shows vehicular driveway connections onto 1800 South Street and Hyclone Drive. The new site plan shows sidewalk connections to the west, linking to other areas of the campus and surrounding streets. As proposed, the project complies with the pedestrian and vehicular circulation requirements in the LDC.

Building Design

The LDC 17.12.060 requires new industrial buildings to be designed with high-quality materials and have varied and interesting facades as viewed from adjacent public streets. Blank walls exceeding 40 linear feet are prohibited. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. The LDC 17.10.130 states that 30% transparency (windows, fenestration) is required on street-facing front facades. The proposed building design shows a variety of metal paneling, concrete masonry block and glass materials. The various materials and compositions create compliant elevation design on the addition areas except for one east facing (inwards) facade. This area is approximately 50 feet in width and is comprised of blank concrete block wall. The Planning Commission will need to determine the code applicability of this wall section, as it is screened by existing buildings to the southeast and not very visible from the adjacent streets. As conditioned with the Planning Commission determining code compliance on the east blank wall section, the building design meets the requirements in the LDC.



Figure 3 shows the area of blank wall on the east façade

Open Space and Landscaping

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas. While useable outdoor space could be additional green space, these areas are typically decks, patios and other similar outdoor amenities. The approximate total campus of 22.5-acres requires 98,010 SF of open space and 98,010 SF of outdoor space for a total of 196,020 SF. The proposed conceptual landscaping plan shows preliminary open spaces. 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 industrial projects. As conditioned with proportionate minimum open space and landscaping for the project site, 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:

•	Environmental	•	Water
•	Engineering	•	Fire

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 7/30/22, posted on the City's website and the Utah Public Meeting website on 8/01/22, and mailed to property owners within 300 feet on 7/26/22.

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 and are available in the Community Development Department.
- 2. This permit authorizes the Administrative Office building addition and associated site improvements.
- 3. A boundary line adjustment shall be made with the property to the west to comply with minimum 20-foot side yard setbacks.
- 4. The Planning Commission will determine if the east façade blank wall is subject to LDC compliance because of lack of visibility.
- 5. Final parking compliance shall be reviewed and approved prior to the building permit being issued. Bike parking shall be provided on-site for employees and visitors.
- 6. 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 project site area or the total campus.
 - b) 20 trees and 50 shrubs/perennials/grasses shall be provided for the project site or based on the overall campus area.
 - c) 18 SF of interior parking lot landscaping shall be provided per parking stall contained within the surface parking area as per LDC.
 - d) Street trees shall be provided where they currently do not exist at every 30 feet on center. The City Forrester will determine tree species.
- 7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls, and landscaping.
- 8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
- 9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
- 10. 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.
- 11. Fencing shall be provided along the west side at six feet for safety and buffering purposes. Along the east side a decorative fence with enhance landscaping shall be installed along the railroad border.
- 12. Surface storm-water retention and detention facilities shall be located outside of front setbacks unless completely buffered from view from the adjacent streets with dense landscaping materials (trees and shrubs).

- 13. 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. Environmental —contact 716-9761
 - Plans do not indicate they are adding any new enclosures to the site.
 - b. Engineering —contact 716-9160
 - Provide water shares/rights or an In-Lieu fee for increased demand to City water system. These requirements shall include both indoor and outdoor increases as determined by City code and State Administrative Rule R309-510-7.
 - It appears that the new addition may require Property Line Adjustment between parcels 0016 and 0018. If this is the case, it will also require the vacation of a pubic utility easement (PUE) on parcel 0016 and the dedication of a new PUE on the new property line.
 - Sanitary sewer lateral size is not called out on the plans. Assuming it is 6" or less it shall connect into the existing 12" sewer line as a lateral. If it is 8" or greater it shall connect to the existing manhole. Since there are now 3 connections to the manhole it shall be a minimum of 60" in diameter and the bottom section modified for the new sewer connection.
 - Water service line from the main line to the water meter shall be the same size in diameter as the meter size.
 - Ensure that all SWPPP, Storm Water Maintenance Agreement, and Private Utility Agreements are current and reflect all changes implemented with this addition and site improvement.
 - If there are any existing services or main lines that are to be moved of abandoned they shall be done to City standards.
 - c. Water —contact 716-9627
 - Each unit's water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters each unit/ building before any branch offs or possible connections inside or outside of building. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of these backflow assemblies. Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
 - 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 connect to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-1 rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, during and after construction.
 - d. Fire -contact 716-9515
 - Additional fire hydrants will be addressed with building permit. Access and water supply is existing and changes will be addressed with building permit.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

- 1. The conditioned project 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 conditioned project provides required off-street parking.
- 4. The project meets the goals and objectives of the IP designation within the Logan General Project #22-046 Cytiva Admin Building Staff Report for the Planning Commission meeting of Aug 11, 2021

Plan by providing high quality industrial developments.

- 5. The conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
- 6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
- 7. 1000 West and 1800 South are adequate in size and design to sufficiently handle infrastructure related to the land use.



APPLICATION FOR PROJECT REVIEW

For Staff Only										
Planning Commission	□ Land Use	e Appeal Board	□ Administrative Review							
Date Received Planner Zone/N	eighborhood	Scheduled Meetin	g Date	Application Number						
7522 71/00	ODKUEF	Aug. 11		PC 22-046						
Type of Application (Check all that apply):										
□ Design Review □ Conditional Use □ Subdivision □ Administrative Design Review										
□ Code Amendment □ Appeal □ Zone Change □ Other										
PROJECT NAME										
Cytiva Admin Building										
PROJECT ADDRESS				COUNTY PLAT TAX ID #						
1725 Hyclone Dr Logan, Utah 84321				02-083-0018 -0016						
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER				PHONE #						
Wendy Zane				435-265-8992						
MAILING ADDRESS	CITY		STATE	ZIP						
925 West 1800 South Logan, Utah 84321										
EMAIL ADDRESS										
wendy.zane@cytiva.com										
PROPERTY OWNER OF RECORD				PHONE #						
Cytiva / Hyclone				435-265-8992						
MAILING ADDRESS	CITY		STATE	ZIP						
925 West 1800 South Logan, UT 84321										
EMAIL ADDRESS										
wendy.zane@cytiva.com										
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE (Include as much detail as possible - attach a separate sh	eet if needed)	ESENTED		l otal Lot Size (acres)						
The Cytia Administration building will serve th	e Cytiva campu	is as a location for	their							
growing employee numbers, with office, cubic	s well	Size of Proposed New Building								
building will be a focal point up design, open t	ness.	20.648								
		Number of Proposed New Units/Lots								
supporting plans are correct and accurate. I also certify that I										
am authorized to sign all further legal documents and permit										
I certify that I am the property owner on record of the subject	s	ignature of Property Ow	ner							
property and that I consent to the submittal of this project.		10/1		7						
be sent to my authorized agent listed above.		very		can						

APPLICATION MUST BE ACCURATE AND COMPLETE NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -



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1

EAST ELEVATION





SOUTH ELEVATION

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





SOUTHEAST ELEVATION 0 4' - 0" 8' - 0" 16' - 0"

1

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

А

В

С

D

EXTERIOR ELEVATIONS GENERAL NOTES

Exterior Finishes: Provide exterior finishes, continuous until a transition is indicated. Provide on all similar elements, and on surfaces not shown in elevation such as back sides of piers, columns and other surfaces that may not be visible in the elevation view.

5

Lighting: Coordinate wall and soffit mounted lighting locations with Electrical drawings and with the Architect prior to rough-in.

LEGEND - EXTERIOR ELEVATION

HONED CMU - SUNROC IVORY 4"X16"

METAL PANEL - MBCI CLASSIC SERIES 300 MIDNIGHT BRONZE

HIGH PERFORMING, LOW E GLAZING

SPANDREL GLASS

<u>KEYNOTES</u>

4

136'-3" _____

В



MHTN ARCHITECTS MHTN Architects, Inc. 280 South 400 West Suite 250 Salt Lake City, Utah 84101 Telephone (801) 595-6700 www.mhtn.com





1

SOUTHWEST ELEVATION

А

В

D



WEST ELEVATION



NORTHWEST ELEVATION

1

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

0 4' - 0" 8' - 0" 16' - 0"

2

EXTERIOR ELEVATIONS GENERAL NOTES

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<u>KEYNOTES</u>

4

5



В



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D

С



3D View 2



3D View 3



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Cytiva		DPM Potable Water Summary - Cytiva Admin Building												
Cytiva Logan Expansion, Logan, UT		Process Code: CW Normal Temperature (°F): 77												
Project: Cytiva Admin Building		Normal Pressure (psig): TBD											6.29.2022	
EQUIPMENT #	DRAWING #	DESCRIPTION	Working Volume (L)	Line Size (in)	Batch or Continuous	Location	Batch Frequency (/day)	Batch Volume (L)	Batch Duration (min)	Average Flow Rate (Ipm)	Diversity Factor (%)	Peak Flow Rate (Ipm)	Average Volume (Ipd)	NOTES
Mechanical Make Up Water		Mechanical Requirement	NA	TBD	Intermittent		NA	NA	NA	18	100%	18	8,640	Mechanical requirement based on current design
Peak Plumbing Load		Plumbing Requirement	NA	TBD	Intermittent		NA	NA	NA	219	100%	219	105,120	Plumbing requirement based on current design
Fire Protection for Admin Building		Fire Protection Requirement	NA	TBD	Intermittent		NA	NA	NA	6,056	100%	6,056	4,360,320	Assumed fire protection requrement based on current design.
									8,181		lpm			
									2,161	4 474 000	gpm			
IUIAL											4,4/4,080	and		
										1,395,913	gpd with 20% design factor			

Note: