

CITY OF LOGAN, UTAH
ORDINANCE NO. 21-10

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 Mixed Residential Medium (MR-20).to Mixed Residential High (MR-30).

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, _____
THIS DAY OF _____, 2021.

AYES:
NAYS:
ABSENT:

Mark A. 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 _____, 2021.

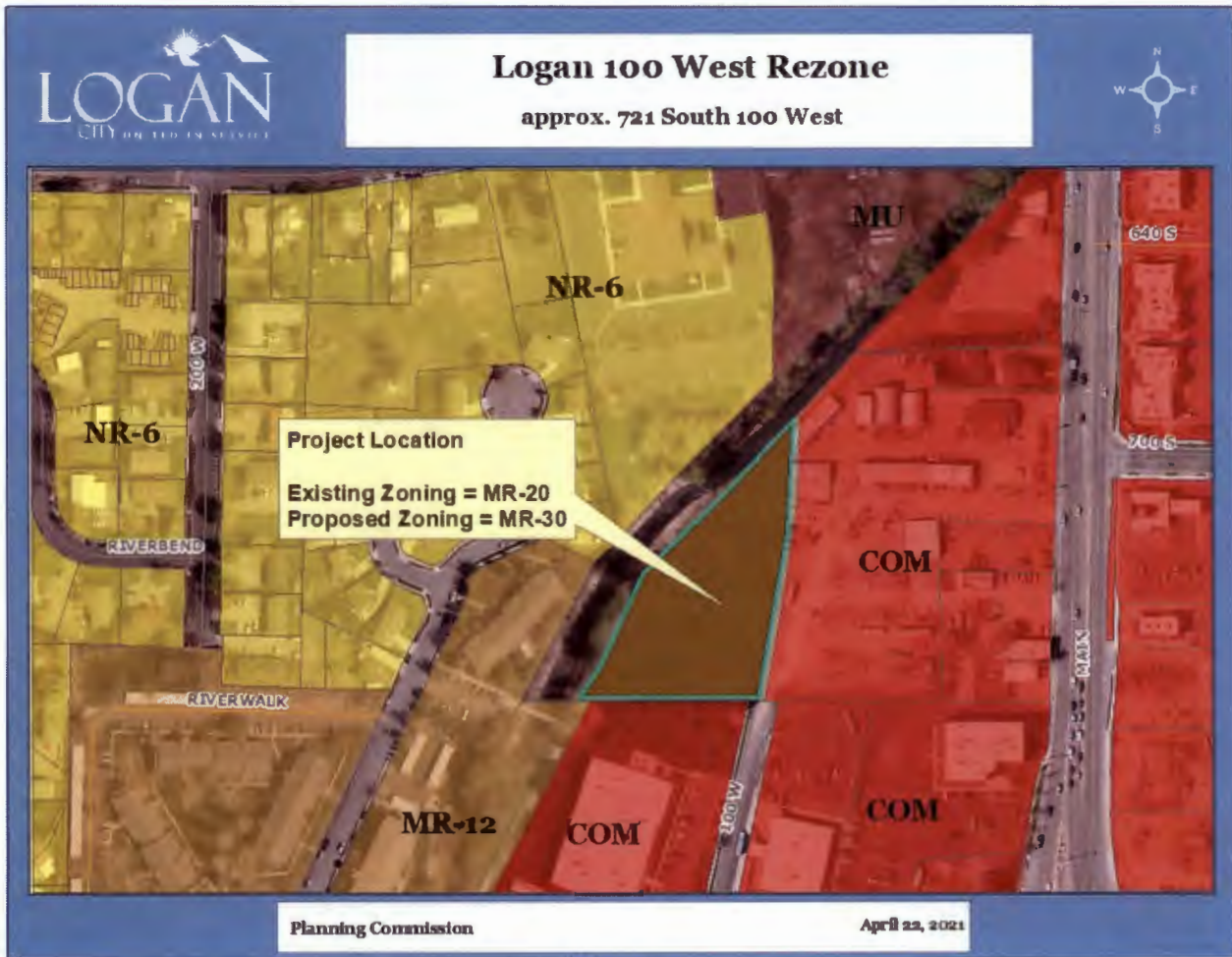
Mark A. Anderson, Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____,
2021.

Holly H. Daines, Mayor

EXHIBIT A





MEMORANDUM TO MUNICIPAL COUNCIL

DATE: April 27, 2021
FROM: Russ Holley, Senior Planner
SUBJECT: **Ordinance #21-10 Logan 100 West Rezone**

Summary of Planning Commission Proceedings

Project Name: Logan 100 West Rezone
Request: Rezone from MR-20 to MR-30
Project Address: 721 South 100 West
Recommendation of the Planning Commission: **Approval**

On April 22, 2021, the Planning Commission recommended that the Municipal Council **approve** the Logan 100 West Rezone

Planning Commissioners vote (6-1):

Motion: Lucero
Second: Newman

Vote to recommend approval to City Council:

Yea: Croshaw, Lucero, Ortiz, Goodlander Newman, Nielson
Nay: Dickinson
Abstain: None

Attachments:

Ordinance #21-10
Staff Report & Project Slides (PC#21-016)
Planning Commission Meeting Minutes

**Project #21-016
100 West Rezone
Located at approx. 721 South 100 West**

REPORT SUMMARY...

Project Name: 100 West Rezone
Proponent/Owner: Craig Adams / Logan 100 West, LLC
Project Address: 721 South 100 West
Request: Rezone from MR-20 to MR-30
Current Zoning: MR-20
Date of Hearing: April 22, 2021
Type of Action: Legislative
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for a rezone of approximately 2.07 acres of property located at 721 South 100 West (TIN# 02-063-0035) from Mixed Residential Medium (MR-20) to Mixed Residential High (MR-30)

Land use adjoining the subject property

<i>North:</i>	NR-6: Residential Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	MR-12: Residential Uses

PROJECT

The proponent is requesting to rezone a 2.07 acre parcel from Mixed Residential Medium (MR-20) to Mixed Residential High (MR-30). This area was part of the Logan Gateway project that included a large four-story 68,000 SF office building and four small commercial pad sites near Main Street. The original 7.8-acre property site was divided into two areas when the 100 West street right-of-way extended south over the Logan River. In addition to the commercial development approvals in 2019, the applicant requested and successfully rezoned the project site from Mixed Use (MU) to a combination of Commercial (COM) and MR-20. That resulted in the current configuration of approximately 5 acres of COM and 2 acres of MR-20.



Figure 1 shows the subject property

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Mixed Use Center (MUC). The General Plan, a nonregulatory visioning plan describes MUC areas as having concentrations of commercial and office uses with residential uses integrated. MUC developments are required to have both residential and commercial components designed in a compact dense form for people to live, work, and play within a walkable center. The plan describes MR areas as intended to provide a range of housing options for all stages of life and all levels of income. New developments should provide a diversity of housing types that are located near employment centers and commercial service areas for better walkability and transportation alternatives. Structures in this designation will range in density up to 30 units per acre and designed similar to Logan's traditional block pattern. The General Plan does not describe or distinguish the differences between MR-20 and MR-30.

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The MR-20 zone allows for multi-family residential housing projects at a maximum density of 20 dwelling units per acre of land. Building heights are limited to 45 feet and front yard setbacks are set at 10 feet. Open space and outdoor space are required to total 30% of the project site.

NR-6

MR-20

COM

MU

MR-12

Subject Property

WALK PKWY

100 W

MAIN ST

640

7

Project #21-016 100 West Rezone

STAFF SUMMARY

Originally designated as MUC in the FLUP and subsequently zoned MU, the intent of this project site was a development that included both commercial and higher density residential land uses. Although similar to MU zoning in density and development pattern, COM does not require residential and is more automobile oriented by nature. The MR-30 zoning district is similar to MU in density, height and development pattern with the exception of required commercial uses. The landowner requested MR-20 in 2019 but the MR-30 is actual closer to the FLUP designation of MU and will allow more residential units in an area of town that is located centrally, near high capacity utilities and infrastructure. Efficient, well-designed, centrally located higher density housing will continue to relieve pressure on suburban and rural agricultural areas farther outside of town, increase housing supply, provide diverse housing types and reduce miles driven. With housing supply at historic lows and housing demand at historic highs more efficient housing units will help satisfy demand, improve affordability and increase supply. The river along the west border of the property along with enhanced setbacks required in the LDC will create adequate buffers to soften the additional 10-units per acre (max. density for MR-20 = 41 units & MR-30 = 62 units) and design compatibility with the surrounding diverse mixture of structures and land use. The planned trail extension along the river through this property will increase recreation and alternative transportation options for area residents and employees.

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 comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/10/21 and the Utah Public Meeting website on 4/10/21. Public notices were mailed to all property owners within 300 feet of the project site on 4/5/21.

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 MU and the MR-30 zone is similar in nature and density to MU.
2. This area is positioned along 100 West, a street that is planned for expansion to the south with high capacity infrastructure.
3. Infill and redevelopment are more efficient ways to handle population growth and reduce pressure on rural/suburban sprawl.
4. Centrally located, higher density housing developments reduce vehicle miles driven, increase housing supply and affordability.
5. Design incompatibles can be mitigated through Design Review processes.

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.



Logan 100 West Rezone

approx. 721 South 100 West



Planning Commission

April 22, 2021



Logan 100 West Rezone

approx. 721 South 100 West



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Logan 100 West Rezone

approx. 721 South 100 West



