

Project #20-022
Brown Warehouse Rezone
Located at approx. 1400 South Legrand Street

REPORT SUMMARY...

Project Name: Brown Warehouse Rezone
Proponent/Owner: Lance Zollinger / Lance Zollinger
Project Address: Brown Warehouse Rezone
Request: Rezone from RC to MU
Current Zoning: Resource Conservation (RC)
Date of Hearing: June 25, 2020
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of approximately 9.12 acres of property located at approx. 1400 South Legrand Street (TIN# 02-084-0018; -0019) from Resource Conservation (RC) to Mixed Use (MU).

Land use adjoining the subject property

<i>North:</i>	REC: Golf Course	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	REC: Park	<i>West:</i>	REC: Golf Course

PROJECT

The original request submitted in March included a Design Review Permit request for 192 apartment units and 4,500 SF of commercial but has since been requested in writing, to separate these actions and continue the Design Review to a later date. The proponent is requesting action on the rezone request of two parcels that total approximately 9.12 acres at approximately 1400 South Legrand Street from RC to MU. The irregular shaped parcels are bound by HWY 89/91 and Spring Creek to the northwest with Legrand Street positioned along the southeast border. Logan City owns a vacant parcel to the west used as a native park and Autocare LLC (Vehicle Towing and Repair) owns a partially developed parcel to the east. Currently, the subject land is vacant from structures and has historically been used as agricultural fields/crops.



Figure 1 shows the location of the 2 vacant properties in relation to the surrounding neighborhood

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Recreation (REC). Project #20-003 FLUP Amendments, submitted in December 2019, proposes this property to be designated COM in the FLUP. Currently, that project is still pending City Council vote. The General Plan, a nonregulatory visioning plan, describes REC areas as being intended for recreational facilities such as campgrounds, golf courses, RV Parks, Trails, and parks.

Mixed Use Center (MUC) FLUP designations 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 required to be designed in a compact dense form 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 REC zone allows a limited range of recreational uses, with residential and commercial uses prohibited. Building heights are limited to 35' and lot coverage rates capped at 50%.

The Mixed Use (MU) zoning district permits a maximum density of 30 units per acre (density bonus's available) and building heights up to 58'. Setbacks are 0'-10' (min-max) in the front yard and lot coverage is capped at 60%. Street frontage, a building width to property width ratio requirement, is set at a minimum of 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 land use and square footage. MU standards set minimum commercial building areas based on overall project acreage.

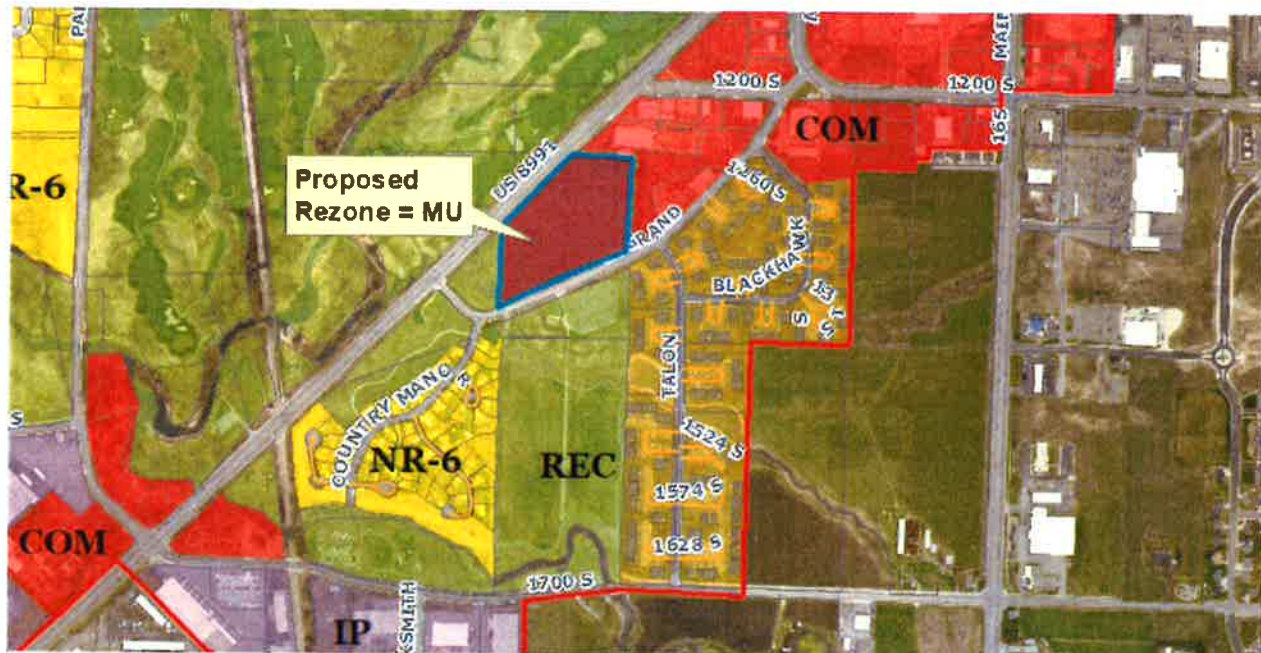


Figure 2 shows the proposed MU zoning with surrounding existing zoning districts

NEIGHBORHOOD COMPATIBILITY

This area, along HWY 89/91, is considered a gateway entrance to Logan City. Numerous visitors and residents enter Cache Valley and Logan City via HWY 89/91. The area surrounding this land has a diverse mix of land uses and structures. Several rivers and streams converge in this area creating unique riparian environments and the potential for seasonal flooding. According to Logan City floodplain data, these properties are entirely located in the FEMA 100

year floodplain. To the south a single-family residential neighborhood (Country Manor) was developed in the 1980's and a multi-family townhome community (Blackhawk) was established in the 1990's. The Logan City Soccer Park Complex was developed in the early 2000's and is directly adjacent to the south. Across HWY 89/91 to the north, the Logan City Golf Course covers nearly 170 acres of riparian lands. To the east, multiple commercial buildings sit on the large irregular block including the adjacent vehicle towing and repair business.

Commercial and Multi-Family land uses could be considered compatible for this area, but density and site layout would be critical to fit into the existing suburban character of the neighborhood. Aside from Downtown Logan where HWY 89/91 speed limits are lowered and traffic is calmed, residential development directly adjacent to the HWY is extremely challenging. Safety and noise pose challenges to residential development in these high-volume, high-speed HWY corridors. Along HWY 89/91, south of town, new residential homes have not been built in decades. To the contrary, older single-family homes built generations ago along the HWY, see residents move away and often remain vacant. The South Gateway Corridor, which applies to areas south of this location, explicitly prohibit new single-family homes adjacent to the HWY.

SUMMARY

The dense, urban form the MU zone requires is simply out of character for this HWY suburban site. With the sprawled-out HWY development adjacent and high-speed vehicular traffic, the maximum setbacks of 10 feet and building frontage of 60% would compromise compatibility. The meandering natural spring creek would conflict with the dense and rigid MU development patterns and making natural riparian preservation of these sensitive lands difficult. Living conditions 10 feet from the HWY with cars traveling at high speeds would not be ideal and challenging for safety.

A COM development pattern would allow larger setbacks and flexibly to work around the stream alignments and sensitive lands. A project with higher amounts of commercial and lower amounts of residential would provide better commercial services to area residents and travelers along the HWY. If designed in a sensitive way, the stream could be enhanced and become a real outdoor amenity for commercial patrons and business owners with employees. The properties may be large enough to support commercial along the HWY frontage and separate residential near Legrand and areas along the east border. Residential development in the area should be similar in nature and density to the surrounding residential projects for neighborhood compatibility. Staff finds that this area is inappropriate for the MU zoning district.

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, three comments had been received expressing concerns for this rezone.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 6/16/20, and noticed in a quarter page ad on 6/18/2020, and a Public Notice mailed to property owners within 300' were sent on 6/16/2020.

RECOMMENDED FINDINGS FOR DENIAL

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

1. The MU zone has maximum setbacks and building frontages that do not match the character of the area and speed limits of HWY 89/91 in this area.

2. The dense urban form associated with the MU zone would conflict with the native meandering spring creek and make developing around this sensitive feature difficult.
3. The FLUP does not identify MU for this area.

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.



This picture is taken from Legrand Street looking westward at the vacant 9.12-acre Brown Warehouse rezoned site



This picture is taken from Legrand Street looking northward at the vacant 9.12-acre Brown Warehouse rezone site



This picture is taken from HWY 89/91 looking southward at the vacant 9.12-acre Brown Warehouse rezone site

Brown Warehouse LLC Rezone

Appox. 1400 South Legrand Street



Brown Warehouse LLC Rezone

Approx. 1400 South Legrand Street



Existing
Zoning = RC

Brown Warehouse LLC Rezone

Approx. 1400 South Legrand Street



June 25, 2020

Planning Commission



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 3-23-20	Received By RC	Scheduled Meeting Date Apr. 23	Zone Rc	Application Number PC 20-022
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Type of Application (Check all that apply):

☒ Design Review	☐ Conditional Use	☐ Subdivision	☒ Zone Change
☐ Code Amendment	☐ Appeal	☐ Other	☐ Administrative Design Review

PROJECT NAME
BROWN Warehouse LLC - mixed use Project

PROJECT ADDRESS 1400 S. LEONARD STREET	COUNTY PLAT TAX ID # 02-084-0019 02-084-0018
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)	MAIN PHONE #
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MAILING ADDRESS	CITY	STATE	ZIP
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EMAIL ADDRESS

PROPERTY OWNER OF RECORD (Must be listed) BROWN Warehouse LLC - Lance Bollinger	MAIN PHONE # 435.770.2450
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MAILING ADDRESS	CITY	STATE	ZIP
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EMAIL ADDRESS
lance@bollingerllc.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) REZONE REQUEST FROM RC ZONE TO MIXED USE (MU). THE PROJECT PROPOSAL PER THE DESIGN REVIEW SITE PLAN & ELEVATIONS IS A MIX OF 4,500 SF OF COMMERCIAL & 192 APARTMENT UNITS. THESE UNITS WILL HAVE A MODERN FEEL WITH 12.5% ONE BEDROOM, 62.5% TWO BEDROOM & 25% THREE BEDROOM.	Total Lot Size (acres) 9.12 acres.
	Size of Proposed New Building (square feet) 4,500 SF COMMERCIAL
	247,200 SF APT.
	Number of Proposed New Units/Lots 4,500 SF COMMERCIAL 192 APARTMENT UNITS

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

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
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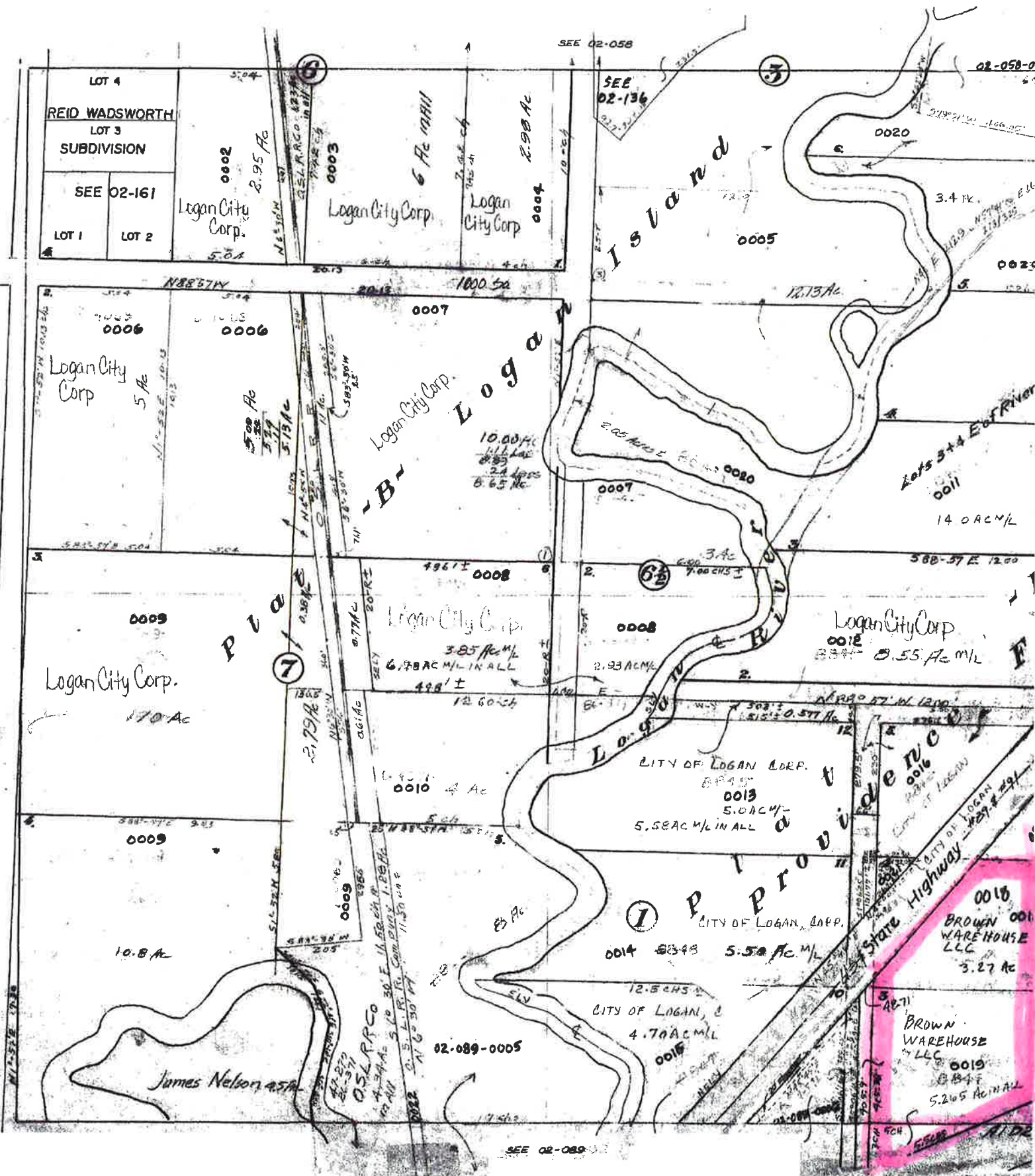
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.	Signature of Property Owner
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Council workshop: May 5
Council hearing: May 19

NW⁴ SECTION 9 TOWNSHIP 11 NORTH, RANGE - 1- Ea

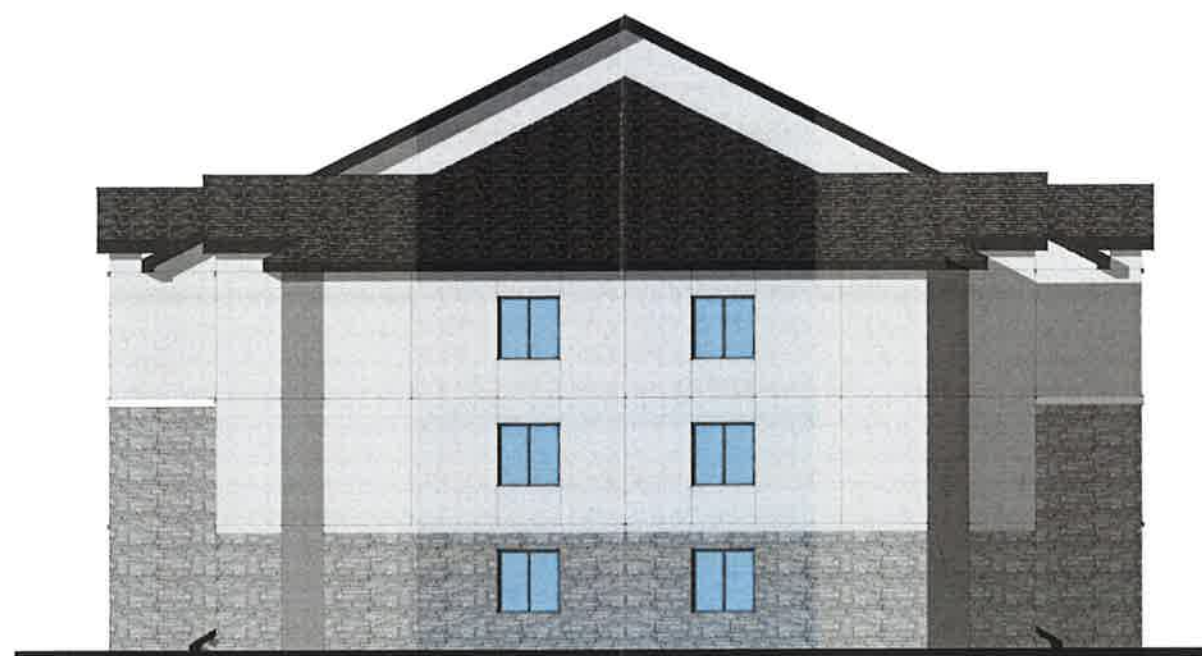
SCALE 1 INCH = 3 ch.

TAX UNIT 2





FRONT ELEVATION



SIDE ELEVATION



FIVE DEGREES DESIGN
 LEGRAND STREET APARTMENTS
 23 MARCH 2020



REAR ELEVATION



SIDE ELEVATION



FIVE DEGREES DESIGN
LEGRAND STREET APARTMENTS
23 MARCH 2020



PERSPECTIVE



FIVE DEGREES DESIGN
LEGRAND STREET APARTMENTS
23 MARCH 2020



FRONT ELEVATION



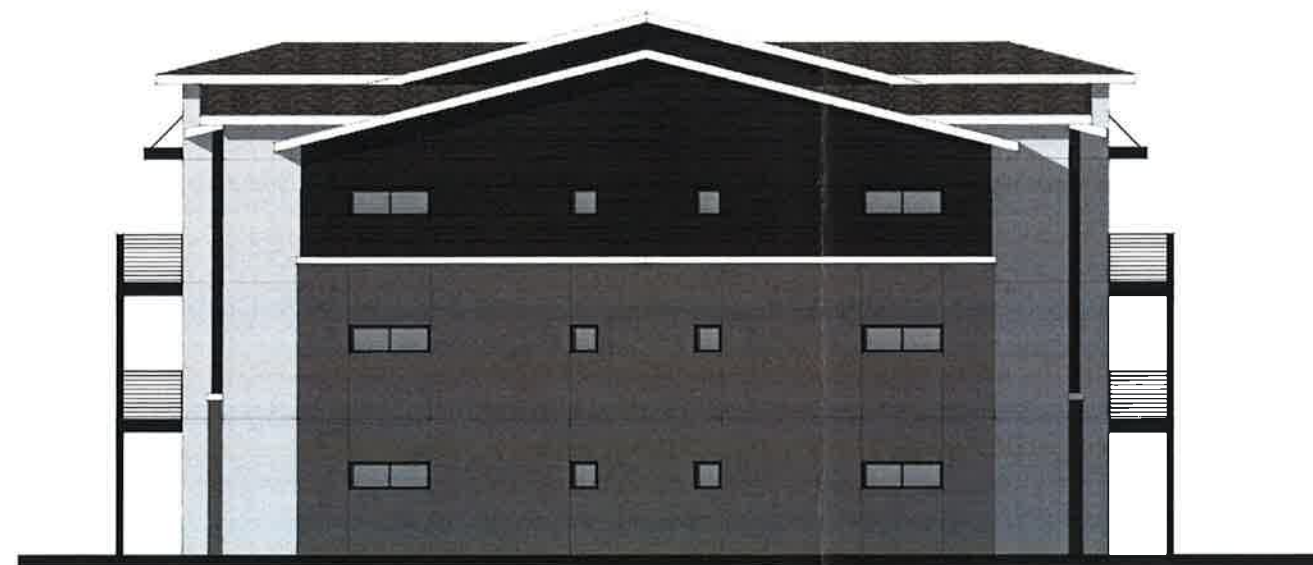
SIDE ELEVATION



FIVE DEGREES DESIGN
 LEGRAND STREET APARTMENTS
 23 MARCH 2020



REAR ELEVATION



SIDE ELEVATION



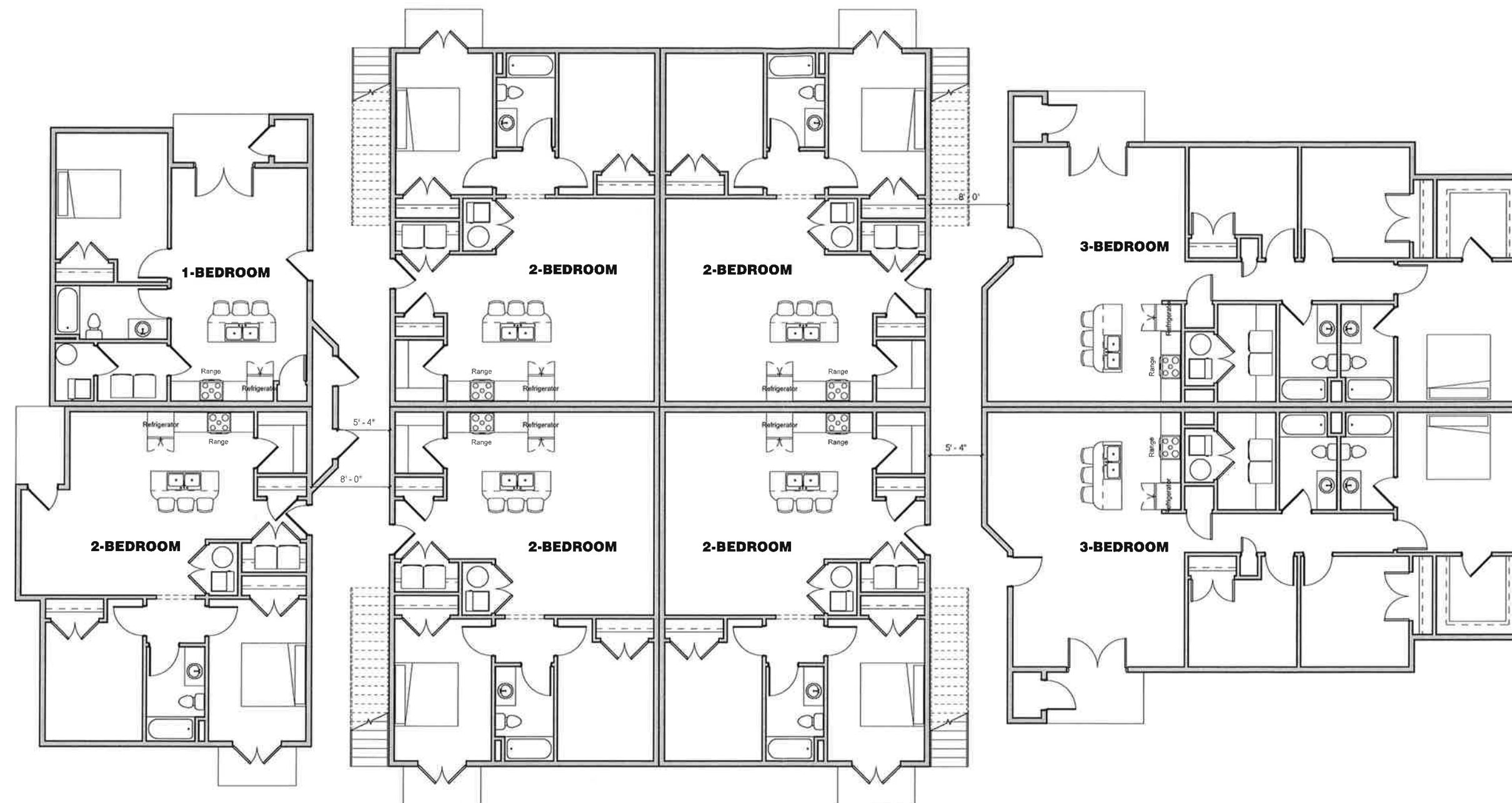
FIVE DEGREES DESIGN
 LEGRAND STREET APARTMENTS
 23 MARCH 2020



PERSPECTIVE



FIVE DEGREES DESIGN
LEGRAND STREET APARTMENTS
23 MARCH 2020



FLOOR PLAN



FIVE DEGREES DESIGN
LEGRAND STREET APARTMENTS
23 MARCH 2020



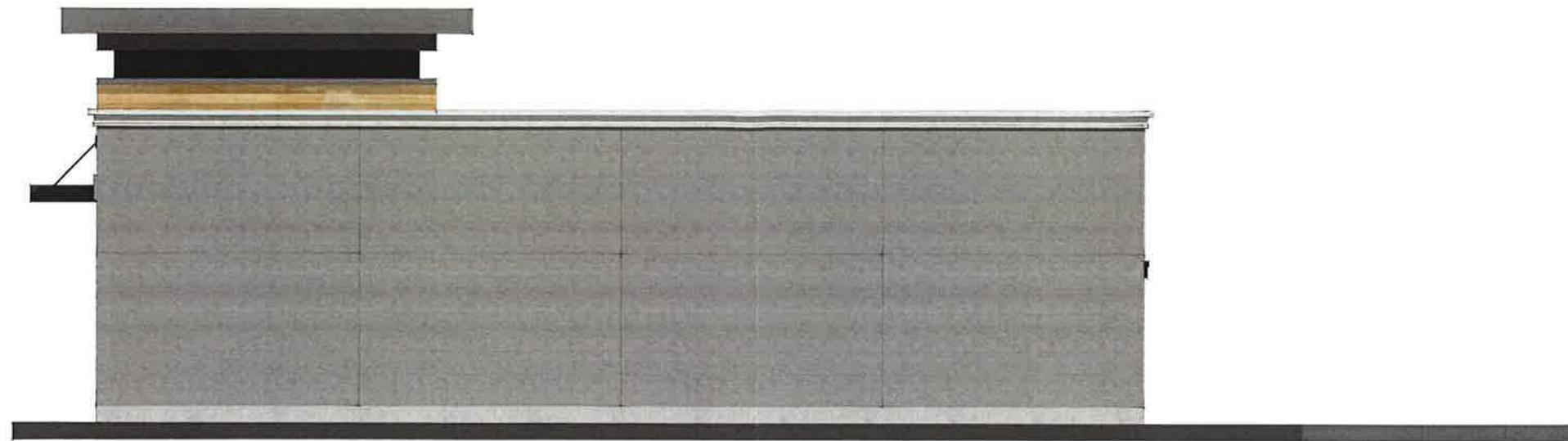
ELEVATION SIDE



ELEVATION SIDE



FIVE DEGREES DESIGN
COMMERCIAL PAD
23 MARCH 2020



ELEVATION SIDE



ELEVATION SIDE



FIVE DEGREES DESIGN
COMMERCIAL PAD
23 MARCH 2020



PERSPECTIVE



FIVE DEGREES DESIGN

COMMERCIAL PAD
23 MARCH 2020



PERSPECTIVE



FIVE DEGREES DESIGN

COMMERCIAL PAD
23 MARCH 2020



PERSPECTIVE



FIVE DEGREES DESIGN

COMMERCIAL PAD
23 MARCH 2020



PERSPECTIVE



FIVE DEGREES DESIGN

COMMERCIAL PAD
23 MARCH 2020