



**Project #20-051
100 West Apartments
Located at 162 South 100 West**

REPORT SUMMARY...

Project Name: 100 West Apartments
Proponent / Owner: Justin Campbell/ Authorized Agent
Project Address: 162 South 100 West
Request: Design Review Permit
Current Zoning: Town Center 1 (TC-1)
Type of Action: Quasi-Judicial
Date of Hearing: October 5, 2020
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-051, 100 West Apartments, 162 S 100 W, TIN# 02-046-0019.

Current Land use adjoining the subject property

<i>North:</i>	TC-1: Vacant	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	TC-1: Commercial Uses	<i>West:</i>	PUB/NR-6: Public School, Residential Uses

PROJECT PROPOSAL

This proposal includes the construction of one (1) residential apartment building on the .60-acre site.

The building consists of a two-story parking structure with four levels of apartments. There are 37 2-bedroom units and rooftop patio. The proposed building has a footprint of 42,480 SF and a parking structure of 55,460, totaling 97,940 SF. The building varies between four and six floors. The structured parking is located on the first and second floors, with residential units located on the third through sixth floors. The building fronts 100 West, with the primary controlled pedestrian entrance and vehicular access provided on 100 West.

LAND USE

The project area is zoned Town Center 1 (TC-1). TC-1 zone has been established to encourage a mix of retail, office, commercial, entertainment, residential, and civic uses within a compact, walkable urban form focused on the urban core of Logan. Standalone residential development is allowed within the TC-1 as long as it is not located along Main Street or 400 N.

The area surrounding the project site includes hotel, office, retail, entertainment, and restaurant uses, as well as Logan High School, the Logan Recreation Center, and a few residential homes located near the project.

DESIGN REVIEW

The LDC 17.43 requires Design Review Permit approval for new multi-family developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

SITE PLAN

The TC-1 zone allows for dense development with minimal setbacks, lot coverage, or open space requirements. Lot coverage is permitted to be 100%, building frontages are required to be a minimum 75% at the front setback, and no open space or useable outdoor space is required.

Setbacks

The setback requirements in the TC-1 zone for residential buildings are as follows:

Front (Min/Max):	0'-10'
Side:	8'
Rear:	10'
Parking (Front):	10'
Parking (Side/Rear):	5'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (100 W):	0'
Side (North, South):	8'
Rear (East):	10'
Parking (100 W):	Structured in Building Footprint

The TC-1 zone specification states a minimum front setback of zero (0') and maximum setback of ten (10') applies. In this case, the proposed building setback is 0' on the 100 West frontage. Findings that may support this placement are the high level of architectural design on the building, replacing the old, dilapidated existing building, the site constraints, and the similar setbacks of nearby structures along Main Street.

As shown, the project setbacks comply with the requirements in the LDC.

Access & Circulation

The vehicle access to the building is located along 100 W and with one entry into the 1st level of the structured parking. Pedestrian access is located along 100 W through two primary building entrances at the north and south ends of the building. With the prominent primary entrance located along the street frontage, no other pedestrian entrances are required by LDC. As shown, access and circulation comply with the requirements in the LDC

Parking

For a residential building in the TC-1 zone, the following parking stalls are required:

Studio/One bedroom:	1.5 stalls/unit
Two Bedroom or larger	2 stalls/unit
Visitor Parking:	1 stall/10 units

The proposed building has the following residential unit composition and required parking stalls:

Two Bedroom	37 units / 74 parking stalls
Visitor Parking:	4 stalls / none proposed
Total required parking:	78 parking stalls
Total provided in project:	74 parking stalls

The total parking provided for the project is 74. As conditioned, the project meets the requirements of the LDC.

Landscaping

The LDC 17.32 requires minimum plant materials for overall visual aesthetics, ecology, screening, and shading purposes. There are no landscape requirements for TC-1 zone except for the park-strip and possible screening or buffering of blank walls of the building.

As conditioned, with a performance landscaping plan detailing park-strip and wall screening (if needed), the project meets the requirements in the LDC.

BUILDING DESIGN

Materials

The LDC 17.12.020 states that a mixture of building materials is required for all building elevations. Permitted materials include masonry, stucco, wood, fiber cement board, or metal. The proposed building materials include brick, stucco, and architectural concrete. The proposed concrete on the two ground floors is where the structured parking is located. Architectural metal panels are shown to create interest and buffer the window openings of the parking structure. Also, vertical planting materials along the concrete façade can help mask and break-up the form. As conditioned, with the Planning Commission allowing the architectural concrete with detailing and decorative features, such as texture, the project meets the requirements in the LDC.

Transparency

Transparency requirements for the TC-1 zone are as follows:

Residential All Floors: 20%

Proposed transparency for the project are:

Floors 4-6 (front façade):	~25%
Floors 4-6 (north, south east sides):	~20%
Front Ground Floor Parking Structure	~50%
Ground Floor Parking Structure (north, south east sides):	~14-20%

The transparency on the inhabited floors are all complaint with the LDC. The fenestration of the ground floor front façade which is entirely structured parking is ~50% and all other sides of the parking structure are less than 20%. The transparency code in the LDC generally specifies street facing or exposed sides as being of particular importance for meeting transparency requirements. As the TC-1 Residential Transparency requirement does not make a specification regarding exposed sides, the code has been interpreted by staff as applying to all sides of the building with the rear of less importance. It is within the Planning Commission's purview to broadly or narrowly apply the transparency requirement to apply to all sides or only the exposed sides, which the three interior facing façades. As transparency is considered a design element of the building, the Planning Commission may reduce the requirement below 20%. As conditioned, with the planning commission requiring the 20% transparency requirement only along the frontage of 100 West, the project meets the requirements in the LDC.

Elevations and Building Orientation

The LDC requires 4-sided architecture that emphasizes similar architectural features on all sides of the building. The buildings primary entrance and architectural emphasis is on the 100 W frontage. Repetition of materials, fenestration, and architectural details are repeated on the various facades. A few areas that lack consideration are portions of the north, south and east facades. These areas include façade sections of 51' and greater of continuous blank walls. Blank areas of wall that are visible from a public right-of-way that exceed 40' are prohibited. Vertical detailing, including window/door breaks, changes in wall planes, change in texture/color/materials, or use of vertical elements, including vertical plantings, may be used to

break up the façade in this area. The primary pedestrian entrances along 100 West are lacking shelter elements. As conditioned, the project meets the requirements in the LDC.

Building Height

Building height in the TC-1 zone are limited to 55' along any street facing property line, and may be increased at a ratio of 1 vertical foot for every 2 horizontal feet up to a maximum height of 80'. The building varies from 2-6 stories with the maximum height of 70' at the upper roof parapet and complies with the requirements of the LDC as proposed.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet, and luminaire fixtures 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. Exterior lighting has not yet been submitted. As conditioned, the project complies with the requirements of the LDC.

SUMMARY

The Planning Commission has several areas of discretion to consider regarding the site plan and design. Regarding the site plan, the Commission may allow the frontage building setback of 0' in the TC-1 zone. For building design, the Commission must interpret the application of the 20% transparency requirement for the non-street facing facades, and the need to screen the blank walls of concrete. Overall, this project meets the goals of the TC-1 zone to encourage density and urban design forms within the city center.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Engineering
• Water	

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 published in the Herald Journal on 9/26/20 and the Utah Public Meeting website on 9/30/20. Public notices were mailed to all property owners within 300 feet of the project site on 9/18/20.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

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. One (1) residential structure with thirty-seven (37) dwelling units is approved with this permit.
3. Final floor plans of all residential units shall be provided to Community Development to verify unit count and configuration.
4. The Planning Commission permits the setback along 100 W to be 0'.
5. The project shall provide 78 parking stalls (proposed 74). Four (4) additional parking stalls shall be provided for visitors and constructed in accordance with LDC dimensional size standards and specifications.

6. A performance landscaping plan, prepared in accordance with §17.39 of the LDC blank wall coverage and park-strip design, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit.
7. Street trees shall be planted along all adjacent streets at 30 feet on center.
8. Building fenestration, as proposed, is approved.
9. Dumpster and garbage collection areas shall be screened with landscaping and/or walls from public view.
10. Screen parking structure openings on north and south elevations with architectural metal panels.
11. 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.
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. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
15. Weather protection shall be provided above all pedestrian entrances.
16. 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. **Fire – contact 435-716-9515**
 - i. Fire sprinklers, fire alarms, fire hydrants, aerial apparatus access and standpipes required.
 - ii. At least one side shall be established as an Aerial Fire Apparatus Lane. This side shall be free of an aerial obstruction (trees powerlines etc.)
 - iii. A fire hydrant is required within 400 ft. of all points around the exterior of the building and a fire hydrant is required within 100 ft of the fire department connection.
 - b. **Engineering - contact 435-716-9160**
 - i. Provide Storm Water detention/retention per Logan City Storm Water design standards and State requirements. This includes the onsite retention of the 80% storm event through the use of Low Impact Design methods
 - ii. Provide water shares or in-lieu of fee for all increased water demand to City System for this development
 - iii. Align access to development shall align with parking lot access to Logan High across 100 West. If alignment cannot be achieved, the City reserves the right to require right in and right out turning movements for ingress/egress on 100 West in the future.
 - iv. Any unused existing services not used for new development shall be capped at the City main lines
 - v. New sidewalk shall be a minimum of 5' along 100 West frontage
 - c. **Water/Cross Connection – contact 716-9627**
 - i. The buildings water main must have a DC (ASSE1015) installed and tested as it enters the building before any branch offs or possible connections. Unless further plan review shows a RP (ASSE1013) needed.
 - ii. Any landscape irrigation connected to Logan City Water must have high hazard rated backflow protection and all assemblies must be tested within 10 days of turning in water to them.
 - iii. Fire suppression systems connected to Logan City Water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested.
 - iv. All points of use of water must comply with the current 2018 IPC and Utah State Amendments and Logan City Ordinance.
 - d. **Environmental**
 - i. No garbage service was indicated on plans.
 - ii. Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.

- iii. Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep.
Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- iv. Place bollards in the back of enclosure to protect walls.
- v. Gates are not required, however if desired, they must be designed to stay open during the collection process.
- vi. Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

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. Reduced residential setbacks are consistent with the design and placement of the building, the use of landscape buffers, and setbacks for other buildings in the area.
- 3. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
- 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 project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
- 6. 100 West provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure 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 Land Use Appeal Board Administrative Review

Date Received 9-4-20	Received By	Scheduled Meeting Date Oct. 8	Zone TC	Application Number PC 20-051
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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME 100 West Apartments				
PROJECT ADDRESS 162 South 100 West, Logan				COUNTY PLAT TAX ID # 02-046-0019
AUTHORIZED AGENT FOR PROPERTY OWNER (<u>Must</u> be accurate and complete) Justin Campbell - Architect				MAIN PHONE # 435-753-2850
MAILING ADDRESS 2120 North Main Street, North Logan, UT 84341		CITY North Logan	STATE UT	ZIP 84341
EMAIL ADDRESS justinc@cartwright-aec.com				
PROPERTY OWNER OF RECORD (<u>Must</u> be listed) Gene Needham				MAIN PHONE # 435-770-4759
MAILING ADDRESS 33 South 100 West, Logan, UT 84321		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS andybentley75@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)				Total Lot Size (acres) .60
4-story apartment building over a 2-story parking structure.				Size of Proposed New Building (square feet) 97,940
Apartment Building Sqft: 55,460 4-Level Apartment Building 37 2-Bedroom Units				Number of Proposed New Units/Lots 37 Apartments
- 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 		
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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PROJECT INFORMATION

CARTWRIGHT

ARCHITECTS & ENGINEERS

PROPERTY SIZE: .60 ACRES

APARTMENT BUILDING SQFT: 55,460
4-LEVEL APARTMENT BUILDING
37 2-BEDROOM UNITSPARKING STRUCTURE SQFT: 42,480
2-STORY PARKING STRUCTURE
74 PARKING STALLS2120 NORTH MAIN STREET
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100 WEST APARTMENTS

162 SOUTH 100 WEST
LOGAN, UT 84321

CARTWRIGHT PROJECT #
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:
REVISIONS
DATE DESCRIPTION

ARCHITECTURAL
SITE PLAN

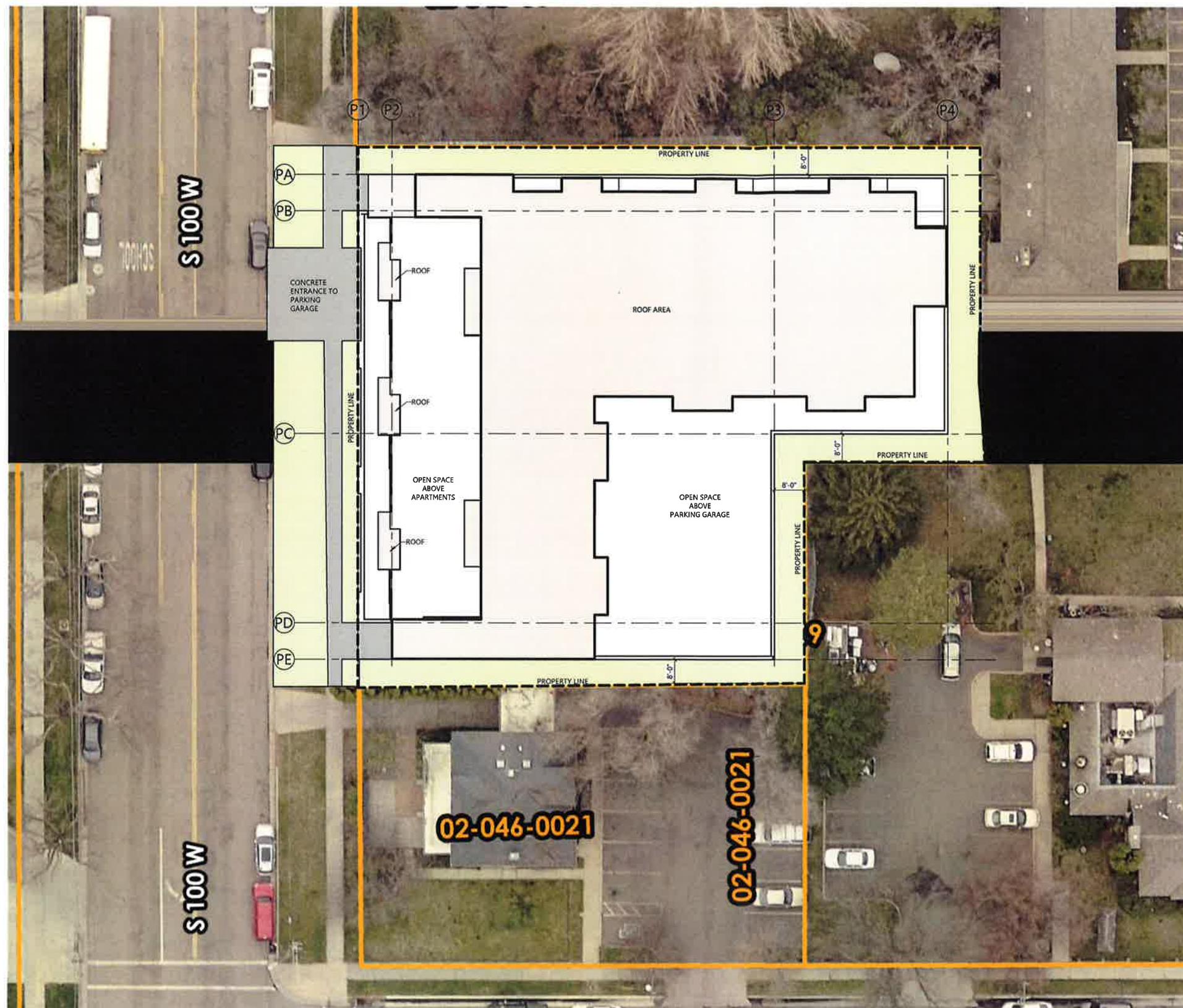
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ARCHITECTURAL SITE PLAN
A3 SCALE: 1/16" = 1'-0"

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DESIGN REVIEW PERMIT

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100 WEST APARTMENTS

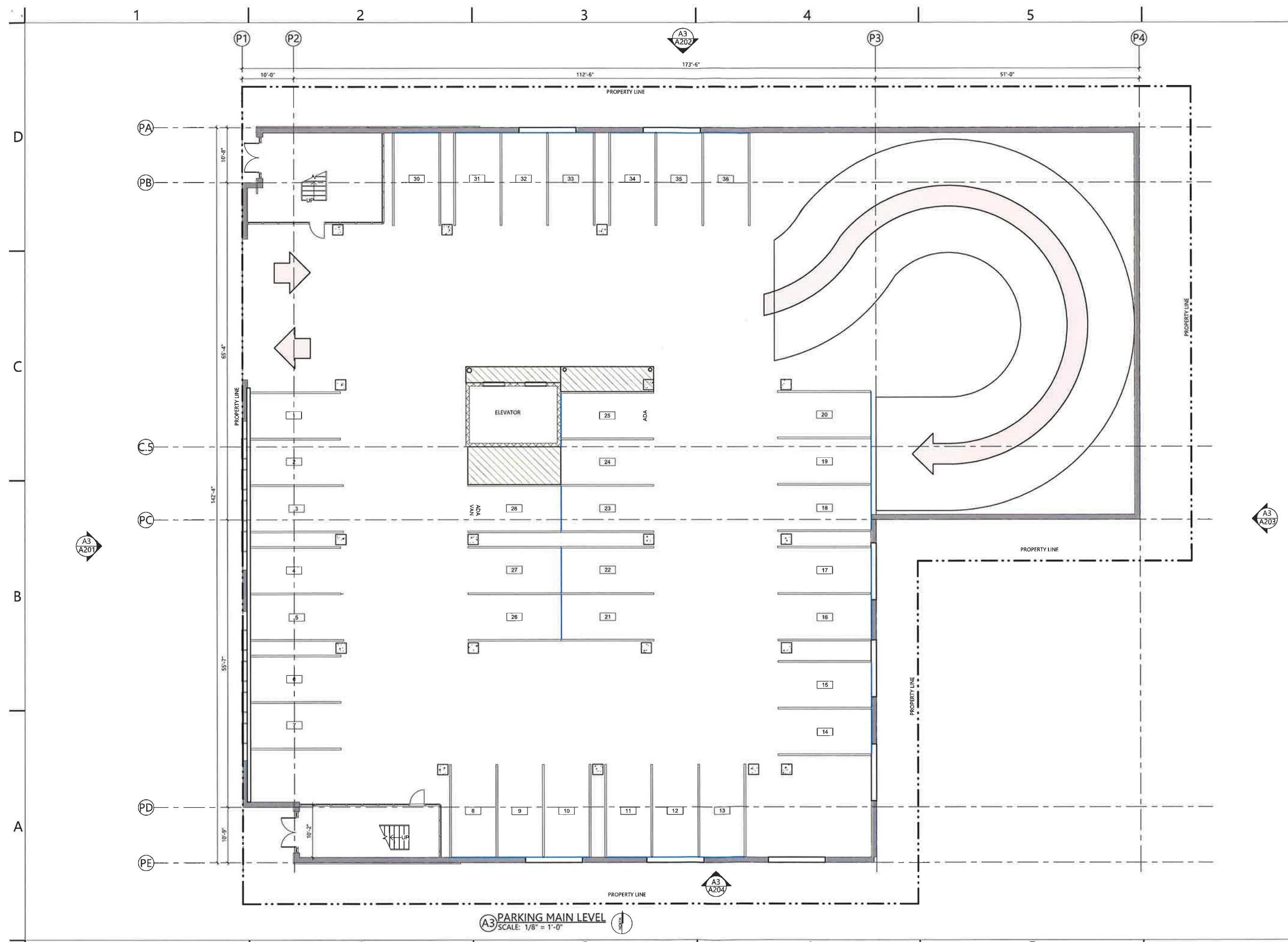
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MAIN LEVEL PARKING STRUCTURE PLAN

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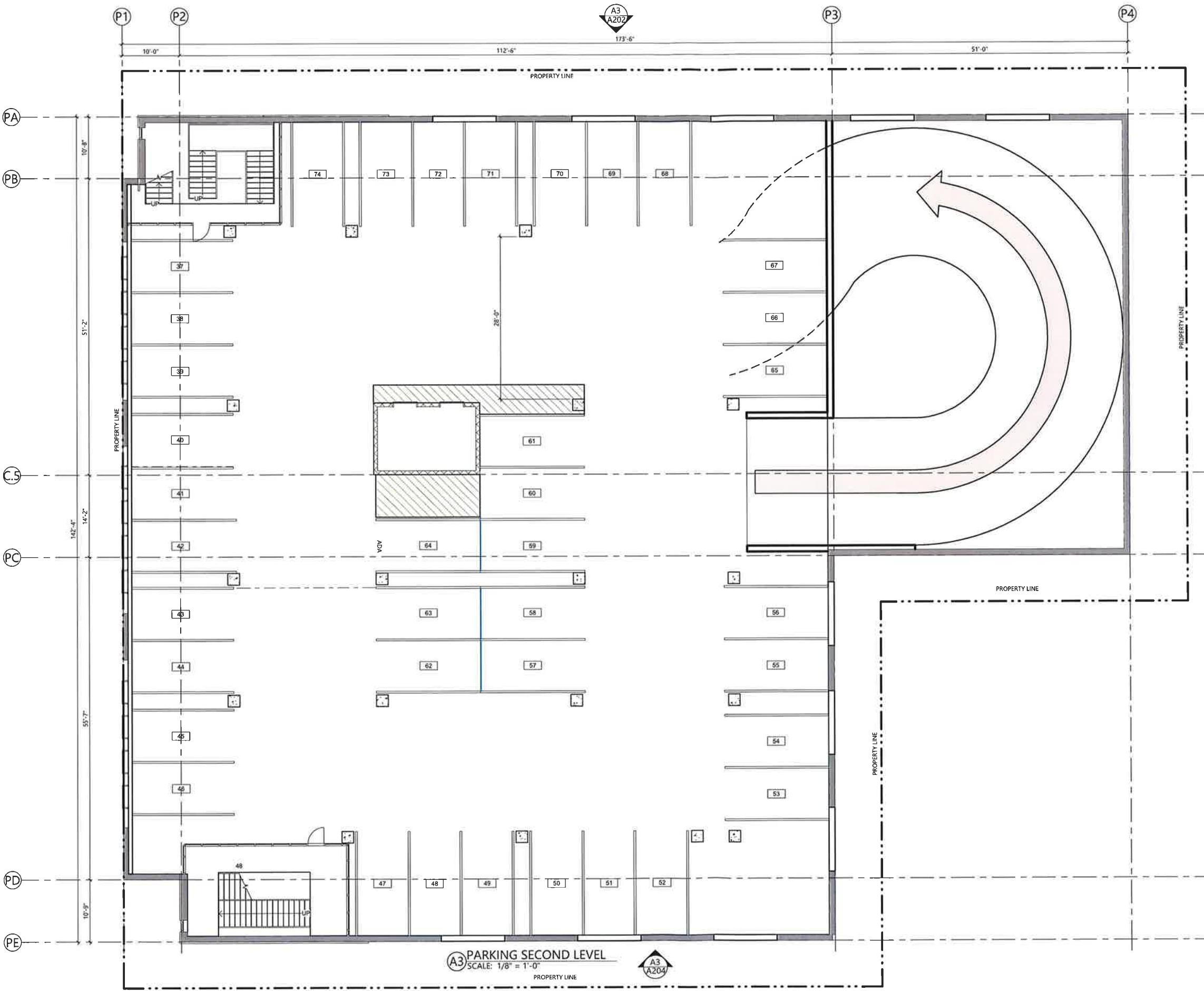
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100 WEST APARTMENTS

SECOND LEVEL PARKING STRUCTURE PLAN

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WEST ELEVATION

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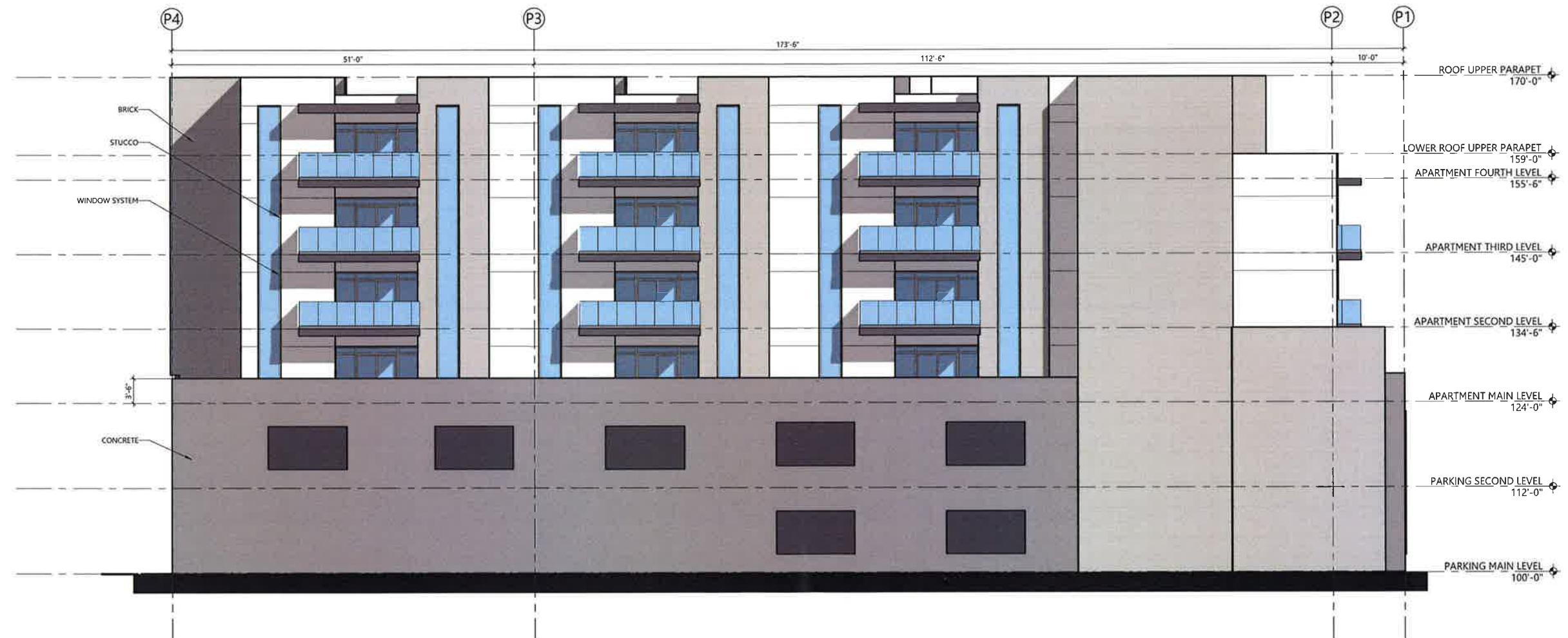
NORTH ELEVATION

100 WEST APARTMENTS

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(A3) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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100 WEST APARTMENTS

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EAST ELEVATION
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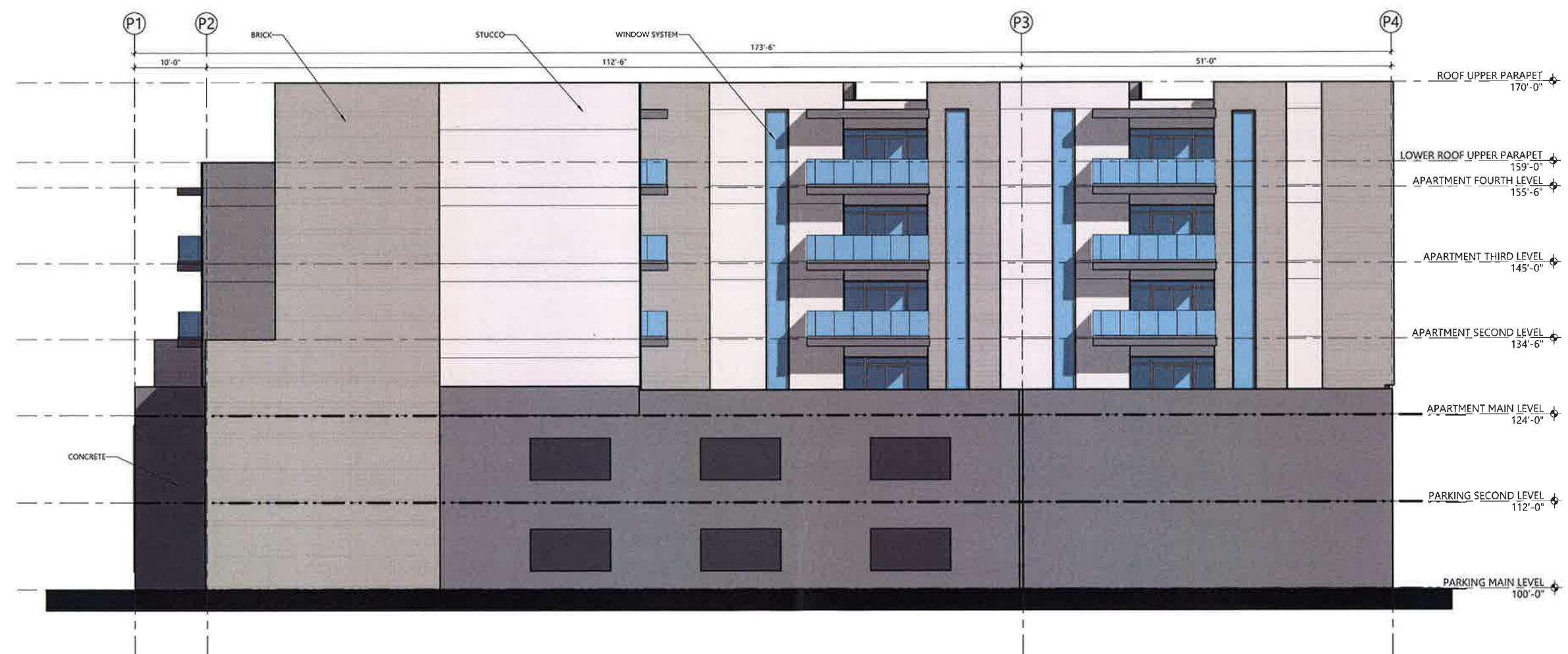
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SOUTH
ELEVATION

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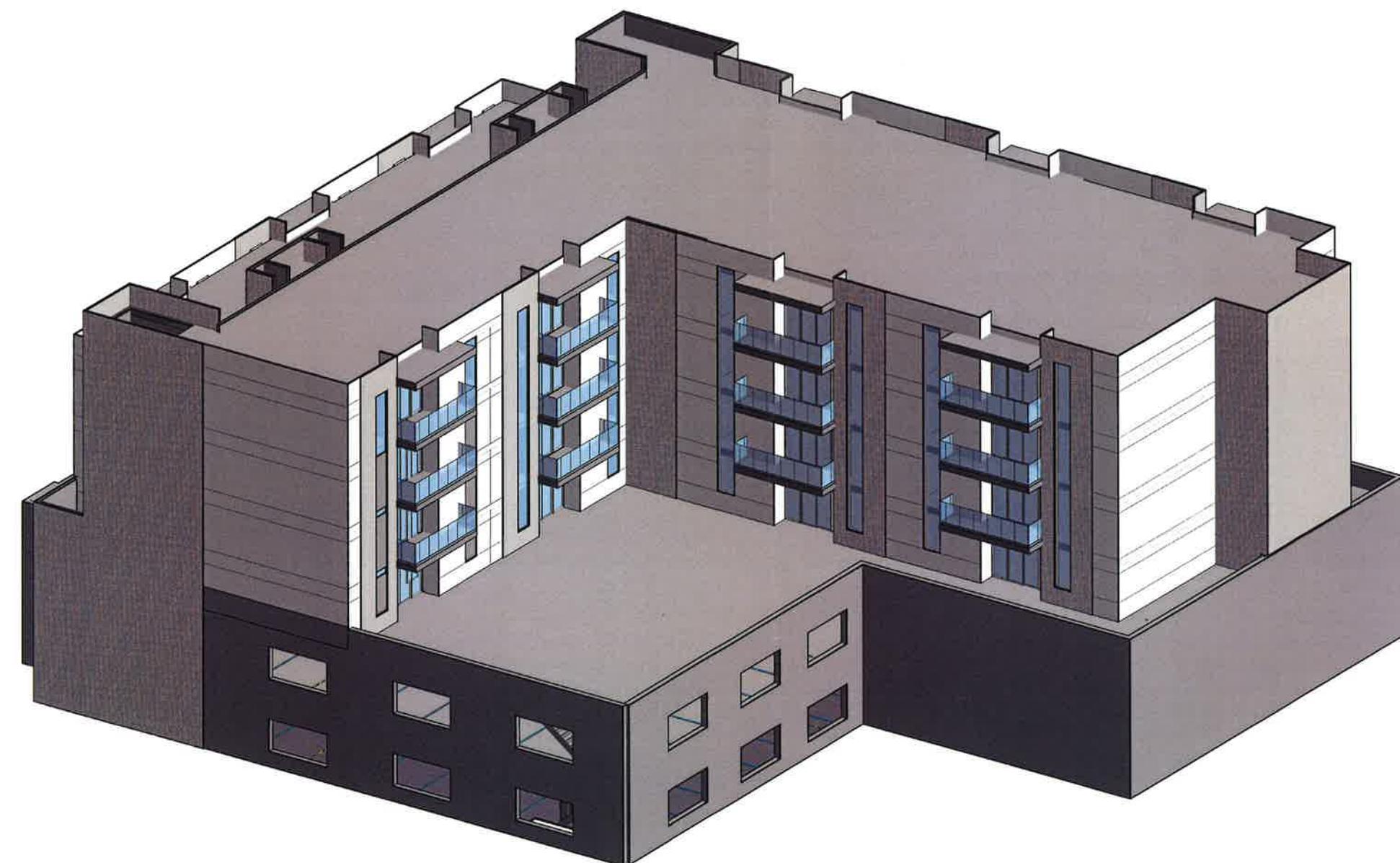
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(A3) SOUTHEAST ISOMETRIC VIEW
SCALE:

100 WEST APARTMENTS

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SOUTHEAST
ISOMETRIC VIEW

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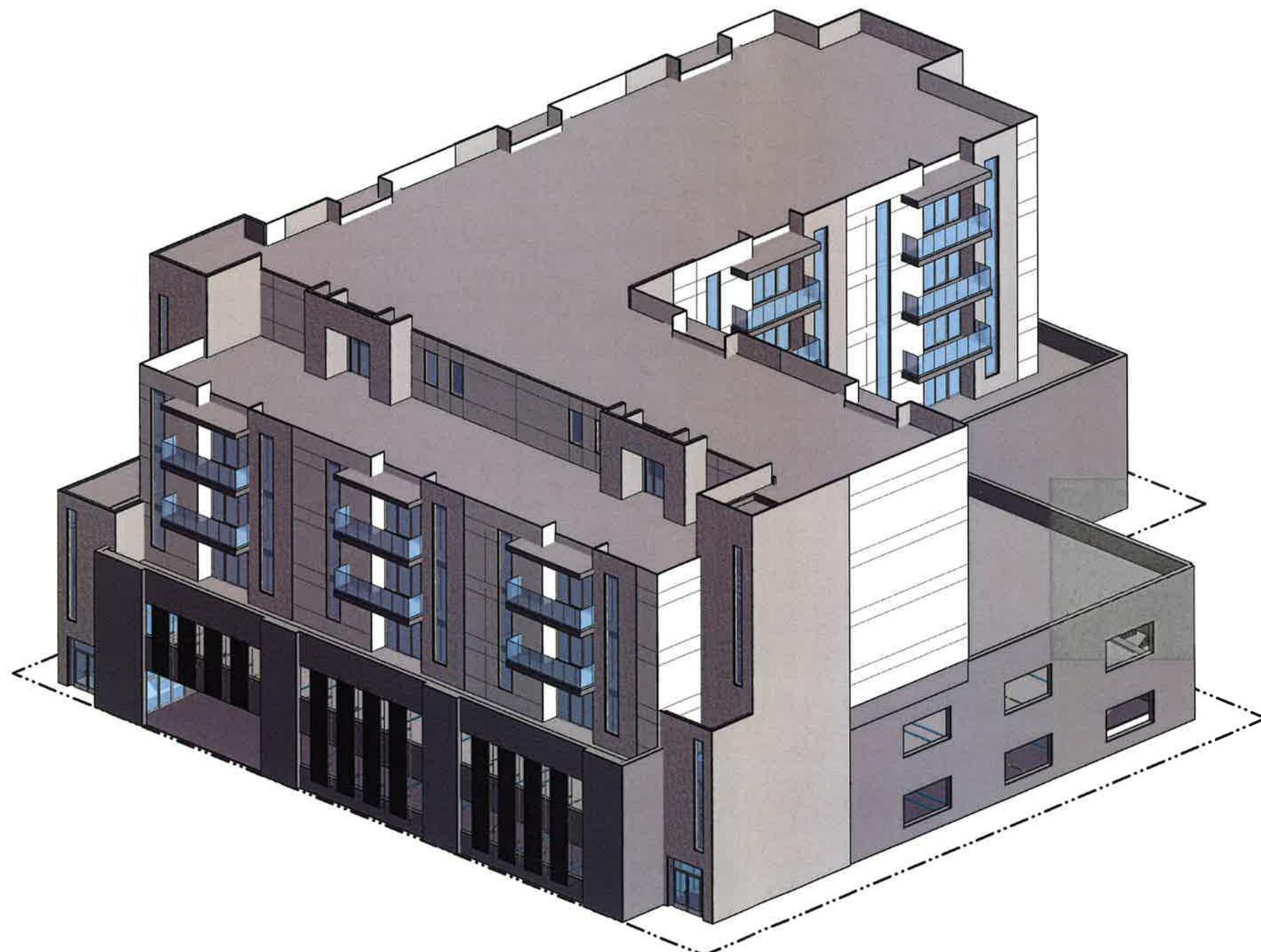
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(A3) SOUTHWEST PERSPECTIVE VIEW
SCALE

100 WEST APARTMENTS

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SOUTHWEST
ISOMETRIC VIEW

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DESIGN REVIEW PERMIT

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PROSPECTIVE
VIEWS

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©3 NORTHWEST PERSPECTIVE VIEW
SCALE:



©3 SOUTHWEST PERSPECTIVE
SCALE:

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DESIGN REVIEW PERMIT

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(A3) SOUTHEAST PERSPECTIVE
SCALE:



(C3) NORTH EAST PERSPECTIVE
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DESIGN REVIEW PERMIT

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PROSPECTIVE
VIEWS

100 WEST APARTMENTS

162 SOUTH 100 WEST
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