



**Project #21-010
Brickyard Rezone
Located at 800 N 50 W**

REPORT SUMMARY...

Project Name: Brickyard Rezone
Proponent/Owner: Jake Thompson / Jan Museus
Project Address: 800 North 50 West
Request: Rezone from COM to MU
Current Zoning: Commercial (COM)
Date of Hearing: March 11, 2021
Type of Action: Legislative
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a Rezone of approximately .80 acres of property located at approximately 800 North 50 West (TIN# 05-048-0018) from Commercial (COM) to Mixed Use (MU).

Land use adjoining the subject property

North:	COM: Vacant	East:	MR-12: Residential Uses
South:	COM: Commercial Uses	West:	COM: Commercial Uses

PROJECT

The proponent is requesting to rezone a .80-acre parcel at 800 North 50 West from COM to MU. The corner lot is vacant with several trees throughout the property and the frontage along 50 West is used for pull-in parking. The property has approximately 300' of frontage along 50 West and varies in depth running east and west (80' at the north end and 145' south end). Both 50 West and 800 North are classified as local city streets. Zoning has remained consistent over time, allowing commercial services and multi-family dwellings, changing from C-2 to COM in 2000.



Figure 1 shows the project request area

GENERAL PLAN – ZONING

Commercial (COM) – Current Zone

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.

Mixed Use (MU) – Proposed Zone

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.

COM Zone – Current Zone

The COM zone allows a wide range of commercial and light industrial uses. Residential development is encouraged when it is an integral part of the project whole. The COM zone is typically 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.

MU Zone – Proposed Zone

The MU zoning district permits a maximum density of 30 units/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 square footage of a proposed use. MU standards set minimum commercial building area standards for projects based on acreage. For an .80-acre site, 1,500 SF of commercial building would be required as part of the project. Below is a summary of the differences between COM and MU zones.

	COM	MU
Description	Retail, service, hospitality On high capacity roads Near mass transit	Different uses within project Pedestrian oriented High density
Min. Commercial Development	Entire ground floor	Comm bldg SF/Acre Ex. Under 3 AC = 1,500 SF
Residential Density	30 Units/AC NA NA	30 Units/AC 5 Units/AC 10 Unit density bonus w/ vertical mixed use
Residential Development	Vertical MU type only No Ground floor Units No Free standing Res. Building	Vertical or horizontal mix Ground floor res units Free standing Res. Building
Lot Coverage (Max)	60%	60%
Building Frontage (Min)	50%	60%
Setbacks (front)	10'	0-10'
Land Set Asides	20%	20%

NEIGHBORHOOD COMPATIBILITY

The area around the site contains a wide variety of land uses. Single family homes, multi-family apartments, recreation amenities, schools, restaurants, gas stations, and grocery stores are all located within about a 600-foot radius of the site. 800 N and 50 West are identified as existing or future local streets on the City's Master Transportation Plan, with their primary function described as access and connection to higher capacity roads. Across from the subject parcel, 50 West is lined with two-story apartments. Other existing buildings and structures within a 600-foot radius are single and two stories in height with most of the residential structures being built between 1962-1999. The surrounding commercial structures were built circa 1950-1980's.

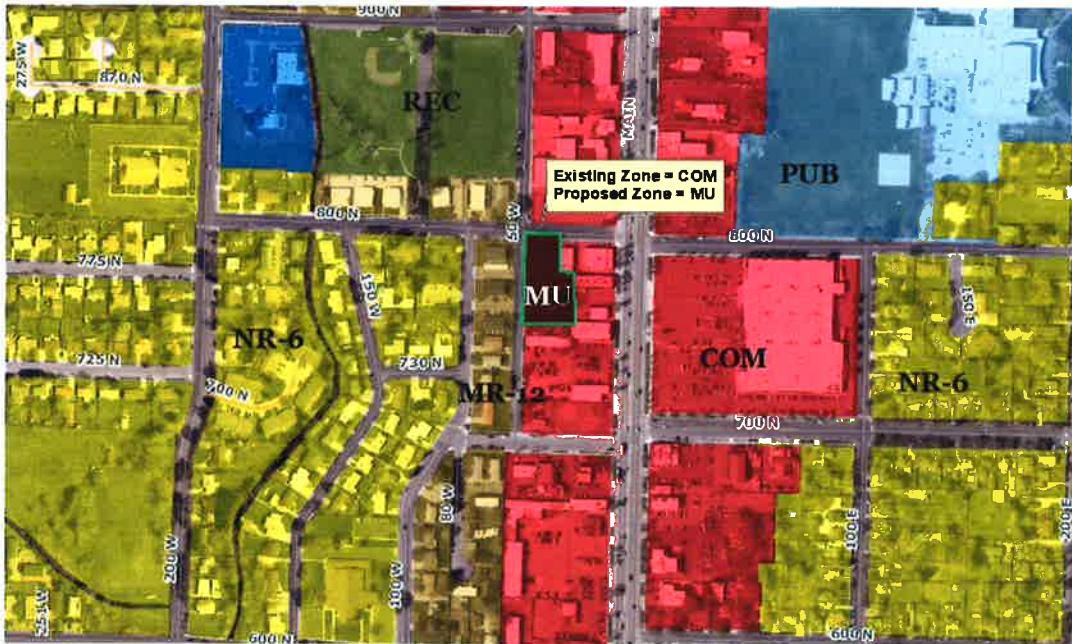


Figure 2 shows the proposed zoning on the properties with the surrounding existing zoning

SUMMARY

The COM zoning district, indicated on the FLUP, is similar in nature to the MU zoning district. MU allows taller buildings and a density bonus for residential units but is more limited on the range of permitted commercial uses. As stated in the General Plan, compact infill near Logan's core will reduce pressure to sprawl outwards into surrounding rural areas. Infill is more efficient on utilities and infrastructure. Infill is less taxing on Logan City's transportation system and should result in fewer miles driven and lower amounts of pollution emitted by residents. There could be design compatibility issues with a MU development built to maximum allowances as the LDC encourages vertical design strategies in urban areas. However, Planning Commission site specific conditions can help to mitigate any potential incompatibilities.

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, one comment had been received.

PUBLIC NOTIFICATION

Legal notices were posted on the City's website and the Utah Public Meeting website on 3/3/2021, noticed in a quarter page ad on 2/20/2021, Legal Notice published in the Herald Journal on 2/27/21, and a Public Notice mailed to property owners within 300' were sent on 2/19/2021.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The Logan City FLUP identifies the area as COM which is similar in nature to MU.
2. The MU zone has a mandatory commercial component that will help to meet the intent of the COM FLUP designation.
3. The MU zone is compatibility with neighboring uses and zones.
4. Infill is a more efficient way to handle population growth and reduce pressure on rural/suburban sprawl.
5. Design incompatibles can be mitigated through Design Review processes.
6. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Mixed-Use developments.

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.



Debbie Zilles <debbie.zilles@loganutah.org>

Project Review for Mar. 11 Planning Commission

Frank Schofield <frank.schofield@loganschools.org>
To: Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 9, 2021 at 1:50 PM

Debbie,

The Logan City School District is concerned about the proposed change from a Commercial zoning classification to Mixed Use for the Brickyard property (PC 21-101). The surrounding neighborhood already has a high concentration of rental properties, which create high levels of student turnover for both Bridger and Ellis elementary schools.

Before supporting this change the District would like there to be more clarity on how the landowner intends to use the property. Depending on the type of housing that is provided, that may influence our position. As it currently stands, we would oppose this rezone.

Sincerely,

Frank Schofield
Superintendent, Logan City School District



The mission of the Logan City School District is to ensure all students leave our schools ready to create a positive future for themselves and their community.

[Quoted text hidden]



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received	Received By	Scheduled Meeting Date	Zone	Application Number
2/5/21	JKR	Mar. 11, 2021	COM	PC 21-010

Type of Application (Check all that apply):

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

PROJECT NAME

The Brickyard Zone Change

PROJECT ADDRESS

800 N. 50 W.

COUNTY PLAT TAX ID #

05-048-0018

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)

Jane Thompson

MAIN PHONE #

435-764-2418

MAILING ADDRESS

PO Box 6384

CITY

N. Logan

STATE

Ut.

ZIP

84341

EMAIL ADDRESS

jk-temp@hotmail.com

PROPERTY OWNER OF RECORD (Must be listed)

Jan Musers

MAIN PHONE #

MAILING ADDRESS

502 N. Main St.

CITY

Logan

STATE

Ut.

ZIP

84321

EMAIL ADDRESS

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)

Rezone from COM to MU

Total Lot Size (acres)

.80

Size of Proposed New Building
(square feet)

Number of Proposed New Units/Lots

- 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 permit 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

Council workshop: Mar. 16
Council hearing: Apr. 6

PT. SE.⁴ Section 28 Township 12 North, Range 1 East

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048

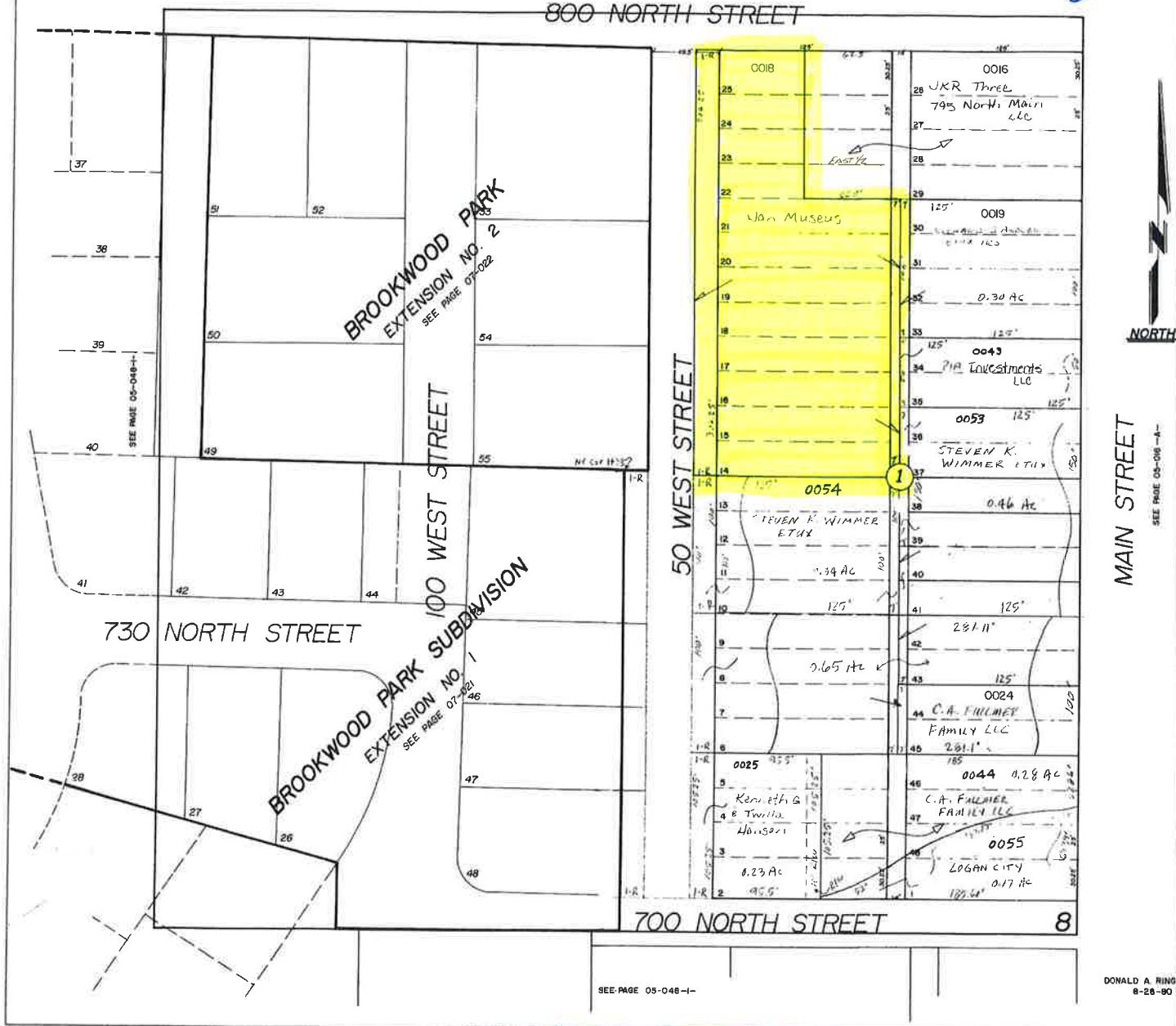
Scale 1 Inch = 50 Feet

TAX UNIT 27

PT. OF THE SOUTH 1/2 OF BLK. 23, PLAT "A" LOGAN FARM SVY.
PART OF KIRTLAND ADDITION, BLOCKS 1 & 2

SEE PAGE 05-047-4

PC 21-008



JAKE THOMPSON
REQUEST FOR RE-ZONE
PARCEL #05-048-0018



VICINITY MAP