

Zone Change

PLANNING COMMISSION AGENDA REPORT: **01/22/2013**
CITY COUNCIL SET DATE: **02/07/2013**
CITY COUNCIL MEETING: **02/21/2013**

ZONE CHANGE

Maverik – convenience store and gas station

Case No. 2013-ZC-001

Request:	To rezone a parcel from R-1-10 (Single Family Residential 10,000 square foot minimum lot size) to PD-C (Planned Development Commercial).
Project:	It's proposed to develop a Maverik convenience ("C") store and gas station.
Property Owner:	SHEDCO LTD 1439 Cobblestone Ln St George UT 84790
Applicant:	Maverik Inc.
Representative:	Mr. Todd Meyers, Project Manager 880 West Center Street North Salt Lake, UT 84054
Architect:	Dixxon 833 South 200 East Salt lake City, UT 84111
Location:	Northeast corner of the intersection of River Road and 1450 South Street.
Acreage:	1.33 acres
Current Zone:	R-1-10 (Single Family Residential)
Proposed Zone:	PD-COM (Planned Development Commercial)
General Plan:	COM (Commercial)
Adjacent zones:	The surrounding (undeveloped) properties are zoned R-1-10.

Setbacks:

Required

Front: 25 ft.
Street Side: 25 ft.
Side: 10 ft.
Rear: 10 ft.

Proposed

Front (River Road): Varies - approx. 80 ft. ("C" store)
Varies - approx. 45 ft. (canopy)
Street Side (1450 South): Varies approx. 50-60 ft. (canopy)
Side (East): Varies - approx. 35-50 ft. ("C" store)
Approx. 40 ft. (canopy)
Rear (North): Approx. 10 ft. ("C" store)

PD Text

The applicant has provided a PD text (see attachment).

Parking:

Required

The required ratio is 1:250 (4 spaces per 1,000 sq. ft.); at 4,630 SF/250 = 18.52 spaces.

Proposed

23 spaces (shown on the site plan (which includes 1 H/C space)

Building:

Size

The "C" store will be approx. 4,630 square foot with a detached free standing canopy (for 10 gas pumps) of approx. 6,500 square feet.

Height

The building is single story and will not exceed 35 ft.

Pad Elevation

The building will be situated upon the flood erosion hazard line; an erosion hazard study is required and it is expected that the building will have to be elevated as mitigation.

Materials:

Exterior walls will be E.I.F.S. (synthetic stucco). The roof will be concrete bar tile. Decorative cultured stone will be placed on the building's wainscot

Colors:

Maverik Corporate colors are proposed. A color board has been submitted for review (see material board).

- Trash Enclosure:** A six foot (6') high solid block wall trash enclosure is proposed with a solid gate (see site plan).
- Erosion Control:** This property is located within the 2009 Flood Hazard Zone Map area (see attached graphic) and the City's civil engineers are reviewing what mitigations would be required to allow development of the site. Note that Rosenberg Associates have been hired by the applicant to produce a Flood Hazard Report. As a result of this report, it is anticipated that the building pad will require elevating and that rip-rap along the river embankment will need to be installed. It is anticipated that this protection will be designed to protect against a 100 year storm event.
- Lighting:** Dark Sky style lighting will be required and the applicant shall provide evidence of such.
- Landscaping:** The site shall comply with Section 10-25 of the Zoning Ordinance.
- Signage:** A separate sign permit is required for signage.
- P.C.:** The Planning Commission recommends approval (7:0) with the following suggested conditions:
1. No **building permit** for this site shall be issued prior to the required flood mitigation measures being installed.
 2. A **photometric plan** for the entire site shall be provided to staff during the civil engineering site plan review process to verify that only '**dark sky**' style lighting shall be used. The plan shall provide information about building lighting, parking lot (pole) lighting, and canopy lighting.
 3. **Canopy lighting** (over the gas pumps) shall have recessed lights that do not extend below the canopy cover.
 4. **No fascia flood lights** shall be installed on the rear and sides of the building.
 5. **Architectural treatment, materials, and colors** shall be as presented (by renderings and materials board) to the council on February 21, 2013.
 6. A '**T.I.S.**' (Traffic Impact Study) shall be prepared and presented for review by the City's Public Works Department

and Community Development Department (*Note: The plan may require the installation of a deceleration lane.*)

7. The City Legal Department shall be provided a '**cross access**' agreement for review and comment.
8. The **roof** surface **color** shall be a tan color and shall not be white.
9. **Landscaping** shall comply with Section 10-25 of the Zoning Ordinance.
10. **Building height** and canopy height shall not exceed 35 ft. (*Note: The front of the building's highest point is to be approx. 29 ft. while the parapet on the majority of the building will be approx. 21 ft.*)
11. The **HVAC** equipment shall be screened by a parapet (if roof mounted).
12. A solid block **trash enclosure** with solid gates shall be installed (as indicated on the site plan).
13. **Signage** shall be by a separate permit.