



**Project #15-027  
GW Properties 6-Plex  
Located at 274 East 300 North**

**REPORT SUMMARY...**

*Project Name:* GW Properties 6-Plex  
*Proponent / Owner:* Greg McDonagh / GW Properties LLC  
*Project Address:* 274 East 300 North  
*Request:* Design Review Permit  
*Current Zoning:* Mixed Residential Medium (MR-20)  
*Type of Action:* Quasi-Judicial  
*Date of Hearing:* July 9, 2015  
*Submitted By:* Russ Holley, Senior Planner

**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #15-027, GW Properties 6-plex, for the property located at 274 East 300 North, TIN# 06-063-0024.

*Current Land use adjoining the subject property*

<i>North:</i>	MR-20: Residential Uses	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	MR-20: Residential Uses	<i>West:</i>	MR-20: Residential Uses

**Existing Conditions**

The 0.31 acre project site currently contains a single-family home built in 1899. A small one-car detached garage is located in the rear yard near the west property line and is accessed via a shared driveway. Four (4) mature street trees align 300 North along the property frontage.

**Background**

On May 28, 2015 the Planning Commission voted 4-3, denying the original proposal with findings that the Logan City Land Development Code (LDC) sections 17.14.040, 17.15.020 and 17.15.030, which outline neighborhood compatibility, where not being met. The applicant re-designed the building in response to the concerns and issues raised by Planning Commission members and re-submitted an application for the July 9<sup>th</sup> Planning Commission meeting.

The LDC sections cited above as reasons for denial, outline allowable new building materials in residential zones, consistency in building form and scale, and new development being compatible with the surrounding neighborhood character. Some Planning Commission members specifically stated that the proposed building looked out of place in this neighborhood. The applicant made the following changes to his original submittal:

1. A cultured stone/masonry material on the ground floor and a vertical siding material on some areas of the upper floors were added to the design.
2. Wooden pergolas were added on all three floors of the front façade.
3. The dominant and stark horizontal planter boxes along the balconies that blocked the view to many upper story windows have been re-designed with open railings and vertical box areas to add variety and openness to the front façade.
4. The roofline has been re-designed into two sections to add variety and break up the visually dominant horizontal lines of the original design.

**PROPOSAL**

The proposal is to demolish the existing structures and construct a new 6-plex stacked apartment building near the front of the property with a 12 stall parking lot located in the rear

yard. A new driveway is proposed along the west side of the property accessing the parking lot. The proposed building is three (3) stories tall with step-back terraces that create outdoor patios for each dwelling unit. The new building is proposed to be constructed out of cast-in-place reinforced concrete and finished with a cultured stone, concrete granite speckle (similar to stucco) and vertical siding material. The proposal includes surface landscaping improvements around the front and side of the building and on upper floor outdoor patio areas.

### **Site Design**

#### *Setbacks*

The Land Development (LDC) requirements for setbacks in the MR-20 zone are as follows (as measured from property lines):

Front: 10 feet  
Side: 8 feet  
Rear: 10 feet  
Parking (Front): 10 feet  
Parking (Side/Rear): 5 feet

The proposed building and parking lot is located at the following distances (as measured from property lines),

Front (north): 15 feet  
Side (east): 8 feet  
Side (west): 23 feet  
Rear (south): 52 feet  
Parking Front (north): 94 feet  
Parking Rear/Side: 5 feet

As re-submitted, the project meets the LDC by buffering parking lots from adjacent properties.

#### *Lot Coverage*

The LDC §17.15.100 establishes a maximum lot coverage of 60% (building(s) footprint). Considering the total lot size of 13,503 SF and a proposed building footprint at 4,560 SF the lot coverage would equal 33%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

#### *Open Space*

The LDC §17.15.100 requires 20% open space and an additional 10% useable outdoor space. Generally, open space consists of landscaping and usable outdoor space consists of decks, patios and other similar outdoor improvements. Based on the property size of 13,503 SF, a minimum of 2,700 SF of landscaping and 1,350 SF outdoor space for a total of 4,050 SF open space shall be provided. The proposed project, which includes numerous planter boxes on upper-floor patios, indicates 2,874 SF (21%) of landscaping and 5,434 SF (40%) of usable outdoor space (patios) for a total open space of 8,308 SF, meeting the LDC requirement as submitted.

#### *Landscaping Numbers*

The LDC 17.39.050 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 MR-20 zone. For 0.31 acres, 6 trees and 15 shrubs, flowers and ornamental plants would be required as per the LDC. As submitted with conceptual landscaping, the project shows 9 trees and over 100 shrubs, perennials and ornamental grasses meeting the minimum landscaping requirements in the LDC.

*Parking*

The LDC §17.15.100 requires 2 (two) parking stalls per dwelling unit. The proposed project shows 12 parking stalls. With six (6) dwelling units proposed the project meets the off-street parking stall requirements in the LDC.

*Pedestrian Circulation*

LDC 17.37.150 requires that developments provide safe, reasonably direct and convenient pedestrian access between each building and sidewalks along adjacent streets. A sidewalk is shown connecting the building to the sidewalk along 300 North and continuing through central building corridors to each dwelling unit and around back to the parking lot area. As proposed, the project meets pedestrian circulation requirements in the LDC.

**BUILDING DESIGN**

*Materials*

The LDC 17.15.100 states that buildings should be designed with interesting forms and roof shapes for diversity and that no more than three (3) building materials should be used. Vinyl and T1-11 materials are not permitted in this zoning district. Materials used on the front façade should wrap at least fifty percent of the side and rear façades for building design continuity. As submitted with a combination of a cultured stone, speckled granite concrete finish (similar to stucco) and a vertical siding material, the project meets minimum building material requirements in the LDC.

*Elevations*

The LDC 17.15.100 indicates that walls should be divided up into distinct planes of 500 SF or less to reduce the amount of blank walls on building elevations. Acceptable breaks include windows, balconies, wall articulation or changes in color or material. As proposed with the terracing patios, pergolas, upper story windows and doors, the project meets building elevation requirements in the LDC.

*Building Height*

The LDC 17.15.100 limits building height in the MR-20 zone to 45 feet. The proposed building is approximately 30 feet tall. As submitted, the project complies with the building and transitional height requirements in the LDC.

**AGENCY AND CITY DEPARTMENT COMMENTS**

Comments were solicited from the following departments or agencies:

● Fire	● Engineering
● Business License	● Water
● Light and Power	

**PUBLIC COMMENTS**

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one (1) comment was submitted expressing support for the project. The comment is attached for review.

**PUBLIC NOTIFICATION**

Legal notices were published in the Herald Journal on 6/22/15 and the Utah Public Meeting website on 6/22/15. Public notices were mailed to all property owners within 300 feet of the project site on 6/22/15. The property was posted with the Community Development Department Land Use Action sign on 6/25/15.

**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 project is approved for 6 dwelling units and a minimum of 12 off-street parking stalls.
3. The building design is approved with the combination of a cultured stone, concrete granite speckle (similar to a stucco finish) and vertical siding material mix.
4. Efforts to preserve the mature street trees along 300 North shall be made during and after construction, including adjusting the driveway approach. If a street tree must be removed a new street tree shall be planted in its place after construction.
5. Mechanical equipment, including any rooftop equipment shall be placed in the rear or in areas screened from view of 300 North.
6. Storm water retention/detention basins shall be placed in the side or rear yards screened from view of 300 North.
7. 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) Street trees to remain or a new one planted in the parkstrip at every thirty (30) linear feet on center.
  - b) Open Space and Useable Outdoor areas shall total a minimum of 4,050 SF.
  - c) A total number 6 trees and 15 shrubs, perennials and grasses shall be provided.
  - d) Parking lot rear and side perimeters shall be densely landscaped to buffer the parking lot from adjacent properties.
  - e) Shrubs, grasses and perennials shall be planted around storm water, garbage dumpsters and parking areas to visually screen these utilitarian areas from public view.
  - f) Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
8. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
9. 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.
10. 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.
11. 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. *Engineering - contact 716-9160*
    - Provide onsite storm water detention/retention per City standards
    - Construct and/or repair/replace curb, gutter, sidewalk and approaches to meet current City standards
    - Upsize existing City utilities based on development requirements
  - c. *Fire —contact 716-9515*
    - Fire Sprinkler System is required per IFC 903.2.8
    - Fire Alarm System is required per IFC 907.2.9
  - d. *Water—contact 716-9622*
    - Building water main must have a minimum DC (ASSE-1015) as it enters the building before any branch offs. (Height)
    - Land scape irrigation system must have a high hazard Back flow assembly such as a RPZ (ASSE-1013). (Height)
    - If fire suppression system it must have an approved Back flow assembly for the application.
    - If a boiler is installed it will need a Back flow protection per degree of hazard. (Chemicals?)

e. *Light and Power*—contact 716-9741

- At application for a Building Permit the following will be required:
- A One Line Diagram
- An Electrical Load Data Sheet
- A Digital Site Plan in Auto Cad format (DWG), and
- PUE's- Public Utility Easements on all property lines (10' PUE on all property lines facing a road and a 5' PUE on all other property lines)

f. *Business License* —contact 716-9234

- Landlord License required for owner/operator of the property

**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 proposed building and site developments are consistent with the ordinance and regulations associated with the MR-20 zoning district.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate off-street parking in conformance with Title 17.
4. The project meets the goals and objectives of the MR-20 zoning designation within the Logan General Plan by providing medium density housing near employment and commercial centers.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 300 North provides access and is adequate in size and design to sufficiently handle traffic related to the land use.

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

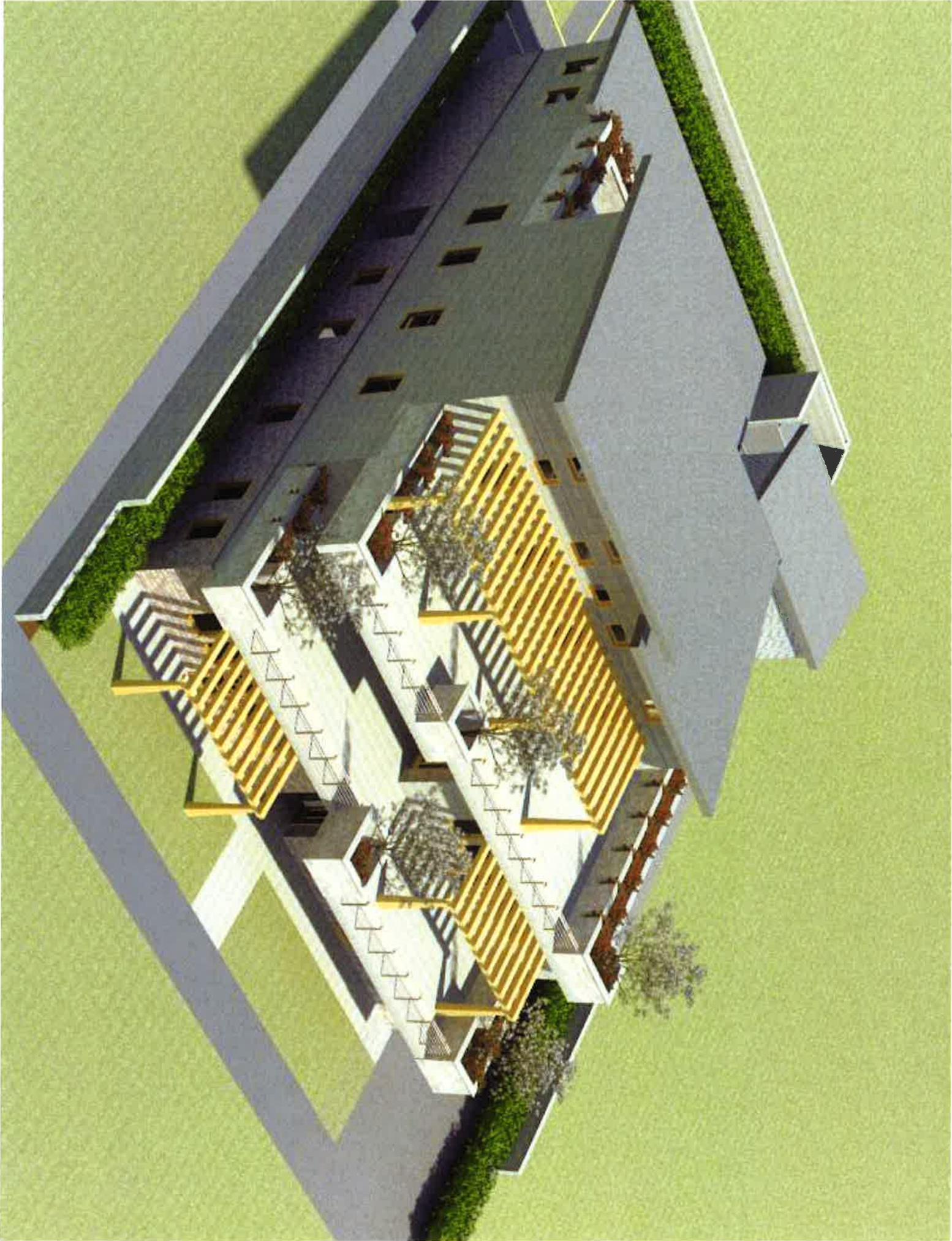
Planning Commission    Board of Adjustment    Board of Appeals    Other

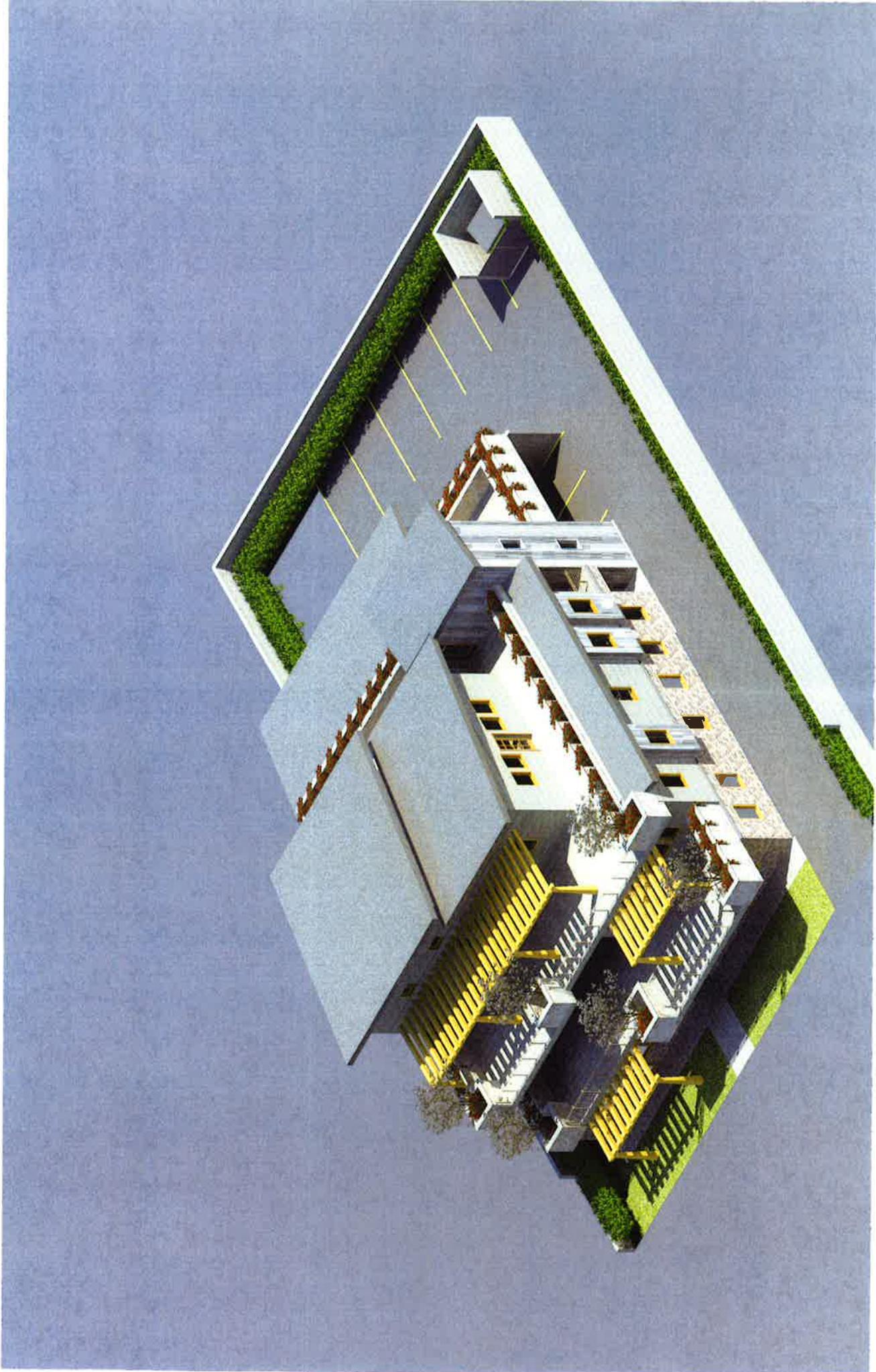
Date Received <b>04/13/2015</b>	Received By <b>Akeden</b>	Receipt Number <b>521401</b>	Zone <b>MR-20</b>	Application Number <b>PC 15-027</b>
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Variance	<input type="checkbox"/> 4950' Design Review	<input type="checkbox"/> Other _____
PROJECT NAME <b>GW PROPERTIES</b> <del>WOOD/GORDON</del> <b>6 FLX</b>				
PROJECT ADDRESS <b>274 E 300 NORTH LOGAN</b>			COUNTY PLAT TAX ID # <b>06 - 063 - 0024</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>GREG McDONAGH</b>			MAIN PHONE # <b>435-764-2255</b>	
MAILING ADDRESS <b>P.O. BOX 418</b>	CITY <b>PROVIDENCE</b>	STATE <b>UT</b>	ZIP <b>84332</b>	
EMAIL ADDRESS <b>GREG@SPIDERTIE.COM</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>GORDON WOOD - GW PROPERTIES LLC</b>			MAIN PHONE # <b>435-760-2642</b>	
MAILING ADDRESS <b>1569 E 1580 N</b>	CITY <b>LOGAN</b>	STATE <b>UT</b>	ZIP <b>84341</b>	
EMAIL ADDRESS <b>GORDWOOD@COMCAST.NET</b>				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) <b>REMOVAL OF EXISTING HOUSE/STRUCTURE CONSTRUCTION OF 3 STORY SIX FLX. GROUND FLR CONSISTS OF 3 UNITS, 2ND FLOOR 2 UNITS, 3RD FLOOR 1 UNIT.</b>			Total Lot Size (acres) <b>0.31 AC</b>	
			Size of Proposed New Building (square feet) <b>7200 sq</b>	
			Number of Proposed New Units/Lots <b>6</b>	
<b>NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL</b>				
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 permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
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 <b>GS Wood for GW properties</b>		

ORIGINAL PROPOSAL











Debbie Zilles <[debbie.zilles@loganutah.org](mailto:debbie.zilles@loganutah.org)>

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## Fwd: Public Hearing Project near me

1 message

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**Mike Desimone** <[mike.desimone@loganutah.org](mailto:mike.desimone@loganutah.org)>

Mon, Jun 29, 2015 at 8:07 AM

To: Russ Holley <[russ.holley@loganutah.org](mailto:russ.holley@loganutah.org)>, Amber Reeder <[amber.reeder@loganutah.org](mailto:amber.reeder@loganutah.org)>, Debbie Zilles <[debbie.zilles@loganutah.org](mailto:debbie.zilles@loganutah.org)>

----- Forwarded message -----

From: <[red59@cablone.net](mailto:red59@cablone.net)>

Date: Fri, Jun 26, 2015 at 5:39 PM

Subject: Public Hearing Project near me

To: [mike.desimone@loganutah.org](mailto:mike.desimone@loganutah.org)

Mike,

I own a 4-plex next door to the proposed project PC15-027, GW Properties 6-plex at 274 E. 300 N. My property is 285 N. 300 E. My back door would be up against the back yard of the new 6-plex.

I am not able to attend the public hearing. I have owned our 4-plex for many years and am very familiar with the entire neighborhood and the city. My wife and I were born and raised in Logan. We are very much in favor of the new project. As you know there are many rental units on my entire block of 3rd east leading to the temple. I believe it would add an improved level of architecture and 'raise the bar' for other landlords to enhance their rental buildings as well as single family homes. We believe the project would enhance the entire neighborhood area in very positive ways for many years to come.

Thank you,  
Randy & Marcia Jensen  
285 N. 300 E.  
Logan

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Michael A. DeSimone, AICP  
Community Development Director  
Logan City  
290 North 100 West  
Logan, Utah 84321  
(435) 716-9022

[mike.desimone@loganutah.org](mailto:mike.desimone@loganutah.org)