



MEMORANDUM TO MUNICIPAL COUNCIL

DATE: March 24, 2020
FROM: Aaron Smith, Planner II
SUBJECT: **Ordinance #20-07 Merrill Rezone**

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Merrill Rezone
<i>Request:</i>	Official Zoning Map Amendment
<i>Project Address:</i>	1105 West 2200 South
<i>Recommendation of the Planning Commission:</i>	Denial

On March 12, 2020, the Planning Commission recommended that the Municipal Council **deny** a rezone from Commercial (COM) to Mixed Use (MU) for the Merrill Rezone project.

Planning Commissioners vote (4-2):

Motion: S. Goodlander

Second: E. Ortiz

vote to recommend denial to City Council:

yea; Dickinson, Goodlander, Nielson, Ortiz

nay; Croshaw, Newman

abstain: none

Attachments:

Planning Commission Meeting Minutes

Staff Report

Ordinance #19-20

Project Slides

PC 20-014 Merrill Rezone [Zone Change] Dan Larsen-Kartchner Land Management/Jed Merrill, authorized agent/owner, request a rezone of 8.11 acres from Commercial (COM) to Mixed Use (MU) located at 1105 West 2200 South; TIN 03-006-0009. (Woodruff Neighborhood)

STAFF: Mr. Smith reviewed the request to rezone approximately 8.11 acres at 1105 West 2200 South. The rectangular-shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agriculture land. The property has approximately 360' of frontage along 2200 South and is approximately 930' in depth running north and south. 1000 West street is planned to align along the east side of this property as it extends south of the newly installed traffic signal at the intersection of Hwy 89/91. This property was annexed into Logan City in May 2017. It has been zoned COM ever since.

The proposed rezone differs from the previous rezone request in two significant ways; the rezone is a denser request that permits 30 units to the acre; and the rezone has a mandatory commercial component of at least 4,500 SF. This parcel is at a critical transition between the planned commercial node around the 1000 West intersection and the mixed residential housing along the periphery. Staff supports this rezone as it will provide some commercial development near the node and will provide housing that will help support commercial development in the area. In addition to supporting growth in the area, locating dense housing near a commercial node will help reduce vehicle miles travelled and total trips by providing access to goods, services, and jobs.

Issues raised during the last rezone request remain valid regarding commercial use and housing types. The extension of 1000 West along the eastern edge of the property does improve the viability of the property for future commercial development. With the existing housing stock and projects under development, the housing portfolio in the area continues to skew towards multi-family development. Overall, this is a complicated rezone at a critical location located near an important highway intersection and a transition with neighboring communities. Staff's assessment is that while this rezone only partially meets the FLUP designation, it will meet other adopted long-term planning goals for Logan, particularly it will help to stimulate development around the commercial node at the 1000 West intersection.

PROponent: None

PUBLIC: None

COMMISSION: Mr. Smith confirmed for Commissioner Croshaw that this request is denser than the previous request (this request is for 30 units/acre and the previous request was 20 units/acre).

Mr. Smith clarified for Commissioner Newman that the Commission recommended denial to the City Council for the previous rezone request from Commercial (COM) to MR-20. The City Council denied the rezone on November 5, 2019 by a vote of 4-1.

Mr. Smith advised that within 1/4-mile radius there are approximately 640 multi-family units, 250 mobile homes and 250 single-family homes. The multi-family unit breakdown is approximately 120 duplexes, 200 townhomes and 312 multi-story apartment units. This property developed at maximum density could result in 243 units.

Commissioner Ortiz said additional multi-family housing in this area will have a considerable impact on traffic.

Mr. Young, the City Engineer, said Nibley City has asked about a possible roundabout at 1000 West 2200 South. The timeline for 1000 West to go through is contingent on this development putting in the other half of the road.

Mr. Smith answered for Commissioner Ortiz that the commercial use would have to be a permitted

type of use within the zone.

Commissioner Croshaw said the recommended findings for approval, listed in the Staff Report, indicate that this is a good project for this area.

Commissioner Newman said there are many vacant commercial properties in the City and an increased demand for living spaces. Commercial use is changing, therefore, there may not be as much commercial needed. Infrastructure in this area is capable of handling what is being proposed. This is a good area for what is being proposed.

Commissioner Ortiz pointed out that the primary concern expressed by staff regarding the previous rezone was the loss of commercial property near the new 1000 West intersection and expansion, and the saturation of one residential building type in the area. This request does not seem to adequately address those concerns.

MOTION: Commissioner Newman moved to **forward a recommendation for approval** to the City Council for a zone change as outlined in PC 20-014. Commissioner Croshaw seconded the motion. The motion failed.

Moved: D. Newman **Seconded:** R. Croshaw **Denied:** 4-2
Yea: Croshaw, Newman **Nay:** Dickinson, Goodlander, Nielson, Ortiz **Abstain:**

MOTION: Commissioner Goodlander moved to **forward a recommendation for denial** to the City Council for a zone change as outlined in PC 20-014. Commissioner Ortiz seconded the motion.

Moved: S. Goodlander **Seconded:** E. Ortiz **Approved:** 4-2
Yea: Dickinson, Goodlander, Nielson, Ortiz **Nay:** Croshaw, Newman **Abstain:**



**Project #20-014
Merrill Rezone
Located at 1105 West 2200 South**

REPORT SUMMARY...

Project Name: Merrill Rezone
Proponent/Owner: Dan Larsen / Jed & Reva Merrill
Project Address: 1105 West 2200 South
Request: Rezone from COM to MU
Current Zoning: Commercial (COM)
Date of Hearing: March 12, 2020
Type of Action: Legislative
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately 8.11 acres of property located at approximately 1105 West 2200 South (TIN# 03-006-0009) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	COM: Vacant	<i>East:</i>	MR-20: Residential Uses
<i>South:</i>	Outside of City Boundary	<i>West:</i>	COM: Commercial Uses

PROJECT

The proponent is requesting to rezone approximately 8.11 acres at 1105 West 2200 South. The rectangular shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agriculture land. The property has approximately 360' of frontage along 2200 South and is approximately 930' in depth running north and south. 1000 West street is planned to align along the east side of this property as it extends south of the newly installed traffic signal at the intersection of HWY 89-91. This property was annexed into Logan City in May 2017. It has been zoned COM ever since.

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations are located along or near the Main Street corridor north and south of downtown.

Mixed Use Center (MUC) areas are described in the General Plan as having concentrations of commercial and office uses – with residential uses integrated. MUC developments are required to have both residential and commercial components. MUCs are intended to be compact and designed for people to live, work, and play within a walkable center.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial uses. The COM zone is located along major collector and arterial streets with nearby large capacity utilities. Building heights are limited to 40' and lot coverage rates kept under 60%. 20% of project sites are required to be improved with open space and usable outdoor space.

The Mixed Use (MU) zoning district permits a maximum density of 30 units per acre (40 with ground floor commercial) and building heights of 58'. Setbacks are 0'-10' in the front yard and lot coverage is capped at 60%. 20% of project sites are required to be improved with open space and usable outdoor space. Studio/one bedroom residential units require 1.5 parking stalls, two bedroom or larger units require 2 parking stalls. Commercial parking is based on use square footage. Newly adopted MU standards set minimum commercial building area standards for projects based on acreage. For an 8-acre site, 4,500 SF of commercial building would be required as part of the project. For reference, each of the commercial pads in front of the new Riverwalk development that are currently being constructed are approximately 4,800 SF.

NEIGHBORHOOD COMPATIBILITY

This area was recently annexed into the City but was anticipated to do so in the 2008 version of the General Plan and identified on the FLUP. The newly installed traffic signal at the intersection of 1000 West/HWY89-91 will significantly impact the character of this quasi-rural area as development pressures continue to intensify. Areas to the south and east largely remain undeveloped agricultural lands with Nibley City and Millville City boundaries in close proximities. The areas to the west are developed as a Motel, built in 1996, and a recreational vehicle park. A newly approved office warehouse is located directly west along 2200 South.

Proximity to this intersection should be considered as communities along the South Corridor Plan area implement standards for setbacks, access, and commercial nodal development patterns. The LDC defines a commercial node as being 700 feet away from the center of the traffic signal. This property is located 718 feet away from the center of intersection. The South Gateway Overlay is placed on properties within 300 feet of the Highway and requires enhanced setbacks. This property is 415 feet away from the Highway. With 1000 West planned to continue southward through Nibley, this property along with the neighboring properties to the west, form a triangular island between HWY 89-91, 2200 South and 1000 West.

From a residential land use standpoint, existing developments and approved projects within a ¼ mile radius and within the Logan City boundary, there is a disproportionate value of structure types with approximately 640 Multi-Family Units, 250 Mobile Homes, and 250 Single-Family Homes. Multi-Family dwelling unit breakdown is approximately 120 duplexes, 200 townhomes, and 312 multi-story apartment units. Mixed Use development, which permit 30-40 units per acre depending on building type, typically result in multi-story apartment complexes. This property developed at maximum density would result in 243 units.

From a mixed-use standpoint, the proposed zone will have access to commercial and job centers via 1000 West and HWY 89-91. While the project may have a minimal commercial component, the proximity to the identified commercial node at the 1000 West intersection may provide for integration of residential and commercial uses in the area. When considering the land use overall in the area, with commercial zoned land within the 700' intersection node, and mixed residential housing around along the periphery of the node, the overall effect is a dense urban node that, with proper pedestrian infrastructure constructed as projects are developed, can be well connected by sidewalks and crosswalks. If the intent is to create a viable commercial node at the 1000 West intersection, then this rezone will help support that purpose, by placing some commercial development near the node, and providing housing that will support the commercial growth at the node.

PREVIOUS REZONE

An application for a rezone of the property from COM to MR-20 was denied by the City Council by a vote of 4-1 on Nov. 5, 2019. The primary concern expressed by staff regarding the previous rezone was the loss of commercial property in close proximity to the new 1000 West intersection and expansion, and the saturation of one residential building type in the area. While a zone change to MU does include limited required commercial development, the overall density

of the zone is greater than the previously denied zone of MR-20 (243 units per acre MU, 162 units per acre MR-20).

SUMMARY

The proposed rezone differs from the previous rezone request in two significant ways; one, the rezone is a denser request that permits 30 units to the acre; and two, the rezone has a mandatory commercial component of at least 4,500 SF. This parcel lays at a critical transition between the planned commercial node around the 1000 West intersection and the mixed residential housing along the periphery. Staff supports this rezone as it will provide some commercial development near the node and will provide housing that will help support commercial development in the area. In addition to supporting growth in the area, locating dense residential housing near a commercial node and job center will help reduce vehicle miles travelled and total trips by providing convenient access to goods, services, and jobs.

Issues that were raised during the last rezone request remain valid regarding commercial use and housing types. The extension of 1000 West along the eastern edge of the property does improve the viability of the property for future commercial development. Also, with the existing housing stock in the area and projects under development, the housing portfolio in the area continues to skew towards multi-family development. Overall, this is a complicated rezone at a critical location in Logan as it is located near an important highway intersection and sits on a transition with neighboring communities. Staff's assessment is that while this rezone only partially meets the existing FLUP designation, it will meet other adopted long-term planning goals for Logan, particularly is will help to stimulate development around the commercial node at the 1000 West intersection that was identified in the South Corridor Plan and codified in the South Gateway Overlay Zone.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 3/4/2020, and noticed in a quarter page ad on 2/22/2020, and a Public Notice mailed to property owners within 300' were sent on 2/24/2020.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The MU zone has a mandatory commercial component that will help to meet the intent of the COM FLUP designation.
2. The MU zone is compatibility with neighboring uses and zones.
3. The location is compatible with the purpose of the MU zone.
4. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Mixed Use developments.
5. The proposed MU zone will support the goals of the Cache Valley South Corridor Development Plan.

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.

CITY OF LOGAN, UTAH
ORDINANCE NO. 20-07

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 "Official 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 Commercial (COM) to Mixed Use (MU).

SECTION 3: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2020.

AYES:
NAYS:
ABSENT:

Amy Z. Anderson, 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 _____, 2020.

Amy Z. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2020.

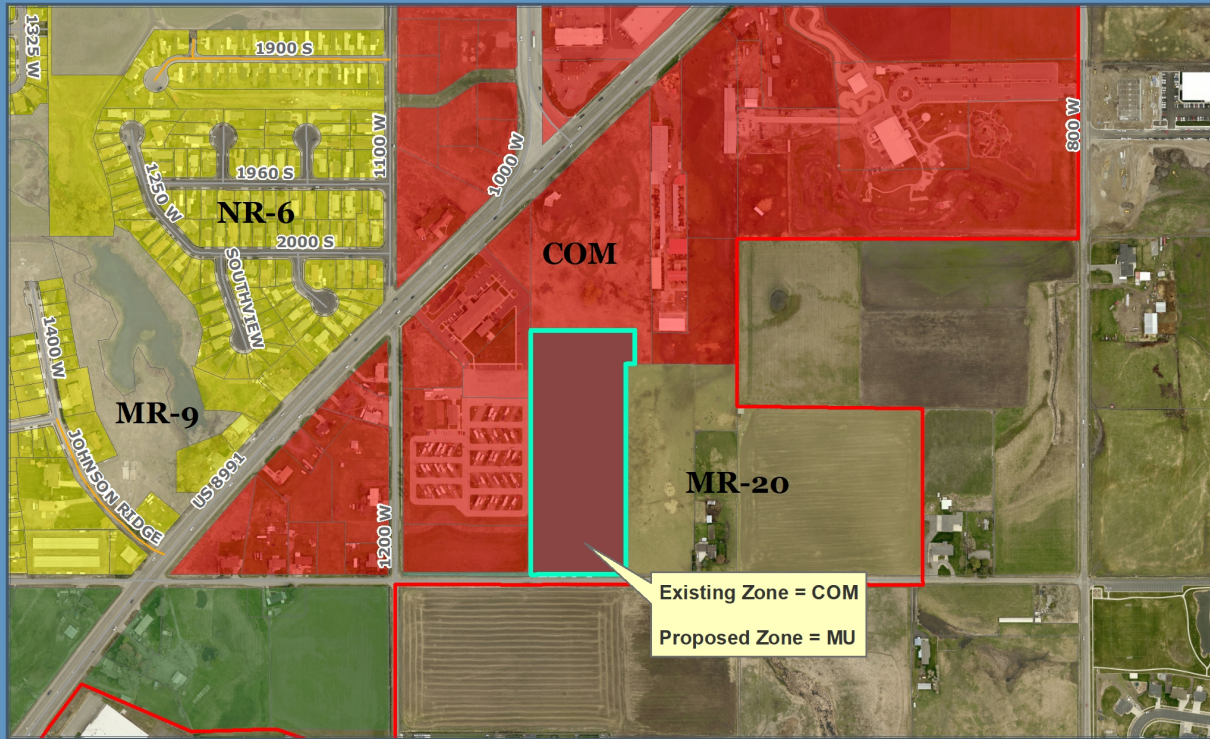
Holly H. Daines, Mayor

EXHIBIT A



Merrill Rezone

1105 W 2200 S



Planning Commission

Zone

March 12, 2020

LOGAN CITY GIS

Planning Commission Meeting

March 12, 2020

PC #20-014
Merrill Rezone (COM to MU)
1105 W 2200 S
Code Amendment

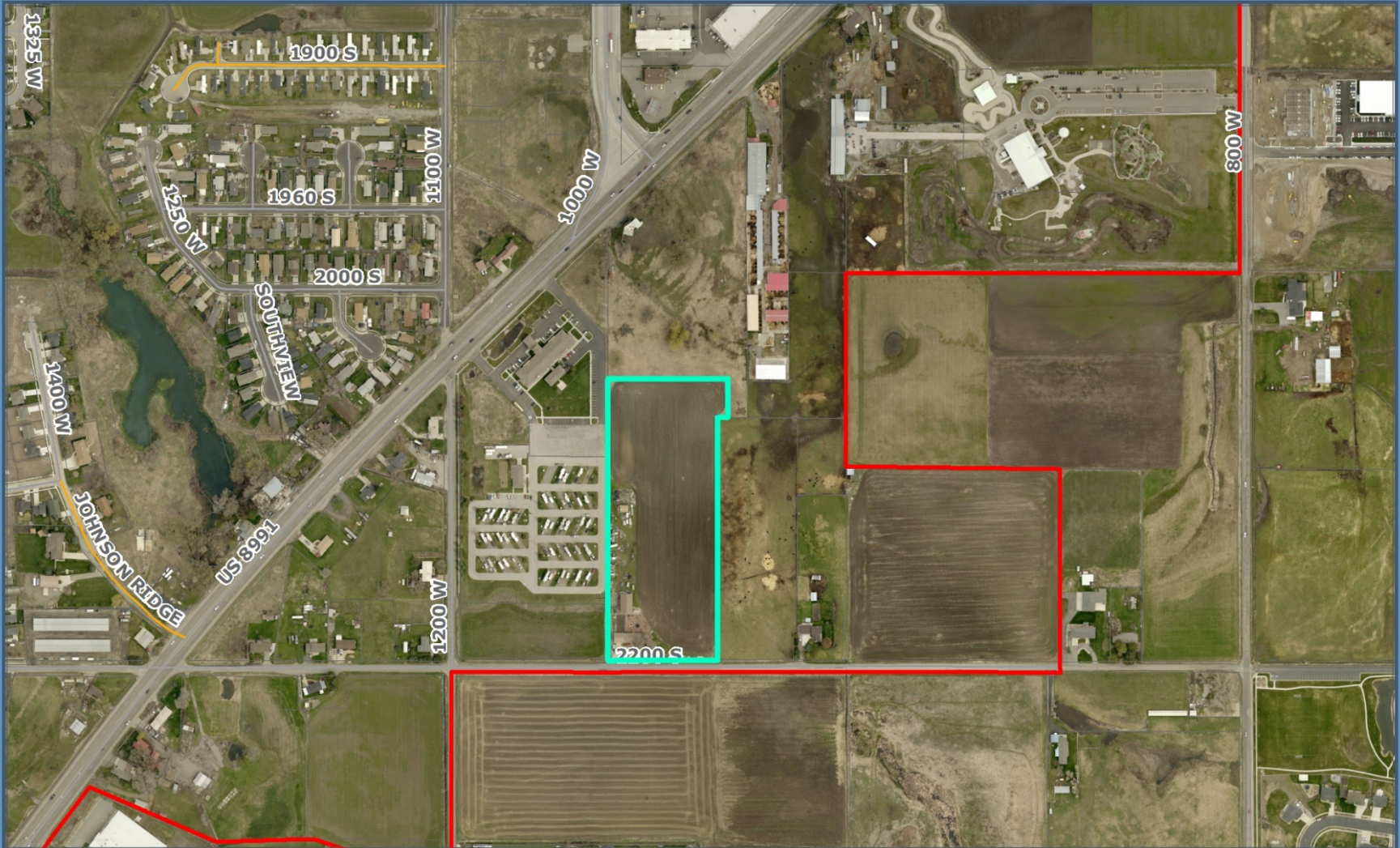
Merrill Rezone

1105 W 2200 S



Merrill Rezone

1105 W 2200 S



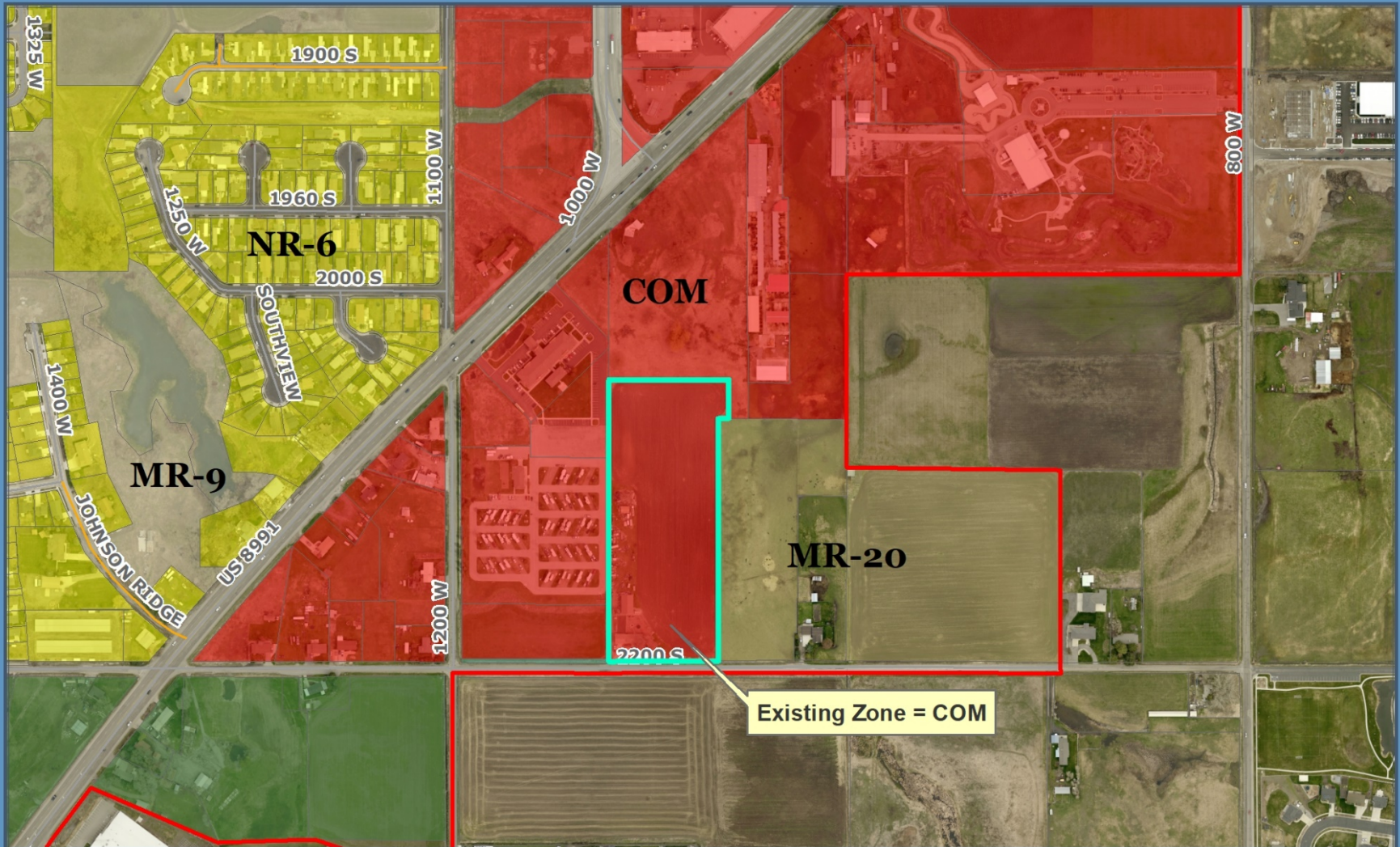
Merrill Rezone

1105 W 2200 S



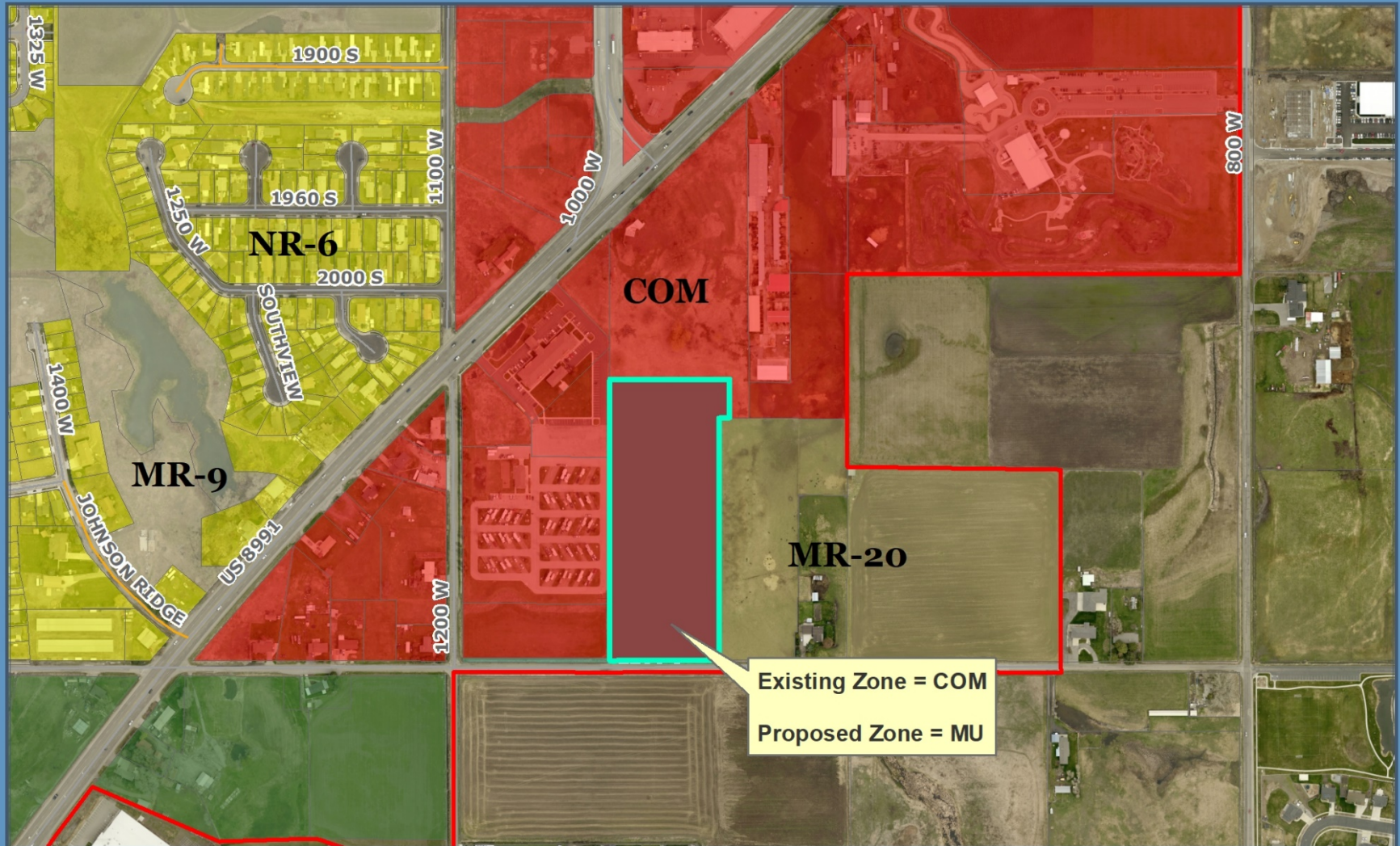
Merrill Rezone

1105 W 2200 S



Merrill Rezone

1105 W 2200 S



2019 Rezone - Denied

1105 W 2200 S

