



Project #19-012
L59
Located at approximately 150 S. 100 E.

REPORT SUMMARY...

Project Name: L59
Proponent / Owner: Beth Larchar / DC1 Logan LLC (Trent Cragun)
Project Address: 150 S. 100 E.
Request: Design Review Permit & Rezone
Current Zoning: TC1, REC & NR6
Type of Action: Quasi-Judicial & Legislative
Hearing Date: April 25, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for recommend **approval** for a Rezone for Project #19-012, L59, in the Town Center 1 (TC1), Recreation (REC), & Traditional Neighborhood Residential (NR-6) zone located at 150 S. 100 E., TIN #02-047-0005; -0021; -0020; -0019; -0023; -0017; -0014; -0025; -0008; -0006..

Current Land use adjoining the subject property

<i>North:</i>	REC: City Park	<i>East:</i>	NR: Residential Uses
<i>South:</i>	NR6: Religious Institution	<i>West:</i>	TC1: Commercial Uses

Project Proposal

This is a proposal for a new 120 unit multi-family apartment building, 10 townhomes, surface parking areas with site and landscaping improvements. The 5-story apartment building is being proposed with 2,500 SF of commercial space near the west entrance, multiple resident amenity areas, storage spaces and structured parking on the east side of the ground floor. The upper four-floors are intended for private residential uses. The 10 townhomes, two buildings each containing 5 units, are oriented towards and align along 100 East street and positioned east of the apartment building. The two-story townhome structures have rear-loading double-wide garages and usable rooftop patios. The remainder of the project site is proposed as surface parking lots and landscaping. The project site is approximately 2.68 acres and includes the anticipated future re-alignment of the Garff Wayside Garden Park boundary line. The Logan City administration intends, subsequent a successful rezone of the park property, to decrease the current size of the park area by approximately 0.60 acres.

Rezone

This city block is currently divided in to three different zoning districts. The northern portion, approximately 2.81 acres (Garff Wayside Gardens), of the block is currently zoned Recreation (REC). The western 4.82 acres is currently zoned Town Center 1 (TC-1). The eastern 2.73 acres is currently zoned Traditional Neighborhood Residential (NR-6).

The applicant is proposing a rezone that includes additional TC-1 area, a general replacement of the NR-6 zone with the MR-20 zone and a reduction in the REC zone area. The request would result in the block divided into the three zoning districts of TC-1, REC and MR-20. The REC area would be approximately 2.21 acres (0.60-acre decrease), the TC-1 area would be approximately 6.32 acres (1.50-acre increase) and the MR-20 area would be approximately 1.81 acres (church and townhome sites). The Logan City Future Land Use Plan (FLUP) designates the block as TC and REC. The FLUP does not demarcate between TC-1 and TC-2. The MR land use is not identified on this block in the FLUP.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits both residential occupancy of a dwelling unit and a range of commercial uses in the TC-1 zoning district. The MR-20 zone permits residential occupancy of a dwelling unit and religious institutions. Commercial uses in the MR-20 zone are extremely limited to day cares and similar types of businesses.

Density

The LDC allows up to 70 dwelling units per acre in the TC-1 zone and up to 20 dwelling units per acre in the MR-20 zone. The area associated with the TC-1 portion of the site is 2.14 acres (considering the city park boundary adjustment and rezone) and the area associated with the MR-20 portion of the site is 0.54 acres. The proposed MR-20 area contains 10 dwelling units for a density of 18.51 units per acre. The proposed TC-1 area contains 120 dwelling units for a density of 56.07 units per acre.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **TC-1** zone are as follows (as measured from property lines):

Front (min-max):	0-5'
Side:	0'
Rear:	5'
Parking:	10'

The following setbacks are proposed for the **TC-1 building** (as measured from the exterior property lines of the project site, at closest points):

Front (west):	0'
Side (south):	10'
Side (north):	~216'
Rear (east):	14'
Parking:	10'

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

Front (opposite NR):	25'
Side:	8'
Rear:	10'
Parking:	10'

The following setbacks are proposed for the **MR-20 buildings** (as measured from the exterior property lines of the project site, at closest points):

Front (east):	22.5'
Side (south):	10'
Side (north):	10'
Rear (east):	10'
Parking:	rear loading garages

As proposed, the project does not meet the front minimum setback requirement for the townhome structures. Building code and fire safety code restrict buildings with openings not along a public right-of-way to be fire protected/rated or setback. As conditioned with building code considerations and the Planning Commission contemplating a reduction in the front yard setback adjacent to NR zoning, the project complies with setbacks in the LDC.

Lot Coverage

The LDC 17.10.060 establishes a maximum lot coverage of 100% (building(s) footprint) in the **TC-1** zone and LDC 17.07.090 establishes a maximum lot coverage of 60% (building(s) footprint) in the **MR-20** zone. The TC-1 building is below the 100% maximum and the

Townhome buildings total 10,800 SF of the 23,522 SF property for a lot coverage of 45%. Both buildings comply with maximum lot coverages as proposed.

Parking Requirements

Residential Parking

The LDC requires 2 parking stalls per every dwelling unit in the MR-20 zone. The proposed MR-20 (10 townhomes) area provides 20 parking stalls within the double garages and meets the full parking requirements of the LDC as proposed.

The LDC 17.10.060 requires 1.5 parking stalls per every studio or one-bedroom dwelling unit and 2.0 parking stalls per every two-bedroom or larger dwelling unit within the TC-1 zone. The TC-1 zone also requires one visitor parking per every 10 stalls required. The proposed project contains 90 one-bedroom dwelling units and 30 two-bedroom dwelling units within the TC-1 portion. Based on the LDC, the proposed project configuration would be required to provide a total of 215 residential and visitor parking stalls for the TC-1 building. The proposed project provides 210 parking stalls on-site and indicates an adjacent area near the Chuck-A-Rama restaurant as having an additional 15 available parking stalls (225 total stalls) for the TC-1 building. The adjacent additional 15 parking stalls currently have a restrictive covenant that prohibits overnight parking. The Planning Commission should consider if visitor, or a portion of visitor parking, could be satisfied with daytime only parking. If 5 of these additional stalls were dedicated to the visitor parking (20 total visitor parking stalls required) requirement that would bring the total parking stall count for the TC-1 building to 215 and the meet the requirements in the LDC. With 215 parking stalls, the proposed project configuration for the TC-1 building would have an overall average parking ratio of 1.79 parking stalls per dwelling unit. Multi-family projects are required to provide bike parking as per the LDC 17.31.040.

Commercial Parking

The project contains approximately 2,500 SF of commercial space within the TC-1 building. Commercial parking requirements are based on the specific commercial use. No commercial uses have been identified at this time. Office, retail or restaurant in this size space would likely require between 7-10 parking stalls. With the additional daytime 15 parking stalls near Chuck-A-Rama, the commercial parking requirement could be fulfilled with these stalls even if 5 stalls were dedicated to residential visitor parking. As conditioned to meet full LDC parking compliance with 245 stalls (commercial and residential), the project meets the requirements in the LDC.

Building Orientation, Site Layout & Pedestrian Circulation

The LDC 17.09.010 requires the building to be oriented towards the street. The primary entrance should be conveniently accessible by adjacent sidewalks and take a prominent role in the architectural design on the front facade. Both the townhomes and the TC-1 building orient and have prominent architectural features directed towards adjacent streets.

The LDC 17.09.010 states that parking lots be positioned to the side and rear of the building. Direct and delineated pedestrian connectivity shall be made from every building to the surrounding streets and throughout the site for overall pedestrian connectivity and better walkability. The parking lots are behind or to the side of the townhomes along 100 East. Along Main Street, a parking lot is shown/existing in front of the TC-1 building but the applicant does not fully control this existing parking lot property and it is not considered in the Design Review Permit. At a future time, this property may develop and would have a site layout that would match the rest of downtown and the TC-1 zone.

The proposed townhomes all have pedestrian connections from the building(s) to the street (100 East). The proposed TC-1 building does not show pedestrian connections to the street and throughout the project site. As conditioned with pedestrian connectivity throughout the TC-1 area, the project meets the requirements in the LDC.

Building Elevations

The LDC 17.10.060 indicates that blank walls exceeding 30 linear feet are prohibited and ground floor street facing facades shall have a minimum of 60% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. The building materials proposed are brick, stucco, wood panels and exposed concrete. The ground floor areas near Main Street are shown with at least 60% transparency. Areas along the south façade do not meet minimum 30 linear foot blank wall requirements. As conditioned with either additional architectural features or landscape and screening to fully buffer the areas of the south wall, the project meets the requirements in the LDC.

Building Heights

The MR-20 zone allows building heights at 45'. The LDC requires transitional building heights when higher density zones are positioned adjacent to lower density NR zones. This requirement restricts building heights to 35' at the front setback and allows one (1) additional vertical foot of building height for every two (2) horizontal foot setback. The two-story MR-20 townhomes are proposed at 29' tall. The TC-1 zone allows maximum building heights of 55' along streets and up to 80' in interior spaces of the block. The five-story TC-1 building is proposed at 64' tall.

Open Space

The LDC 17.07.090 requires 20% open space and an additional 10% useable outdoor space in the MR-20 zone. The LDC does not require open space in the TC-1 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The 0.54-acre MR-20 area would be required 4,704 SF of open space and 2,352 SF of outdoor space. The proposed conceptual landscape plan shows front and side yards being landscaped and each townhome has a rooftop deck. As conditioned with minimum open space and outdoor space in the MR-20 area, the project complies with the LDC.

Landscaping

The LDC 17.39 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 commercial and multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. 18 SF of landscaping shall be provided on the interior or perimeter of the surface parking lot for every parking stall contained within. As conditioned with a detailed landscaping plan meeting minimum plant numbers and parking lot landscaping, 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.

Summary

Aside from some design details and the expansive asphalt surface parking lots (inefficient use of space and conflicting with walkability), this project fulfills the vision set forth in the Logan General Plan and the Logan Downtown Specific Plan to create dense downtown housing through infill and re-development of projects. As Cache Valley continues to grow outwardly (sprawl) and rely so heavily on automobile transportation, impacts from this pattern will continue to worsen. Infill and re-development in a more inward and upward pattern that puts less reliance on automobile transportation and more reliance on public transit and walkability is key for future

downtown/core area growth within Logan City, especially as outlying greenfield areas continue diminish away.

Given the fact that last year's lengthy TC-1 and TC-2 downtown rezone debate about redevelopment and land-use regulation was essentially initiated by this properties' previous project proposal (Garden Park Apartments), it's safe to say it was anticipated that this area would be rezoned TC-2 and not TC-1 and MR-20. The TC-2 zone was created as a step-down or transitional zone from the higher intensity TC-1. This proposal with the 0.54 acres of MR-20 along 100 E and adjacent to the NR areas, accomplishes this goal in a sense with lower density uses along the 100 E edge and higher densities on the interior of the project site. Given last year's extensive debate and specifically crafted code language, staff would consider it a fair contemplation as to why TC-2 zoning is not the best option for this project site. A TC-2 project, that leaves the 0.64 TC-1 area as is, could yield approximately a total of 105 dwelling units as compared to the 130 total units of this TC-1 and MR-20 project proposal. Ultimately, the Logan City Council will have to determine if this rezone proposal is appropriate for this project site. Once the rezone is decided it's anticipated the Garff Wayside Garden property boundary adjustment will be completed to reflect the proposed project boundary.

The proposed 15 parking stalls located adjacent to the site and restricted from overnight parking should not be used for general residential uses, however; fulfilling a visitor parking requirement is debatable. Visitors for this project could be both short-term and overnight stays. Staff would consider that it's likely that the 5 out of 20 required visitor parking stalls would not be overnight visitors and could be satisfied in the adjacent shared daytime parking lot. Ultimately, the Planning Commission will need to determine this judgment call.

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, multiple comments have been received both in favor and in opposition. Comments will be forwarded to the Commission and Council and be discussed in further detail at the public meetings.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/13/19, posted on the City's website and the Utah Public Meeting website on 4/18/19, and mailed to property owners within 300 feet on 4/11/19. A quarter page ad was published on 4/6/19

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 project shall provide a total of 245 parking stalls. 20 stalls shall be dedicated to the 10 townhomes, 215 stalls shall be dedicated to the TC-1 building and 10 stalls shall be dedicated to the commercial space.
3. The Planning Commission will determine if 5 out of the 20 required visitor parking stalls can be located in the adjacent daytime only parking area.
4. The Planning Commission will determine if a reduction in the front setback for the townhomes from 25' to 22.5' is appropriate at this project.

5. A relative direct pedestrian (sidewalk) connection shall be made between the TC-1 building and sidewalks along the street and throughout the project site for better walkability.
6. The south façade on the TC-1 building (parking structure section) that is visible from the street shall either have additional architectural features or landscaping buffers planted to screen views.
7. All public/resident pedestrian entrances shall have weather protection provided above.
8. 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% and 10% for the MR-20 areas with at least 20 trees and 50 shrubs/perennials per acre of MR-20 area.
 - b) 18 SF of landscaping shall be provided on the interior or direct perimeter of the parking per every parking stall contained within. The interior landscaping shall contain a consistent number of trees for shading and reduction in environmental impacts.
 - c) Street tree shall be provided where they currently do not exist or are removed during construction at every 30 feet on center and as per City Forrester specifications.
9. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
10. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. 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.
13. 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.
14. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
15. 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*
 - Minimum inside measurement of a double enclosure without gates is 22 ft. wide and 10 ft. deep. No gates are required but if desired it is a minimum of 24 ft. wide. Minimum 20 ft. over-head clearance on approach and over the enclosure. Place bollards in the back and on the front corners of enclosure.
 - b. *Engineering —contact 716-9160*
 - Comply with Logan City Storm Water Design requirements. This includes the retention of the 90% storm event onsite through the use of Low Impact Design practices. It also includes the retention or detention of 100 year 24 storm as required in the Storm Design standard.
 - All existing sewer and water services not used by the new development shall be capped at the City utility main line.
 - The development shall extend the 8" fire line in 100 East south and connect to the new 8" line being installed through the development. The 4" line currently being connected to will not provide necessary fire flows if 8" line from main is ever closed due to maintenance or repair.
 - Locate 2" meters to townhomes in the park strip along 100 East
 - Provide water shares (rights) or an in-leu of fee increased demand on City system.
 - Property Line Adjustment for development.

c. *Water* —contact 716-9627

- The buildings that are three stories tall or taller (above grade) must have a DC (ASSE1015) installed and tested on the water main as it enters the building/s before any branch offs or connections. This is containment (City's) protection only.
- 2-) 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, report must be submitted to City.
- 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.
- All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.

1. d. *Fire* —contact 716-9515

- Fire Apparatus Access, Fire Sprinkler, Fire Alarm and Standpipes required.
- Submit a complete Fire Flow Analysis required.
- Additional Hydrants will be required.

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:

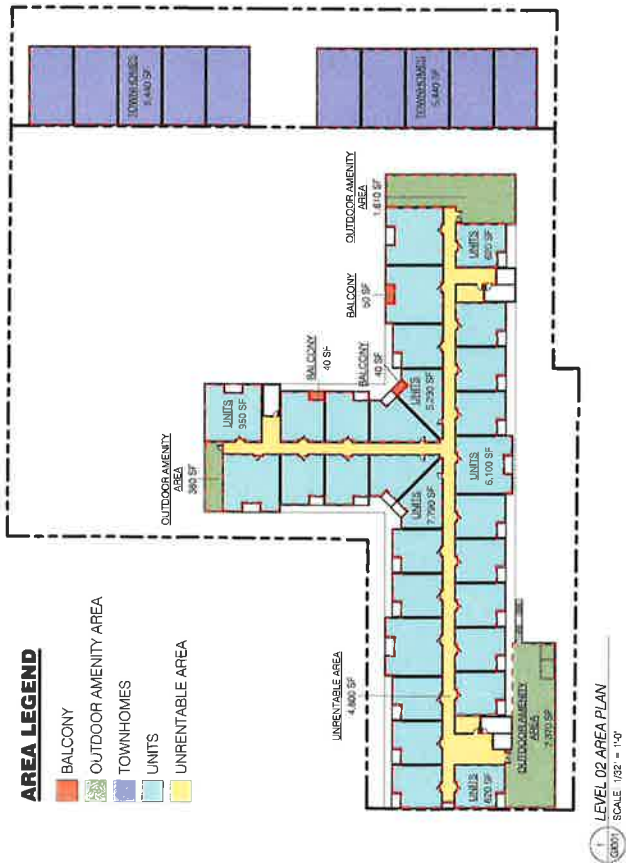
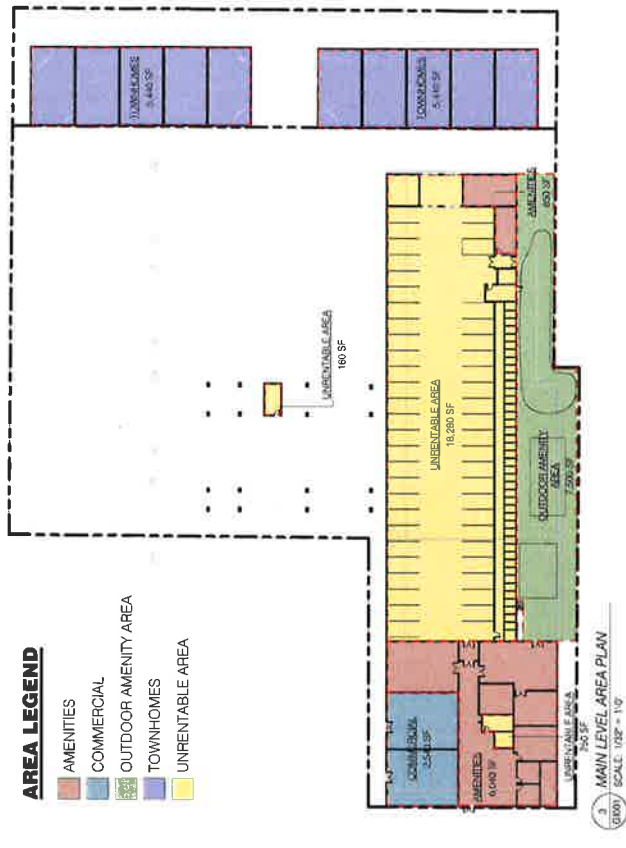
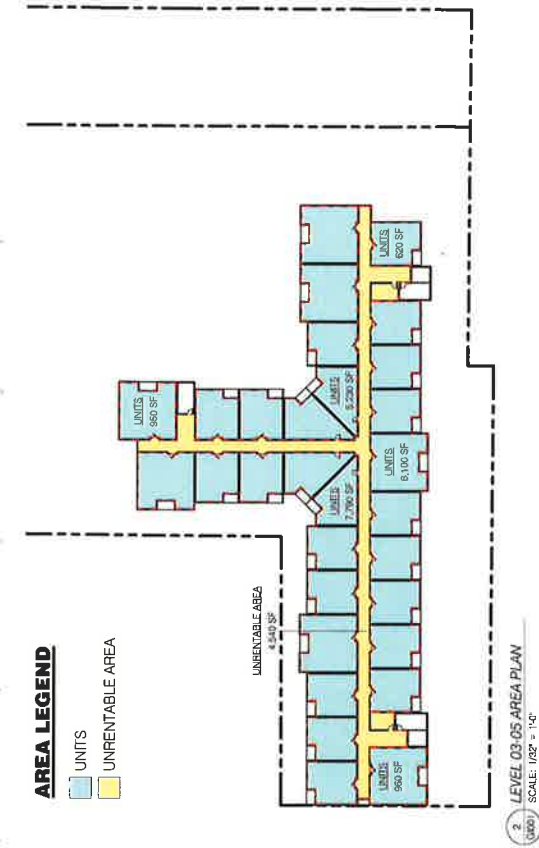
1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides required off-street parking.
4. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The proposed 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. Main Street and 100 East provides access and is 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. Although the FLUP does not indicate MR for the area, the MR-20 will act as a step down or transitional area to better buffer the NR areas to the east.
2. The proposed rezone and project meets the goals and objectives of the Logan General Plan and the Downtown Specific Plan by providing dense housing in core downtown areas.
3. The TC areas of the rezone comply with the FLUP.
4. The REC areas in the FLUP were specifically delineated because of the current boundary of the park and with a park boundary adjustment, the REC adjustment should coincide.

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 ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 3-25-19	Received By	Receipt Number	Zone TC	Application Number PC 19-012
Type of Application (Check all that apply): ☒ Design Review ☐ Conditional Use ☐ Subdivision ☒ Zone Change ☐ Administrative Design Review ☐ Code Amendment ☐ Appeal ☐ Variance ☐ 4950' Design Review ☐ Other _____				
PROJECT NAME L59				
PROJECT ADDRESS 150 S. 100 E. Logan			COUNTY PLAT TAX ID # 02-047-0017 02-047-0005, 02-047-0014, 02-047-0019 02-047-0025, 02-047-0023, 02-047-002	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Beth Larchar			MAIN PHONE # 801 885 4150	
MAILING ADDRESS 45 N Main St.	CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS elizabeth@obododevelopment.com				
PROPERTY OWNER OF RECORD (Must be listed) Trent Cragun			MAIN PHONE # 435 760 1700	
MAILING ADDRESS 45 N Main St.	CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS trent@buildwithlifestyle.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 130 luxury units near the heart of downtown Logan. The neighbors' input has made for a beautiful project that includes both modern + historic elements. There are two banks of 5 townhomes that act as a residential buffer between the apartment building and the homes to the East. The apartment building has 120 units + has TWO parking stalls available per unit. Zoning will be a mix of TC-1 and MR-20.			Total Lot Size (acres) 2.89	
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Size of Proposed New Building (square feet) 36,042 (apartment, incl. suspended area) 25,302 (townhomes)	
			Number of Proposed New Units/Lots 130	
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 	

MC Workshop: May 7
MC hearing: May 21

Zone change info (see next page)

Zoning Request for PC 19-012 (L59)

Total project boundary is 2.89 acres, is currently zoned TC-1, Recreation, and NR-6 and includes the following parcels, or portions thereof, 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, 02-047-0021, 02-047-0005, 02-047-0025 & 02-047-0014. The proposed rezone request includes the following: rezone approximately 0.50 acres of REC to TC-1 on a portion of 02-047-0014 (southern portion of Garff Gardens Park), rezone approximately 0.57 acres of NR-6 to MR-20 on the easterly 80' of 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, & 02-047-0021 (First East Frontage), and rezone approximately .88 acres of NR-6 to TC-1 on the westerly portions (west of the proposed 80' boundary for MR-20) of 02-047-0017, 02-047-0023, 02-047-0019, 02-047-0020, & 02-047-0021. The rezone request also includes rezoning 02-047-0022 (LDS Church) from NR-6 to MR-20; however, this parcel is not included in the proposed project boundaries.

PC 19-012



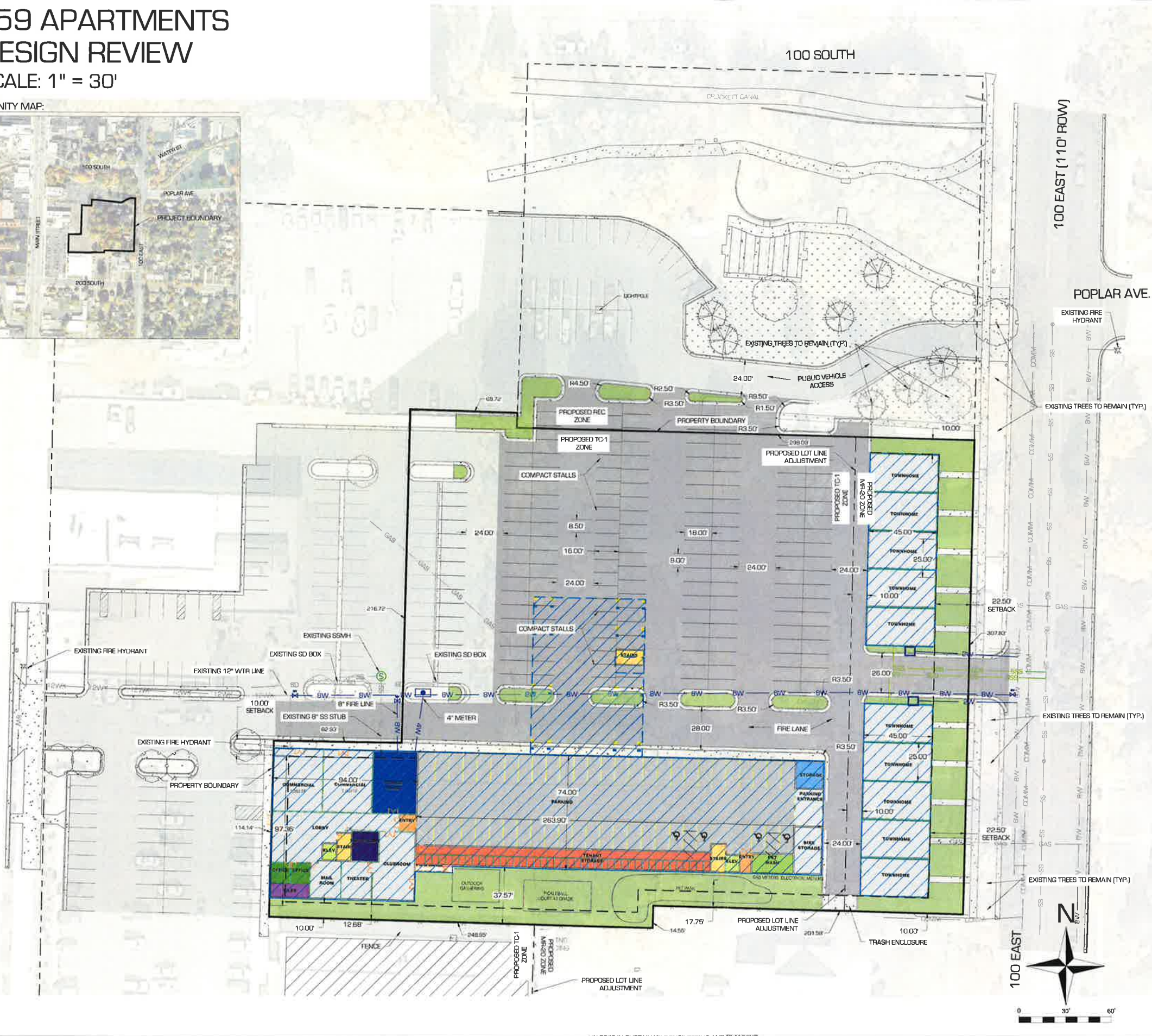
L59 APARTMENTS DESIGN REVIEW

SCALE: 1" = 30'

VICINITY MAP:



MAIN STREET (130' ROW)



LEGEND	
	PROPERTY BOUNDARY
	PROPERTY LINES WITHIN PROJECT BOUNDARY
	EXISTING STORM DRAIN (SIZE SHOWN)
	EXISTING WATER LINE (SIZE SHOWN)
	EXISTING GAS LINE (SIZE SHOWN)
	EXISTING SEWER LINE (SIZE SHOWN)
	EXISTING COMMUNICATION LINE
	EXISTING ASPHALT
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING CONCRETE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED ASPHALT
	PROPOSED 1.5' CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED BUILDING
	LANDSCAPING AREA

- NOTES
- PROJECT TO BE RE-ZONED AS TOWN CENTER (TC) AND MIXED RESIDENTIAL HIGH (MR-30).
TC:
FRONT SETBACK: 0'-5' (10' CURRENTLY SHOWN)
SIDE SETBACK: 0'-5' (10' CURRENTLY SHOWN)
REAR SETBACK: 0'
PARKING SETBACK: 10'
MR-30:
FRONT SETBACK: 10' MIN
SIDE SETBACK COMMON WALL: 0'
SIDE SETBACK NON COMMON WALL: 8'
SIDE SETBACK ADJACENT TO NR ZONE: 25'
REAR SETBACK: 10'
PARKING SETBACK: 10'
 - PROJECT BOUNDARY CONSISTS OF THE FOLLOWING PARCELS:
02-047-0014
02-047-0017
02-047-0023
02-047-0018
02-047-0020
02-047-0021
02-047-0005
 - PARK ON NORTH SIDE OF PARCEL TO BE RELOCATED AS SHOWN
 - PROPERTY BOUNDARY AREA: 2.89 ACRES
 - LANDSCAPING:
TREES: 58 REQUIRED BY CODE
SHRUBS: 145 REQUIRED BY CODE
STREET TREES: EVERY 30-FT ON CENTER
 - TOTAL APARTMENT UNITS: 120 UNITS
 - TOTAL TOWNHOME UNITS: 10 UNITS
 - PARKING STALLS AVAILABLE: AT LEAST 2.0 PER UNIT
 - STORM WATER WILL BE DETAINED IN AN UNDERGROUND STORM WATER DETENTION SYSTEM AND THEN RELEASED INTO CITY SYSTEM AT CONTROLLED RATE PER LOGAN CITY STANDARDS. THE 90TH PERCENTILE STORM VOLUME (0.6 INCHES) WILL ALSO BE RETAINED.

civilsolutionsgroup inc.

PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

L59 APARTMENTS DESIGN REVIEW

100 SOUTH 100 EAST
LOGAN, UT 84321

MARK	DATE	DESCRIPTION

PROJECT #: 725-1601
DRAWN BY: B. REES
PROJECT MANAGER: M. TAYLOR
ISSUED: 04.18.19



DESIGN
REVIEW

C-101

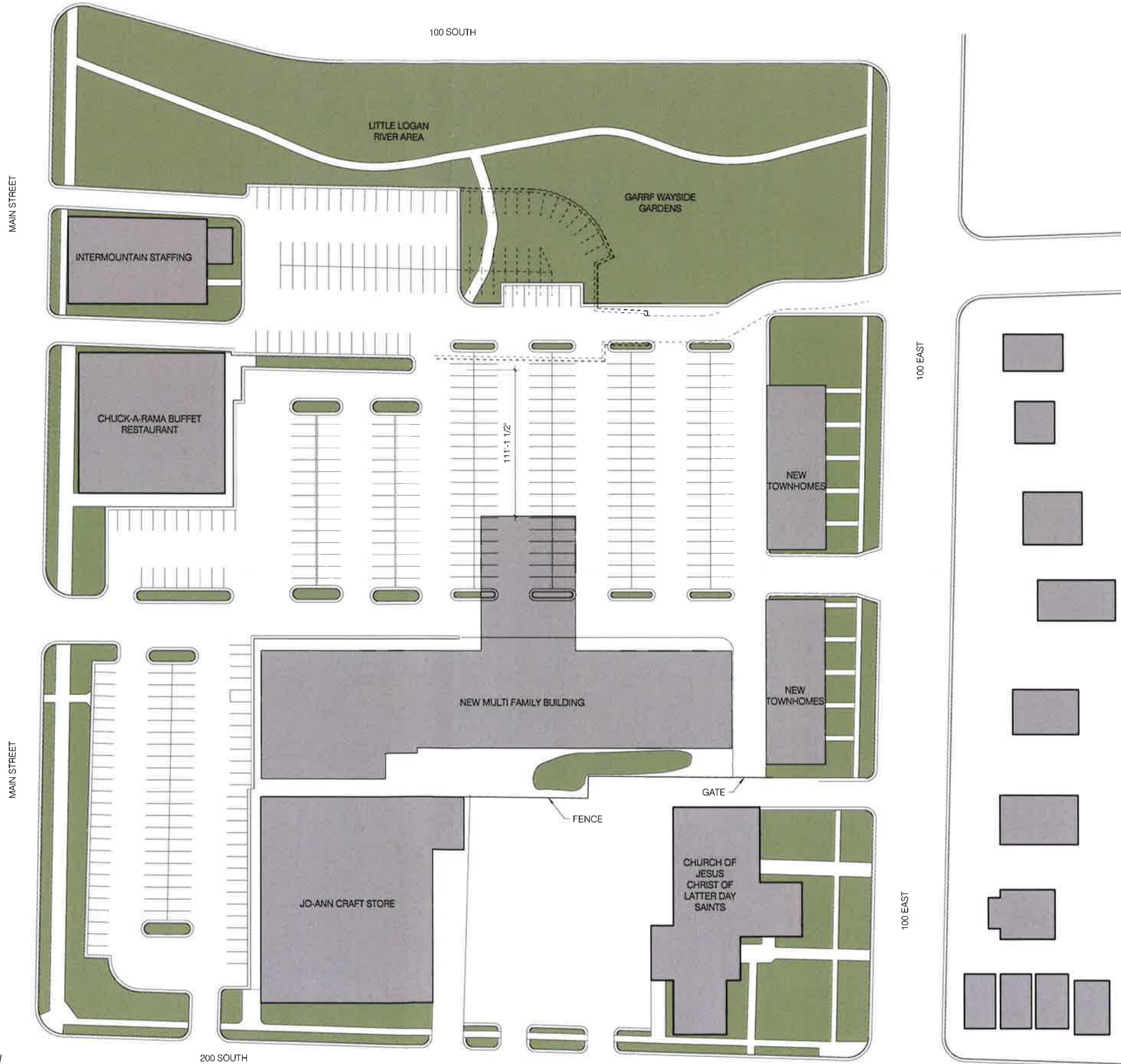
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. ANY SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

9/27/2019 10:31:31 AM Y:\SD Projects\2018\18-051 150 Logan\03 Drawings\02 Revit\Logan 150 V3.rvt



1
AS101

ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



FIVE DEGREES DESIGN

1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@fivedegreesdesign.com

DATE: 20 FEBRUARY 2019
PROJECT #: 18-051
DRAWN BY:
CHECKED BY:

REVISIONS



PROJECT

**L59
APARTMENTS**

ADDRESS
LOGAN UTAH

ARCHITECTURAL

ARCHITECTURAL SITE
PLAN

AS101

3/21/2019 10:31:24 AM Y:\50 Projects\2018\18-051 150 Logan\03 Drawings\02 Revit\Logan_150_V3.rvt



1 MAIN BUILDING NORTH ELEVATION
AE201 SCALE: 1/16" = 1'-0"



2 MAIN BUILDING SOUTH ELEVATION
AE201 SCALE: 1/16" = 1'-0"



FIVE DEGREES DESIGN

1457 EAST 840 NORTH
OREM, UTAH 84097
801.850.4583
chris@livedegreesdesign.com

DATE: 20 FEBRUARY 2019
PROJECT #: 18-051
DRAWN BY:
CHECKED BY:

REVISIONS



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APARTMENTS**

ADDRESS
LOGAN UTAH

ARCHITECTURAL

EXTERIOR ELEVATIONS

AE201

A

B

C

D

Y:\SD Projects\2018\18-051 150 Logan\03 Drawings\02 Revit\Logan_150_V3.rvt 3/21/2019 10:31:26 AM



1 MAIN BUILDING EAST ELEVATION
AE202 SCALE: 3/32" = 1'-0"



2 MAIN BUILDING WEST ELEVATION
AE202 SCALE: 3/32" = 1'-0"



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EXTERIOR ELEVATIONS

AE202



1 TOWNHOME NORTH ELEVATION
AE203 SCALE: 3/16" = 1'-0"



2 TOWNHOME SOUTH ELEVATION
AE203 SCALE: 3/16" = 1'-0"



FIVE DEGREES DESIGN

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AE203



1 TOWNHOME WEST ELEVATION
AE204 SCALE: 3/16" = 1'-0"



2 TOWNHOME EAST ELEVATION
AE204 SCALE: 3/16" = 1'-0"



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AE204

