

**CITY OF LOGAN, UTAH
ORDINANCE NO. 13-31**

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 code entitled "Land Development Code, City of Logan, Utah" Chapter 17.12: "Neighborhood Zones," is hereby amended as attached hereto as Exhibit A, respectively:

SECTION 2: That certain code entitled "Land Development Code, City of Logan, Utah" Chapter 17.15: "Specific Development Standards: Neighborhood Zones," is hereby amended as attached hereto as Exhibit B, respectively:

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2013.

AYES:
NAYS:
ABSENT:

Holly Daines, 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 _____, 2013.

Holly Daines, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2013.

Randy Watts, Mayor



**Project #12-058
Land Development Code
Text Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Neighborhood Centers
<i>Proponent/Owner:</i>	Logan City Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	May 21, 2013
<i>Submitted By:</i>	Mike DeSimone, Director

The Planning Commission recommended approval to the Municipal Council for amendments to the Land Development Code related to Neighborhood Centers. We are proposing to amend Chapters 17.12.080 and 17.15.080 to clarify that building size limitations within the Neighborhood Centers are parcel based rather than based on the entire Neighborhood Center regardless of property lines.

This amendment request was included in the original packet of code amendments currently before the Planning Commission and has been moved forward to the City Council in conjunction with the Tandori Oven expansion project. Currently, the language places a size limitation of 3,000 square feet of ground floor building area within a Neighborhood Center and permits up to 5,000 square feet with a Conditional Use Permit. This amendment will clarify that this size limitation is per parcel as opposed to the entire Neighborhood Center.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission based its decisions on the following findings:

1. Utah state law authorizes local planning commissions to recommend ordinance changes to the legislative body (Municipal Council) that are consistent with the role of the Planning Commission.
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments to Chapter 17.12 clarifies the size limitations of the Neighborhood Center zoning district and is consistent with the goals and objectives of the General Plan.
4. The proposed Code Amendments to Chapter 17.15 clarifies development standards for new construction within the Neighborhood Center zoning districts and is consistent with the goals and objectives of the General Plan.
5. Public notification requirements were met. Public comment was limited to comment in support of the proposal at the Planning Commission Hearing April 25, 2013.

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.

EXHIBIT A

§17.12.080 Neighborhood Center (NC)

The NC Zone is intended to provide a modest level of convenience-oriented commercial services to their surrounding neighborhoods. Neighborhood Centers are comprised of low-intensity retail (and/or service) business and mixed uses that **primarily** serves residents and employees within a five minute walk. Neighborhood Center development ~~is~~ may occur in and adjacent to residential areas so long as it is compatible with, and makes a smooth transition to, the surrounding neighborhood.

NC development will be pedestrian-oriented. They will create a traditional neighborhood character— with the entrances of structures facing public streets, ~~minimal and~~ screened parking, and street trees that dominate the street scene.

~~A request for the Neighborhood Center zoning designation shall require a Neighborhood Open House, a Concept Site Plan and a market analysis to include an analysis of supportable retail space that verifies demand for commercial uses as a Neighborhood Center. **The analysis shall also include a market delineation, a regional and local economic review, and a retail market evaluation. Prior to application for a rezone, the applicant shall organize and host a neighborhood open house.**~~ The applicant shall use a concept site plan and other visual techniques to portray project designs. The City will provide the applicant with a mailing list of owners of property within 300 feet of the project's location.

The applicant shall mail open house notices, and post a legible sign near the adjacent public right-of-way at least fourteen (14) days prior to the date of the open house. The sign shall be four (4) square feet in area and four (4) feet in height. The sign shall include the time, date and location of the open house, a brief project description, and contact information. The applicant shall incorporate community input from the neighborhood open house into their plans. Neighborhood input not incorporated into the plans shall be documented and evaluated by the decision makers prior to the rezone decision.

Neighborhood Centers shall be limited to parcels located at least ¼ mile away from other Neighborhood Centers and commercially zoned properties. Pedestrian barriers conflicting with neighborhood walkability, which include 400 North from Main Street to 600 East and the upper bluff east of 600 East shall be exempt from the ¼ mile setback requirement.



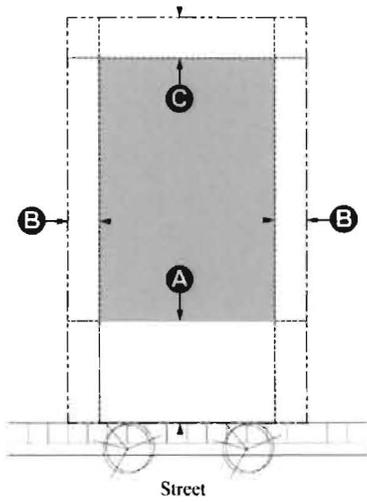
Qualifying historic non-residential buildings that are restored and zoned Historic Landmark Overlay in accordance with 17.26 will also be exempt from the ¼ mile setback. Ground floor (building(s) footprint) commercial ~~areas square footages~~ shall be limited to 3,000 square feet per parcel within the Neighbor Center and the City may authorize up to 5,000 square feet per parcel within the Neighborhood Center with a Conditional Use Permit. ~~(a Conditional Use Permit may allow up to 5,000 SF).~~



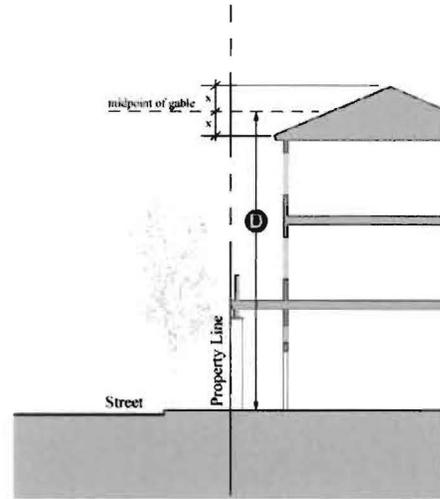
EXHIBIT B

17.15: Specific Development Standards: Neighborhood Zones

§17.15.080 Neighborhood Center (NC) Development Standards



Site Plan Diagram



Site Section Diagram

Residential Density

Units/Acre 9

Commercial Footprint Area

Per Parcel in a Neighborhood Center 3,000 SF
(C.U. Permit may allow up to 5,000 SF max.)

Site

Lot
Coverage (max) 60%
No Drive-Thru lane or window.
No Outside Storage.

Setbacks

A Front (min-max) 10'-25'
Corner 10'-25'
B Side (min) 8'
C Rear (min) 10'

Building Frontage

% at front setback (min) 75%

Parking

Parking is not permitted between the structure and the street in the NC zone. The NC zone is intended for neighborhood traffic and shall be designed at pedestrian scale. See Chapter 17.38 Parking Regulations.

Landscaping

Landscape buffers shall be provided between parking areas and adjacent residential properties. Additional landscaping may be required as per the Design Review process to buffer adjacent residential properties. See Chapter 17.39 Landscaping.

Building Form

Heights

D Primary Building (max) 35'
Accessory (max) 15'
Fences & Walls – Front (max) 4'
Fences & Walls – Side/Rear Yard 6'

Roofs

Roof Types Flat or Sloped
(Flat roof requires Track 2 approval)
(Parapets are required for flat roofs – min 3 feet)
Sloped Roof Pitch (min) 5:12
Roof Overhang 6"

Transparency

Ground Floor Frontages (street facing min) 50%

Elevations

Front, side and rear elevations shall be divided into distinct planes of 500 sq. ft. or less. Changes in wall plane shall project or recess at least 1 ft for a length of at least 6 ft.

§17.15.080 Neighborhood Center (NC)**Appearance****Entrances**

Principal door must be oriented to the street. Porches/stoops required. Buildings with two (2) frontages shall have an angled entrance at the corner(s). Commercial entrances required every 40' (min) on center.

Building Design

Front and side elevations must be divided into distinct planes of 500 square feet or less. A distinct wall plane results in a change of plane at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Section 17.14.030.C2.

Weather Protection

Required for ground floor entrances (awnings, canopies, colonnades, marquees, building overhangs).

Building Materials

See Section 17.14.030 (C)(3).

No more than 3 materials shall be used (excluding materials for fascia, soffit, window trim, etc.) for street-facing elevations. See preferred materials. No vinyl or T-1-1 siding allowed. Front material mix shall be used on a minimum of 50% of sides/rear.

Other**Compliance with Other Standards**

Compliance with all other applicable sections of the Logan Land Development Code is required, including but not limited to: Chapter 17.11, General Development Standards - All Zones; Chapter 17.14, General Development Standards, Neighborhood Zones (residential uses); Chapter 17.18, General Development Standards, Districts and Corridors Zones (non-residential uses); applicable Overlay Zones; Chapter 17.35, Open Space; Chapter 17.36, Standards, Specifications, and Improvements; Chapter 17.38, Parking; Chapter 17.39, Landscaping; Chapter 17.40, Signs; Chapter 17.45, Wireless Communication Facilities; and Chapter 17.54, Specific Plan Overlays.



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 7, 2013
FROM: Mike DeSimone, Community Development
SUBJECT: Land Development Code – Text Amendment

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Neighborhood Center Standards
<i>Project Address:</i>	Citywide
<i>Recommendation of Planning Commission:</i>	Approval

On April 25, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a Land Development Code Text Amendment for Sections 17.12 (Neighborhood Zones) and 17.15 (Specific Development Standards: Neighborhood Zones).

Planning Commissioners, vote (5,0):

Recommend approval: Konrad Lee, Russ Price, David Adams, Amanda Davis, Angela Fonsebeck.
Recommend denial: None.

Attachments:

Ordinance 13-31
PC Meeting Minutes