CITY OF LOGAN, UTAH
ORDINANCE NO. 19-07

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN, STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled “Zoning Map of Logan City, Utah” is hereby amended and the following properties in the Woodruff Neighborhood and as specifically identified in Exhibit A, as attached, are hereby zoned from Mixed Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20)

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, ________
THIS DAY OF _______________, 2019.

AYES: 
NAYS: 
ABSENT: ________________

Jeannie F. Simmonds, Chair

ATTEST: __________________

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the ___ day of ________________, 2019.

__________________________
Jeannie F. Simmonds, Chair

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby ___________________ this ___ day of _______________, 2019.

__________________________
Holly Daines, Mayor
Logan Gateway Office Building Rezone
~ 701 South Main Street

Proposed Rezone = COM & MR-20
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: March 7, 2019
FROM: Russ Holley, Senior Planner
SUBJECT: Ordinance #19-07

Summary of Planning Commission Proceedings

Project Name: Logan Gateway Office Rezone
Request: Official Zoning Map Amendment
Project Address: ~701 South Main Street
Recommendation of the Planning Commission: Approval

On Feb. 28, the Planning Commission recommended that the Municipal Council approve the Logan Gateway Office Building Rezone project that amends the Official Zoning Map.

Planning Commissioners vote (5-1):
Motion: R. Dickinson
Second: E. Ortiz
recommend denial: R. Dickinson
recommend approval: D. Butterfield, T. Nielson, R. Croshaw, E. Ortiz, S. Goodlander
abstain: none

Attachments:
Staff Report
Ordinance #19-07
Planning Commission Meeting Minutes from Feb. 28, 2019
Project Slides
**Project #19-001**  
Logan Gateway Office Building  
Located at 701 South Main Street

**REPORT SUMMARY...**

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Logan Gateway Office Building</th>
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<tbody>
<tr>
<td>Proponent/Owner:</td>
<td>Gary Blazzard / Rodney Ellis, Lucy Ellis, Southpoint Holdings</td>
</tr>
<tr>
<td>Project Address:</td>
<td>701 South Main Street</td>
</tr>
<tr>
<td>Request:</td>
<td>Rezone / Design Review / Conditional Use Permit</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>Mixed Use (MU)</td>
</tr>
<tr>
<td>Date of Hearing:</td>
<td>Feb. 28, 2019</td>
</tr>
<tr>
<td>Type of Action:</td>
<td>Legislative / Quasi-Judicial</td>
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<tr>
<td>Submitted By:</td>
<td>Russ Holley, Senior Planner</td>
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**RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** for a rezone from Mixed Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20); and **conditionally approve** a Design Review and Conditional Use Permit for Project #19-001 Logan Gateway Office Building, for a 68,000 SF office building located at approximately 701 South Main Street, TIN# 02-063-0010; -0011; -0012; -0013; -0016.

**Land use adjoining the subject property**

<table>
<thead>
<tr>
<th>North:</th>
<th>MU: Residential Uses</th>
<th>East:</th>
<th>COM: Commercial Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>South:</td>
<td>COM: Commercial Uses</td>
<td>West:</td>
<td>NR: Residential Uses</td>
</tr>
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</table>

**Project Request**

The proponent is requesting a Design Review Permit to construct a new four-story glass and steel office building along the new 100 West corridor. The request includes a Conditional Use Permit to allow a limited front-yard parking lot. The approximately 68,000 SF office building is proposed with surrounding surface parking lots with landscaping and sidewalks in perimeter areas. Three potential future development "pad sites" are being proposed along the Main Street frontage with one main driveway approach aligning with 700 South across the street. The rectangular office building has mirrored facades on the west and east sides creating a "double-front" appearance. The Logan River creates the northern border with a trail conceptually shown along the river's southern bank. The nearly 7.8-acre site currently consists of five (5) properties including the Ellis Equipment business, a residential home and a single-story restaurant building. The generally flat site is triangular shaped and currently has very little vegetation and trees. The anticipated 100 West street expansion project would bisect the site and create a larger main project area of approximately 5.50 acres and a smaller remaining eastern area of approximately 1.5 acres.

**Rezone Request**

The applicant is requesting a rezone from MU to COM for the main project site located between Main Street and 100 West. Final alignments for 100 West have yet to be completed, but after street alignments and dedication, the main project site should be approximately 5.5 acres. The remainder smaller property that will be created east of the future 100 West street is proposed to be rezoned from MU to MR-20. This remainder smaller property should be approximately 1.5 acres in size after street alignments and dedications.

The Logan City Future Land Use Plan (FLUP) found inside the Logan City General Plan designates the entire project site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. When creating compact development
footprints, the City of Logan can concentrate growth inwards and upwards and relieve suburban style development pressures on surrounding rural areas. This development pattern is contrary to the current status-quo sprawling automobile-oriented development patterns typically built over the last several decades. The Commercial (COM) land use designation is described in the Logan General Plan as being designed for a wide-range of commercial uses and services intended to serve local and regional populations. Residential development is possible but not mandatory in the COM zoning district. The Mixed Residential (MR) land use designation is described in the Logan General Plan as areas providing a wide-range of housing options for all stages of life and levels of income.

The Logan City Land Development Code (LDC) describes the MU zoning district as areas providing a mix of both commercial and residential developments in either “horizontal” or “vertical” patterns. In more urban areas, the “vertical” pattern is encouraged to provided more compact and walkable environments. A range of commercial uses are permitted, including but not limited to, office, restaurant and retail. Residential uses are permitted at 30 dwelling units per acre. The LDC describes the COM zoning district as areas providing city-wide and regional commercial services. A wide-range of commercial land uses and services, including but not limited to office, restaurant and retail are permitted. Residential uses are only allowed in buildings that provide ground floor commercial. No freestanding residential is permitted. The LDC describes the MR-20 zoning district as being a residential district providing a range of multi-family housing types and styles. Densities are limited to 20 dwelling units per acre.

**Design Review Permit**
The LDC 17.43 requires Design Review Permit approvals for new commercial developments to ensure high-quality design, project layout and neighborhood compatibility. The Planning Commission may approve or conditional approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC. The Design Review Permit applies to the proposed office building only. The possible future “pad sites” and MR-20 areas will require future Design Review Permits prior to construction.

**Lot Coverage & Building Height**
The LDC 17.10.080 limits lot coverage at a maximum of 60% (building(s) footprint) and base building heights at 40’ in the COM zone. With an increased front yard setback of 40’ or stepping the building mass back at a 2’ horizontal to 1’ vertical ratio, building can achieve a max height of 55’. The project site is approximately 5.50 acres (239,580 SF) in size with the total proposed building footprint at approximately 16,500 SF, lot coverage would equal 14% and comply with LDC requirements.

The proposed building is 56’-11.5” with some parapet areas reaching 66’ tall. The upper parapet walls are intended to screen mechanical equipment that is placed on the roof and setback to the center area. The LDC allows limited non-habitable height exceptions, such as spires, domes, belfries, etc. on no more than ten percentage of the roof area and as approved by the Planning Commission. As conditioned with upper mechanical screen walls limited to 10% of the roof area, the project complies with the requirements in the LDC.

**Building Design & Site Layout**
The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The proposed office building shows glass, galvanized aluminum, modular metal and spandrel glass as building materials. All of these materials are permitted in the COM zoning district and the architectural design of the buildings meets minimum LDC building transparency, articulation, and all other general building design standards. The LDC requires buildings to be oriented towards the adjacent street with human-scaled features and entryways in prominent locations. Pedestrian entrances should have some form of weather protection provided above.
The LDC 17.10.080 typically requires parking areas to be located to the side and rear in the COM zone to prioritize architecture and curb-appeal over surface asphalt parking lots. In unique circumstances, the COM zone, through a Conditional Use Permit process, allows for a limited amount (50% max. req. parking) of parking area to be located within the front yard. Enhanced landscaping and pedestrian features are required as part of the Conditional Use Permit. Findings shall be made that show that the proposed development is compatible and consistence with surrounding businesses and development patterns. There are some front yard parking areas along the 100 West corridors in areas developed in decades past under different ordinances. Typically, the newer developments in the region, especially along south Main, have parking lots in the side and rear yards. As conditioned, the project meets the requirements of the LDC.

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

- Front: 10' (40' when buildings exceed 40' in height)
- Side: 8'
- Rear: 10'
- River: 25' (top of bank or high-water mark)
- Parking (front): 10'
- Parking (side & rear) 5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

- Front: (West) 76'
- Side: (South) 288'
- Rear: (East) 192'
- River: (North) 128'
- Parking (front, west): 15'
- Parking (side & rear) 5'

As proposed, the project meets minimum setback requirements of the LDC.

**Pedestrian Circulation**
The LDC 17.30.160 requires pedestrian circulation within a project and connecting to adjacent public streets. Pedestrian circulation should provide a safe, convenient and well-connected sidewalk network. The proposed project shows sidewalks around the building and along the river in the form of a trail. A complete connection is not shown between the building and the surrounding streets. As conditioned with a connection between sidewalk sections of building (entrances) to surrounding streets by either additional sidewalk sections or dedicated painted routes through parking areas, the project meets the requirements in the LDC.

**Parking Stall Requirements**
The LDC 17.31.040 requires one (1) parking stall per every 300 SF of office space. The proposed building(s) total approximately 65,000 SF of office space. This building configuration would require 216 parking stalls. The proposal includes 224 parking stalls. As proposed, the project meets the parking requirements in the LDC.

**Open Space**
The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically decks, patios and other similar amenities. The approximate 5.50-acre (239,580 SF) site would require 23,958 SF
of open space and 23,958 SF of usable outdoor space. The proposal shows conceptual landscaping and outdoor spaces near the 20% requirements. As conditioned with minimum open space requirements, the project complies with the LDC.

**Landscaping**
The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For 5.50 acre, 110 trees and 275 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

**Lighting**
The LDC 17.30.090 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.

**Staff Summary**
The Planning Commission will need to first determine if the zoning request is appropriate for this area of the city. Generally, the MU zones require residential components and a much more compact urban development pattern. The COM zone allows for a more horizontal suburban pattern and does not require residential uses. The commercial uses allowed in the MU and COM zones are similar to one another and shouldn't be the determining factor in this rezone request. The MR-20 zoning district would be 10 fewer units per acre if compared to MU residential development. The smaller 1.5 acre remaining area along the river is better suited and provides a unique opportunity for residential development.

Considering the existing land use of tractor sales and service with ample outdoor storage, a new project in accordance with the LDC will provide the City with a visually better and more efficient use of this land. Additional employment opportunities and housing options within close proximity to core areas of Logan will decrease automobile transportation impacts, improve utility distribution services and provide additional vibrancy to a changing and re-developing area of town. The trail connections to the south will provide amenities, natural beauty and recreational opportunities to offset the typical harsh urban environments buildings and parking lots create.

The max height of the main building, the equipment screen walls on top of the roof extending to 66' in height and the compatibility and consistency of the proposed front yard parking lot to the adjacent and adjoining business will warrant special consideration and findings from the Planning Commission. Staff continues to urge the Planning Commission to use careful consideration in project approvals for overall fair and consistent permitting.

**AGENCY AND CITY DEPARTMENT COMMENTS**
Comments were solicited from the following departments or agencies:

- Environmental
- Water
- Fire
- Engineering
- Forester

**PUBLIC COMMENTS**

<table>
<thead>
<tr>
<th>Project #19-001 Logan Gateway Office Building</th>
<th>Staff Report for the Planning Commission meeting of Feb 28, 2019</th>
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</thead>
</table>
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 2/16/19, posted on the City’s website and the Utah Public Meeting website on 2/21/19 and mailed out to adjacent property owners within 300' on 2/11/19.

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. The Planning Commission allows the main building height at 56' - 11.5", as it is within the 10% discretionary adjustment allowance in LDC 17.43.080.
3. The Planning Commission allows for front yard parking as proposed along 100 West because it is less than 50% of the total parking requirement and the surrounding properties and character of the area currently include some front-yard parking lots.
4. Enhanced vertical landscaping that matches “Type B” in LDC 17.32.070 shall be placed in the areas between the street and the front-yard parking lot along 100 West.
5. Enhanced pedestrian walkways shall be provided thru the front yard parking lot connecting the building to 100 West.
6. In the interim, temporary landscaping shall be provided in “pad site” areas. No weeds, gravel, cobble or bare dirt will be permitted ground treatments.
7. Pedestrian sidewalks and delineated painted crossings thru parking lots shall provide convenient complete connections from the building to 100 West and Main Street.
8. A trail easement is voluntarily provided that will allow the City to extend the trails network along the river corridor.
9. The project shall provide a minimum of 216 parking stalls for the proposed office building.
10. 10% Open Space and an additional 10% Outdoor Space shall be provided prior to building permits. If the “pad site” areas are slightly adjusted, open space shall be adjusted proportionately so that “pad sites” and the office building provide either collectively or individually 10% Open Space and 10% Outdoor Space.
11. A performance landscaping plan, prepared in accordance with §17.32 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) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
   b) Open Space and Useable Outdoor areas shall total a minimum of 20% of the project site.
   c) A total number 20 trees per acre and 50 shrubs/perennials per acre of the final project site shall be provided.
12. Decorative street lights along South Main Street be completed as per Logan City Light and Power plans and specifications.
13. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls and landscaping.
14. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screened with dense vegetation from adjacent public street views.
15. All streets adjacent to or within the development shall be improved to current city standards and specifications.
16. Rooftop mechanical and building wall mechanical equipment shall be placed out of view and screened from adjacent streets.

17. Exterior private property lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.

18. 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.

19. 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.

20. 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 716-9760
   1. Dumpsters must be screened from the nearest public roads.
   2. A minimum 60 ft. straight on access is required to all dumpsters. Parking lot driveways work well for this.
   3. No parking is allowed in front of and immediately adjacent to the dumpsters.
   4. Minimum inside measurement of a single dumpster enclosure is 12 ft. wide and 10 ft. deep. The minimum inside measurement on a double enclosure without gates, is 22 ft.
   5. If the enclosure will have gates, the minimum inside measurement is 24 ft. wide and 10 ft. deep. Gates must be designed to fully open and then be held in the open position during the collection process.
   6. Place bollards on the front corners and in the back of the enclosure to help protect the walls.

b. Water—contact 716-9622
   1. The buildings water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Any landscape irrigation connected to Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
   2. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
   3. All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.

c. Engineering—contact 716-9160
   1. Provide Storm water detention/retention per Logan City Storm Water Design Standards. This shall include the retention of the 90% storm event onsite utilizing Low Impact Design practices near buildings and in parking areas for the retention of the 90% storm event.
   2. Provide water shares or an in-leu of fee for increased demand for proposed new development. Shares required shall be based on Utah Administrative Code R309-510-7 for both indoor and outdoor demands.
   3. Dedicate road right of way for 100 West. City is proposing to extend the existing north right of way width of 99' at 600 South through this development (recognizing it may need to purchase 19' of right of way). At a minimum, the City will require a dedication of 80' of right of way. A dedication of a roadway easement of 10' on each side of the required 80' road right of way. Road alignment shall be designed for 40 miles per hour. City has developed an alignment for each width which will need to be adhered to.
   4. Construct 100 West to a full road section of 80'. Sidewalk and park stripe on west side of 100 West are not required to be constructed with this development.
   5. Road design shall require a geotechnical study to determine the subgrade California Bearing Ratio. If less than 5, a geotechnical report shall be required and pavement
design. Pavement design shall support 15,000 vehicles per day. In no case shall the pavement section be less than 5" asphalt, 4" untreated base course, 12" granular borrow. This applies to 100 West only, not private roads in development site.

6. Extend water line, sewer line and storm drain piping in 100 West to a point south of future bridge as agreed to by the City during design. Water line shall be 12" minimum size.

7. Provide City with data to determine sewer flows from development. City will run sewer model to determine if there is a capacity issue in existing sewer mains for increased flows. If issues are found, development may be delayed until existing sewer main capacity issues are resolved.

8. Dedicate right of way on parcels 02-063-0011 and 02-063-0010 per dedication descriptions provided by City for the South Main Sidewalk project. Right of way for this dedication shall be to UDOT.

9. Construct all curb, gutter and sidewalk, park strip and landscaping required by the current South Main Sidewalk project and this design review permit. City will work with developer if minor changes are needed to support new development.

10. Perform a Property Line Adjustment for combining existing lots or modifying property lines to support new development. This can also be done with subdivision plat.

11. Any existing water and sewer service connections to the existing City Utility Mains shall be capped at the City Utility Main line(s).

12. Attend CAMP for UDOT approval. Traffic Impact Study of intersection at 700 South may be required by UDOT.

d. Fire – contact 716-9515
   1. Provide fire access site plan including aerial apparatus access.
   2. Fire Sprinklers and Alarms Required. Fire hydrant within 100 ft. of FDC required.

e. Forrester – contact 716-9749
   1. Columnar Oaks were planted across the street from this location it may be a good choice for this park strip as well.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE 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 conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.

2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.

3. The proposed project provides adequate open space and usable outdoor space in conformance with Title 17.

4. The proposed project provides off-street parking in compliance with the LDC.

5. The front yard parking allowance does not compromise neighborhood character in the area and is done in accordance to LDC standards.

6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.

7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

8. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.
RECOMMENDED FINDINGS FOR APPROVAL FOR THE REZONE
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The location of the subject property is suitable for commercial developments because it is compatible with commercial areas to the south.
2. The subject property can fulfill the purpose of the General Plan and LDC by providing commercial services to city-wide populations because of its location and ease of access.
3. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
4. The proposed Commercial zoning designation along with review and approval of Design Review Permits with sufficient open space, parking, walkable layout and landscaping will ensure neighborhood compatibility.
5. The Proposed MR-20 zoning is less intensive and lower densities than that of the MU zoning district and can still provide quality and unique housing options along the river corridor.

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.
Logan Gateway Office Building Rezone
~ 701 South Main Street

Current Zoning MU

City Council
March 19, 2019
Logan Gateway Office Building Rezone
~ 701 South Main Street

Current Future Land Use Plan (FLUP) = MU

City Council
March 19, 2019
Logan Gateway Office Building Rezone

~ 701 South Main Street

City Council

March 19, 2019
Logan Gateway Office Building Rezone
~ 701 South Main Street

Proposed Rezone = COM & MR-20
Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, February 28, 2019. Chairman Butterfield called the meeting to order at 5:30 p.m.

Commissioners Present: David Butterfield, Roylan Croshaw, Regina Dickinson, Sandi Goodlander, Tony Nielson, Eduardo Ortiz

Commissioners Excused: Dave Newman

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Bill Young, Paul Taylor, Kirk Jensen, Jeannie Simmonds (Council liaison)

PUBLIC HEARING

PC 19-001 Logan Gateway Office Building – continued from January 10, 2019

[Zone Change, Design Review & Conditional Use Permit] Gary Blazzard/Craig Adams, authorized agent/owner, are requesting a zone change from Mixed-Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20) of ~7.8 acres (COM east of the new 100 West Street and MR-20 west of the new 100 West Street) and a Design Review and Conditional Use Permit for a 68,000 SF office building, parking and site improvements located at 701 South Main Street; TIN 02-063-0013;-0016;-0012;-0010;-0011. (Woodruff Neighborhood)

STAFF: Mr. Holley reviewed the request to construct a new 4-story glass and steel office building along the new 100 West corridor. The request includes a Conditional Use Permit to allow a limited front-yard parking lot. The approximately 68,000 SF office building is proposed with surrounding surface parking lots with landscaping and sidewalks in perimeter areas. Three potential future development “pad sites” are being proposed along the Main Street frontage with one main driveway approach aligning with 700 South across the street. The rectangular office building has mirrored facades on the west and east sides, creating a “double-front” appearance. The Logan River creates the northern border with a trail conceptually shown along the river’s southern bank. The nearly 7.8-acre site currently consists of five (5) properties including the Ellis Equipment business, a residential home and a single-story restaurant building. The generally flat site is triangular shaped and currently has very little vegetation and trees. The anticipated 100 West street expansion project would bisect the site and create a larger main project area of approximately 5.50 acres and a smaller remaining eastern area of approximately 1.5 acres.

The applicant is requesting a rezone from Mixed-Use (MU) to Commercial (COM) for the main project site located between Main Street and 100 West. Final alignments for 100 West have yet to be completed, but after street alignments and dedication, the main project site should be approximately 5.5 acres. The remainder smaller property that will be created east of the future 100 West Street is proposed to be rezoned from Mixed Use (MU) to Mixed-Residential (MR-20). This remainder property should be approximately 1.5 acres after street alignments and dedications. The Future Land Use Plan (FLUP) designates the entire project site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. When creating compact development footprints, growth is encouraged inwards and upwards to relieve...
development pressures on surrounding rural areas. This development pattern is contrary to the current status-quo, sprawling, automobile-oriented development patterns typically built over the last several decades. The Commercial (COM) land use designation is designed for a wide-range of commercial uses and services intended to serve local and regional populations. Residential development is possible but not mandatory in the COM zoning district. The Mixed Residential (MR) land use designation is described as areas providing a wide-range of housing options for all stages of life and levels of income.

The Land Development Code (LDC) describes the Mixed-Use (MU) zoning district as areas providing a mix of both commercial and residential developments in either “horizontal” or “vertical” patterns. In urban areas, the “vertical” pattern is encouraged to provide more compact and walkable environments. A range of commercial uses is permitted, including, but not limited to, office, restaurant and retail. Residential uses are permitted at 30 dwelling units per acre. The LDC describes the Commercial (COM) zoning district as areas providing city-wide and regional commercial services. A wide-range of commercial land uses and services, including but not limited to office, restaurant and retail are permitted. Residential uses are only allowed in buildings that provide ground floor commercial. No freestanding residential is permitted. The LDC describes the Mixed Residential (MR-20) zoning district as a residential district providing a range of multi-family housing types and styles with density limited to 20 units per acre.

Generally, the MU zone requires residential components and a much more compact urban development pattern. The COM zone allows for a more horizontal suburban pattern and does not require residential uses. The commercial uses allowed in the MU and COM zones are similar to one another and should not be the determining factor in this rezone request. The MR-20 zoning district would be 10 fewer units per acre, compared to MU residential development. The 1.5-acre area along the river is better suited and provides a unique opportunity for residential development.

A new project, in accordance with the LDC, will provide the City with a visually better and more efficient use of this land. Additional employment opportunities and housing options within proximity to core areas of Logan will decrease automobile transportation impacts, improve utility distribution services and provide additional vibrancy to a changing and redeveloping area. Trail connections to the south will provide amenities, natural beauty and recreational opportunities to offset the typical harsh urban environment that buildings and parking lots create.

The maximum height of the main building, the equipment screen walls on top of the roof extending to 66’ in height, and the compatibility and consistency of the proposed front yard parking lot to the adjacent and adjoining business will warrant special consideration.

**PROPOONENT:** Craig Adams believes this is a good location for this project and fits well with the Wasatch Properties project across the street. The river is a great amenity. They are working with the City regarding the future development of 100 West. There is not a lot of pedestrian traffic along Main Street, however, there are pedestrian pathways from the building to the retail pads included in the landscaping design plan. Access (exiting) to Main Street will be a right-turn only, per UDOT requirement, therefore there will be a need to have traffic exit onto the existing 100 West for better connectivity. The mechanical equipment (HVAC) will be placed on top of the building, it will be recessed toward the center of the roof and screened to be more aesthetically pleasing, which may result in more than 10% of the rooftop area.

Gary Blazzard, from HKS Architects, explained that pedestrian walkways are required by ADA regulations. The intent is for the retail spaces to be constructed and occupied within a year of construction. The strip along Main Street will be developed and is set back 15' beyond the sidewalk. The area will not be left unsightly, there will be temporary landscaping put in if necessary. The amenities along the river provide a great opportunity for a residential component,
which is why that part of the property is being requested to be rezoned to Mixed Residential rather than Commercial.

**PUBLIC:** LaDonna Connors, lives on 400 West between 100-200 South, had questions about the future development of 100 West including the location, purchase of property and the anticipated speed limit.

**COMMISSION:** Chairman Butterfield disclosed that the property owner, Craig Adams, has had some minor business dealings with the Credit Union where he is employed, however, he has no personal financial gain with this project and therefore feels there is no conflict of interest.

Mr. Housley, the City Attorney, explained that funding for the planning and design of 100 West is being considered and there have been some properties purchased.

Mr. Holley explained that mechanical equipment is required to be screened. Having the equipment set back to the center area of the roof and upper parapet walls help with this requirement. The Land Development Code allows limited non-habitable height exceptions, such as spires, domes, belfries, etc. on no more than 10% of the roof area. Chairman Butterfield said 10% seems impractical for the HVAC equipment and recommended that it be screened in similar features to the building. Mr. Housley said it is a reasonable interpretation to consider that mechanical equipment is not part of the building and should be applied consistently to all projects.

Mr. Adams clarified for Commissioner Goodlander that the equipment will likely be ~14' in height, depending on the size of the equipment that is needed.

Commissioner Croshaw questioned whether there is any intent to connect the trail across Main Street. Mr. Housley said the goal is to eventually connect them, however, the challenge is finding the funding.

Bill Young, the City Engineer, advised that a consultant was hired in 2016 to complete an environmental assessment for the 100 West expansion. Multiple options have been considered including having the road run along the east side of the LDS church located at 94 West 600 South. The City has purchased two properties in the area. During the corridor study with UDOT and the City, the idea of one-way couplets utilizing 100 West has been considered, and within that option, the road was designed to be able to handle 40 mph if necessary, however the speed limit has not been determined.

Commissioner Dickinson questioned who would be responsible for enforcing the landscaping. Mr. Holley said the initial installation would be handled by the Planning staff and be tied to the Certificate of Occupancy. The maintenance/upkeep would be managed through the Code Enforcement division. Commissioner Dickinson asked if the provision for a voluntary easement of the trail system (as contained in condition 9) is a written agreement. Mr. Housley explained that the City cannot require a trail because it is prohibited in State stature, however, as part of the incentive agreement for redevelopment funds, it will have to comply with the condition.

Mr. Holley pointed out the possibility of increasing the building height, which would allow outer parapet walls to help screen the mechanical equipment. Chairman Butterfield said that may be a cost-prohibitive alternative, but could be an option for the applicant to consider.

Commissioner Ortiz asked why the Mixed-Residential (MR-20) is being considered rather than a Mixed-Use zone. Mr. Holley said MR-20 is the request of the applicant; staff feels this area would be good for residential use. The main difference is Mixed-Use requires a commercial component and Mixed Residential does not. Commissioner Dickinson said this seems to be piecemeal zoning based on a specific project rather than consideration for the overall area. Mr. Housley explained