



PD Overlay – Maple View Subdivision
Approx. 350 S 1400 W

PD Workshop Planning Memo

Project Name: Maple View Subdivision PD
Proponent: Brad Brown
Project Address: 350 South 1400 West
Request: PD Concept Plan Review
Current Zoning: Suburban Neighborhood Residential (NR-4)
Date of Workshop: June 11, 2026
Submitted By: Aaron Smith, Senior Planner

OVERVIEW OF THE PLANNED DEVELOPMENT OVERLAY

The purpose of the Planned Development (PD) Overlay is to allow for flexibility in the application of the City's zoning regulations and development provisions in order to allow for unique, innovative and well-planned developments that would not be possible under one of the City's existing zoning designations. The intent of the PD is for use primarily where no existing zoning district is both sufficiently permissive to allow uses that would be suitable on the property and sufficiently restrictive to protect the character and quality of neighboring properties. Project sites larger than three acres may apply for a PD.

As the first phase of a PD, an applicant submits a Concept Plan for review by the Planning Commission and City Council. While no formal action is taken by either body during the Concept Plan review, this is an opportunity to provide comments and feedback to the applicant as they prepare a final PD application. The Concept Plan consists of a preliminary layout and project narrative.

CONCEPT PLAN OVERVIEW

The proposed PD Overlay project is located at approximately 350 S and 1400 W. The project site is 10 acres and is currently zoned NR-4. The parcel came through Planning Commission in February 2026 as a rezone request to MR-9. At that time the Planning Commission recommended denial of the rezone and eventually the application was withdrawn before the hearing with City Council. During the rezone application review process, the proponent expressed interest in a development agreement to restrict overall density but allow additional housing types and lot sizes. Direction was given that the PD Overlay is the preferred process to bring forward custom development options.

The Concept Plan shows a proposed subdivision with 51 single-family lots varying from just under 4,000 SF to 10,000 SF. The layout places larger lots adjacent to the existing Equestrian Estates subdivision and transitions to smaller lots moving west. The layout includes a street connection at 350 S through Equestrian Estates and a connection to 1400 W. The layout also provides both a north and south street stub. The lots are primarily accessed from 60' wide local streets, with 3 lots being served by a 20' private drive. The northwest portion of the proposal includes an approximately 0.98 acre open space. The open space area is located within the landfill overlay, which prohibits residential structures, and will be adjacent to a city park that is under development to the north of this property.

Land use adjoining the subject property

<i>North:</i>	PUB: Public Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Residential Uses	<i>West:</i>	PUB: Public Uses

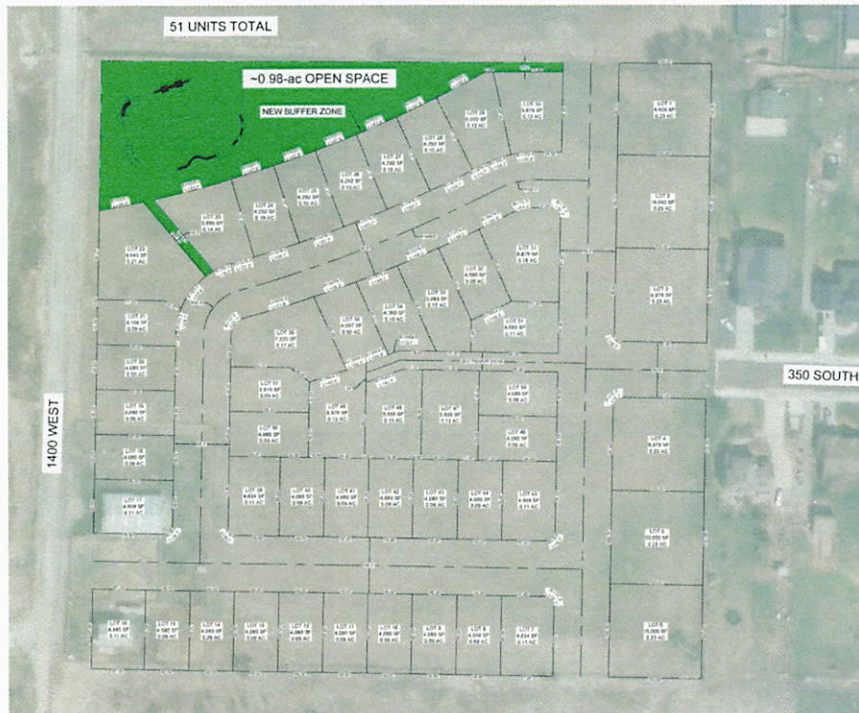


Figure 1 – Maple View Subdivision PD Concept Plan

LOT CONFIGURATION

The proposed lots vary greatly, but are primarily smaller lots similar to what would be permitted in the MR-9 zone. Overall gross density for the project is 5 units per acre. It is difficult to maximize density in single family lot subdivisions due to the amount of area needed for roads. This project is also impacted by the open space within the landfill overlay. While on paper the current zoning of NR-4 would permit up to 40 units, the reality is that with the amount of roads required and the open space, the actual achievable lots would be considerably less. When comparing the proposed lots to lots that are currently permitted in other Logan City zones, the proposed lots fall into three categories, those that are similar to NR-4, NR-6, and MR-9 lots.

Equivalent Zone	Approximate Lot Size	Number of Proposed Lots	Percentage of Lot Acreage
NR-4	10,000 SF	7	25%
NR-6	6,000 SF	7	16%
MR-9	4,000 SF	37	59%

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted with the new General Plan in May 2026, identifies this property as Low Density Residential (LDR). The Logan City General Plan states that the LDR land use could accommodate single- and two-family attached or detached dwelling units, with densities typically ranging from one to nine dwelling units per acre, and that future development and reinvestment in these areas should align with the scale and character of existing neighborhoods to maintain a cohesive residential fabric.

TRANSPORTATION MASTER PLAN – 1400 WEST

1400 W is designated as a minor arterial street in the Transportation Master Plan, which consists of a 102' right-of-way (ROW) cross section. Half the width of the minor arterial cross section (51') will need to be preserved as part of this project. While the layout appears to account for some ROW dedication, additional area may be needed.

While the minor arterial ROW area will need to be preserved, the width of the constructed road will not need to be as wide. Where the vehicle use for this project and the current use of the road would not produce the volume of vehicles necessary to justify development of the entire 102' ROW at this time, the developer would need to build the road to the collector street cross section standard of 80'. This would include building half of the width of the collector street from the 1400 W ROW centerline towards their property.



APPLICATION FOR PROJECT REVIEW

For Staff Only ☒ Planning Commission		☐ Land Use Appeal Board	☐ Administrative Review
Date Received 5/11/20	Zone/Neighborhood NR-4 / WOODRUFF	Scheduled Meeting Date June 11	Application Number
Type of Application (Check all that apply): ☐ Design Review ☐ Conditional Use ☐ Subdivision ☐ Administrative Design Review ☐ Code Amendment ☐ Appeal ☐ Zone Change ☒ Other PD Overlay Concept Plan			
PROJECT NAME (Do not use an address) Maple View Subdivision PD WORKSHOP			
PROJECT ADDRESS Approx. 350 S 1400 W, Logan UT 84321		COUNTY PLAT TAX ID # 02-066-0013	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Brad Brown (Steward Land Company)		PHONE # [REDACTED]	
MAILING ADDRESS		CITY	STATE ZIP
[REDACTED]			
EMAIL ADDRESS [REDACTED]			
PROPERTY OWNER OF RECORD V DEAN ADAMS & JOYCE Y ADAMS FAMILY TRUST		PHONE #	
MAILING ADDRESS		CITY	STATE ZIP
[REDACTED]			
EMAIL ADDRESS [REDACTED]			
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See attached.		Total Lot Size (acres) 10 Size of Proposed New Building (square feet) N/A Number of Proposed New Units/Lots 51	
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	
APPLICATION MUST BE ACCURATE AND COMPLETE NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL			

City Council: WORKSHOP only



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Project Description:

The proposed PD Overlay Concept Plan consists of approximately 10 acres designed as a thoughtfully integrated residential neighborhood featuring a mix of housing types and lot sizes, ranging from cottage-style lots to quarter-acre single-family lots. The intent of the project is to create a connected, community-oriented neighborhood that emphasizes walkability, interaction, and quality of life through the application of "Happy City" planning principles and intentional neighborhood design.

A significant portion of the site—approximately 15%—falls within an existing landfill buffer zone, which has created unique site planning constraints. Rather than treating this area as a limitation, the concept plan incorporates it as a community asset through the inclusion of stormwater detention facilities, open space, trails, and recreational amenities. A featured amenity is a proposed bike pump track with pedestrian connections throughout the neighborhood, designed to provide safe and accessible recreation opportunities for families and children. Enhanced pedestrian crossings and traffic-calming concepts are also envisioned to improve safety and connectivity within the development.

The project is uniquely positioned adjacent to the City's Maple View Park, which serves as one of the foundational components of the City's Outdoor Recreation Complex associated with the future landfill reclamation area. The proposed neighborhood is intended to complement and connect into this evolving public amenity system while providing a high-quality residential environment that supports long-term community development goals.





Source Esri, Vantor, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

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CONCEPT

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