

HEBER CITY PLANNING COMMISSION

Meeting date: March 6, 2014

Report by Anthony L. Kohler

Re: TSC Site at 400 East 1200 South

SUMMARY

The petitioner is requesting approval of a 21,930 square foot retail center at 400 East 1200 South. The property is located within the C-2 Commercial Zone. The proposed development involves unsubdivided land adjacent to Heber Gateway Plaza Phase 1 and utilizes the eastern entrance to that subdivision.

DISCUSSION

Proposed parking consists of 94 stalls, addressing the need for 5 spaces per net 1,000 square feet per the city code. The petitioner would like to discuss the possibility of submitting a time-use study to evaluate having fewer parking spaces, as there are numerous TSC stores throughout the United States with parking ratios of less than 5 spaces per 1,000 square feet.

The proposed elevations include a minimum of 30% of the vertical wall surface with a masonry brick and 100% of along the western (front) elevation. The building is proposed to be covered with fiber cement siding to be consistent with the Design Criteria. Faux windows and awnings have been included along the western and north elevations (along 1200 South). Crookneck lighting has been utilized on the building on the primary elevations.

RECOMMENDATION

Staff recommends concept approval, with the petitioner returning for final approval to address the following:

1. Section 307 of the Design Criteria (this section requires a 24 inch modulation in the building for each 50 feet of horizontal wall area)
2. Provide a landscaping plan, for non-parking areas, including 3' caliper Honey Locust or similar street trees be planted each 50 feet of frontage along 1200 South.
3. Developer submit evidence of authorization for utilization of the Heber Gateway Plaza Phase 1 Driveway.
4. The design criteria prohibits metal standing seam and limits metal shingles for the wall surface; the proposed door elevation includes corrugated metal, and the Planning Commission should determine if the design criteria requirement is met with the proposal.
5. Developer enter into a vacancy, development and maintenance agreement between the property/building owner and the city consistent with Section 111 of the Design Criteria requires for all buildings larger than 15,000 square feet.
6. Developer submitting time use parking study for parking, if desired.

And that concept approval include the finding that the proposed site plan is consistent with the C-2 Commercial Zone, the C-2 & C-4 Design Criteria, and Title 17 Subdivisions, conditional upon the following:

1. Trash enclosure be screened on all four sides with brick material from building.
2. Rear loading zone be screened from 1200 South and property to east with brick material from building and/or with evergreen shrubbery.
3. Outdoor storage and display areas be screened with wrought iron and brick pillar fencing.
4. Sidewalk connection be provided from building to 1200 South as proposed.
5. Crookneck lighting be utilized as proposed on the building elevations.

SECTION 307 – BUILDING WIDTH:

Buildings within this zone are to maintain a resemblance of the street wall found within the C-3 zone, but allow for interior vehicular penetration from the street accessing side and rear yard parking. Placing the façade of the building back from the front property line as defined in Section 104 allows for the placement of more landscape material as well as pedestrian friendly features to encourage pedestrian activity. Recognizing that this zone has a more vehicular driven activity, front street access points are allowed between the buildings as defined in section 108.

Each building shall be designed in a way that will allow no more than fifty (50') horizontal feet of wall plane for the type "A" project and seventy five (75') horizontal feet of wall plane for the type "B" project; without a clear expression of modulation or change. This requirement shall consist of a primary offset in the wall plane no less than twenty four (24") inches for the type "A" project and forty eight (48") inches for the type "B" project; to create this sense of modulation. The wall plane modulation shall extend up vertically and shall be carried back onto the roof structure at least forty eight (48") inches for the type "A" project and at least ninety six (96") inches for the type "B" project; to create a solid façade connection with the roof structure.

This requirement can be enhanced by employing the use of architectural features including but not limited to doors, windows, pilasters, columns, horizontal and vertical offsets, materials, colors, and textural variations, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs, and offsets. In order to assure conformance with this requirement, all exterior elevations shall be reviewed and approved as a part of the overall review process.

February 20, 2014

Heber City Corporation
Attn: Bart Mumford P.E.
75 North Main
Heber City, Utah 84032

Subject: Tractor Supply – Commercial Concept Review

Dear Bart:

Horrocks Engineers recently reviewed the concept plans for the Tractor Supply Company commercial project located at 380 East 1200 South. The following items need to be addressed with approval.

General

- Connectivity and continuation of Gateway Drive between 380 East and 400 East should be discussed. The original Gateway Phase 2 project proposed Gateway Drive to continue through and connect 380 East to the future 500 East public street. The original traffic studies done for Gateway Phase 1 and 2 were completed showing this connectivity within the business along the south side of 1200 South. This concept plan does not allow for this unobstructed connectivity. This will likely produce more turning movements on and off of 1200 South than the original traffic studies anticipated.
- Two access are recommended for the project. Gateway Phase 1 has not yet obtained final acceptance as a constructed subdivision. This is a private driveway and is not plowed or maintained by the City. Tractor Supply Company will need to get permission and an access/maintenance agreement from the current owners of Gateway Phase 1 for use of this road.

Site Plan

- The sewer lateral needs a clean-out in the park strip on 1200 South.
- Add a note to the plan stating that the existing utility locations need to be potholed and the location field verified.
- The existing ADA ramps on the south side of 1200 South at 400 East need to be updated per the current Heber City Standard Specifications and Drawings. The existing ramps do not have the required truncated dome panels.
- Should the sidewalk at 380 East or 400 East be extended and connected to the proposed building site?
- There is an empty common area parcel in the adjacent Gateway project between the property and 380 East. Could the developer use this piece to increase parking and eliminate this empty space?

- A storm drain plan and associated storm drain report needs to be submitted. If discharge into the flood channel is proposed, the high water elevation of the channel needs to be considered in the overall design and elevations of the onsite system. A stormceptor type water quality device will be required.
- The fire hydrant should be installed with a standard 6 inch line. The new fire hydrant could possibly be moved north to the next island to reduce the length of new line needed.

Please call our office with any questions or concerns regarding this project.

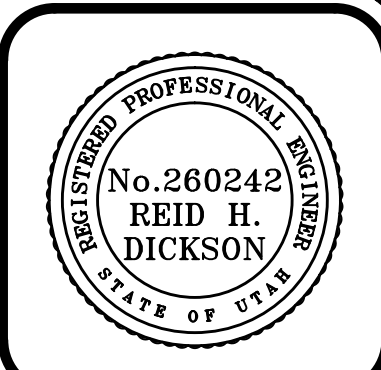
Sincerely,

HORROCKS ENGINEERS



Willa Motley, P.E.

cc: file
Infinity Consultants
Heber Planning Department



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=30'
SCALE (VERT): N/A
DRAWN BY: JHT
CHECKED BY: RHD
DATE: 01.30.2014
PROJECT No. 1200

infinity
CONSULTANTS

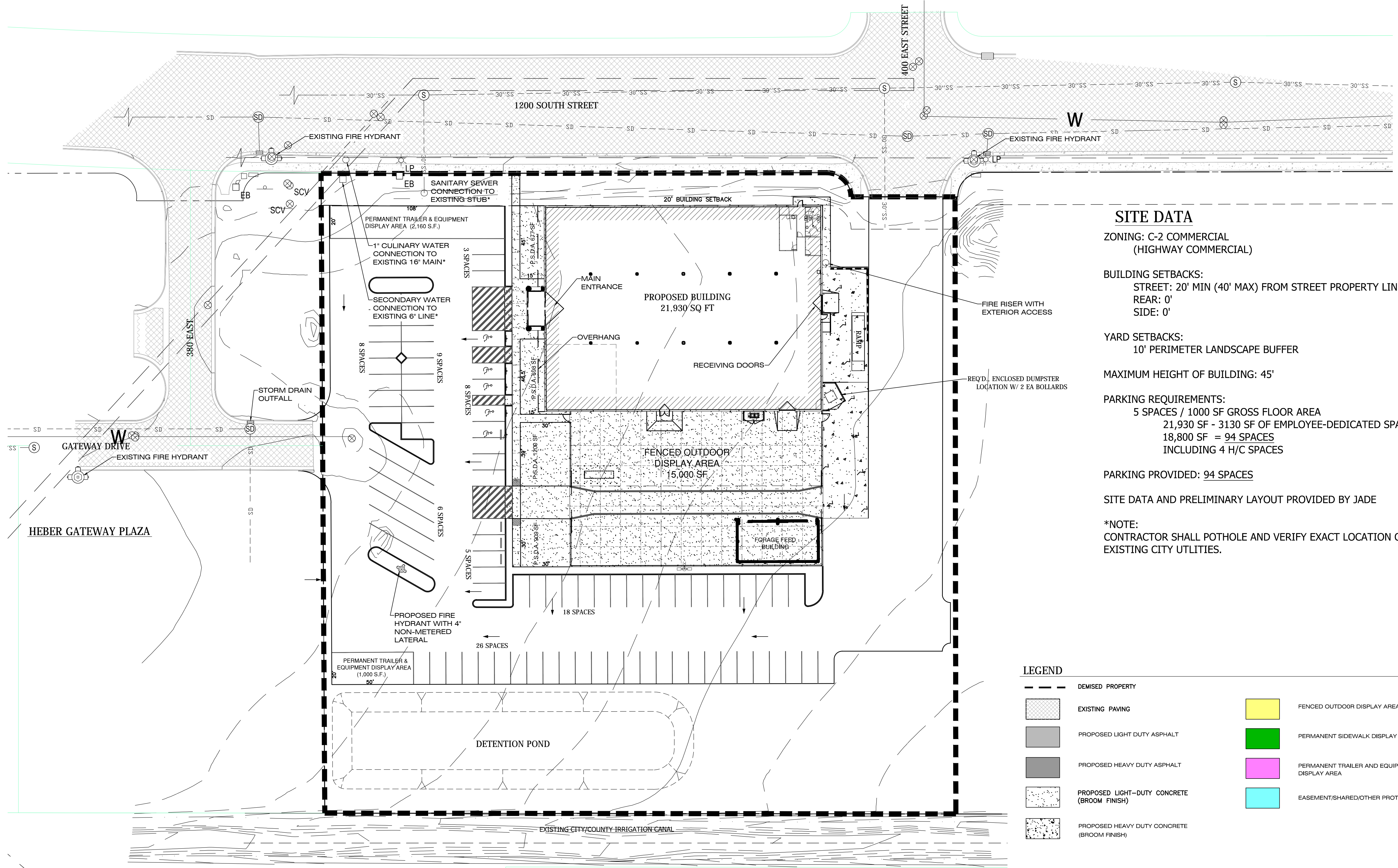
2975 Executive Parkway, Suite 162
Lehi, Utah 84043 • Tel: 801.541.3040

PROPOSED COMMERCIAL DEVELOPMENT

SITE PLAN

HEBER CITY, UTAH

SHEET
C1



SITE DATA

ZONING: C-2 COMMERCIAL
(HIGHWAY COMMERCIAL)

BUILDING SETBACKS:
STREET: 20' MIN (40' MAX) FROM STREET PROPERTY LINE
REAR: 0'
SIDE: 0'

YARD SETBACKS:
10' PERIMETER LANDSCAPE BUFFER

MAXIMUM HEIGHT OF BUILDING: 45'

PARKING REQUIREMENTS:
5 SPACES / 1000 SF GROSS FLOOR AREA
21,930 SF - 3130 SF OF EMPLOYEE-DEDICATED SPACE = 18,800 SF
18,800 SF = 94 SPACES
INCLUDING 4 H/C SPACES

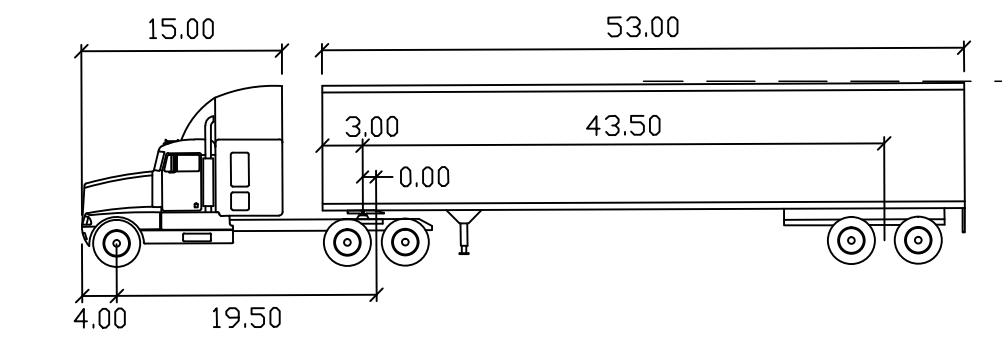
PARKING PROVIDED: 94 SPACES

SITE DATA AND PRELIMINARY LAYOUT PROVIDED BY JADE

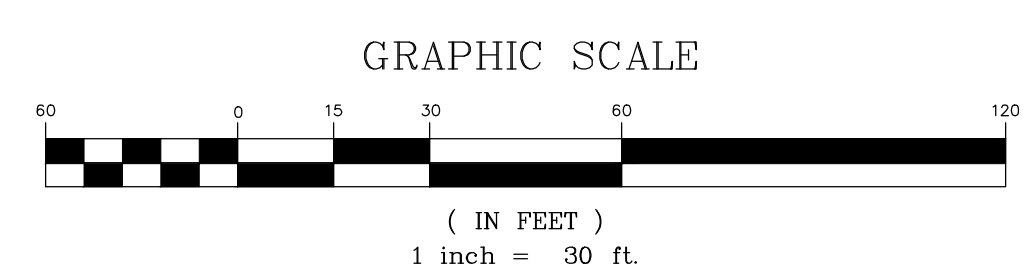
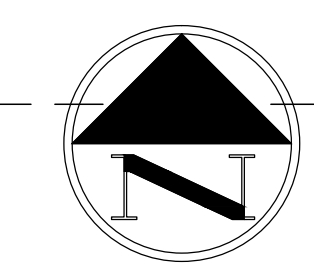
*NOTE:
CONTRACTOR SHALL POTHOLE AND VERIFY EXACT LOCATION OF EXISTING CITY UTILITIES.

LEGEND

- DEMISED PROPERTY
- EXISTING PAVING
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT-DUTY CONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)
- FENCED OUTDOOR DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- EASEMENT/SHARED/OTHER PROTECTED AREAS



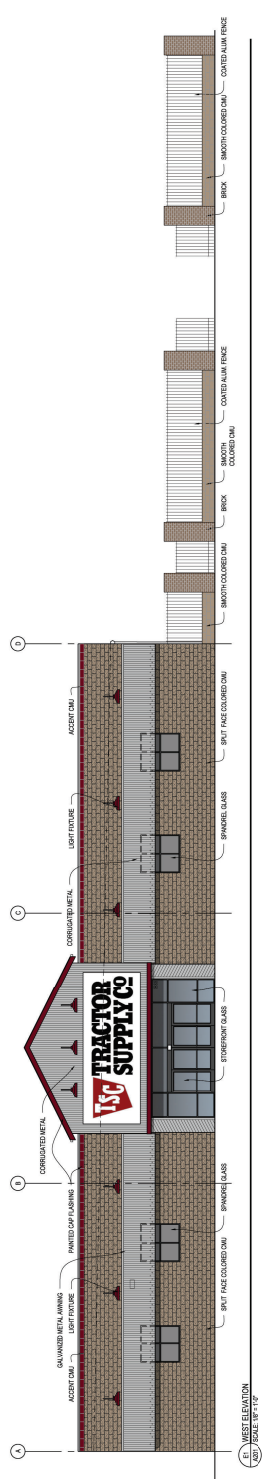
WB-65	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.40
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		



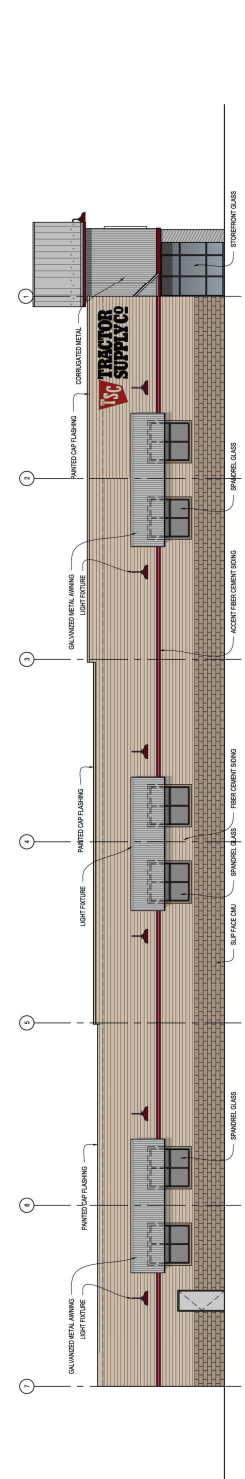
APPROX. 3.33 ACRES
PROPOSED COMMERCIAL DEVELOPMENT
1200 South Street
AND
380 East and Gateway Drive
Heber City, UT

E:\Aero\Marketing\Buyt_Construction\Heber_City\Infinity_Preliminary\1200S380E-CL_SITE_PLAN-2.dwg Feb. 18. 2014 - 3:43pm

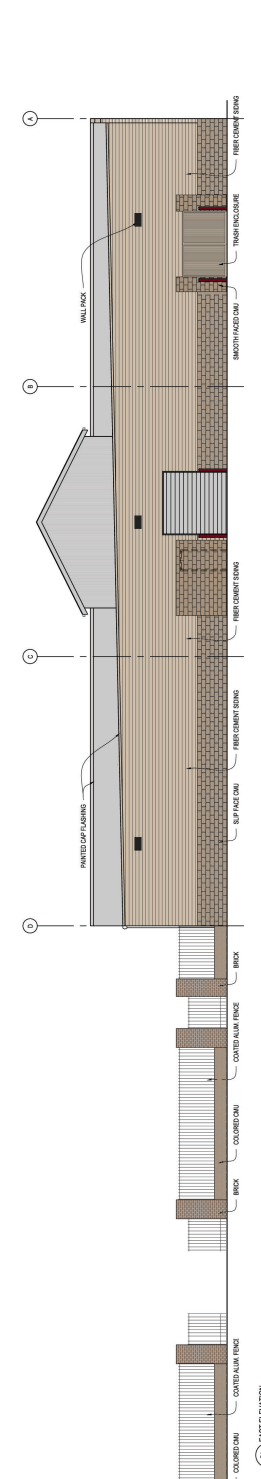
1 2 3 4 5 6 7



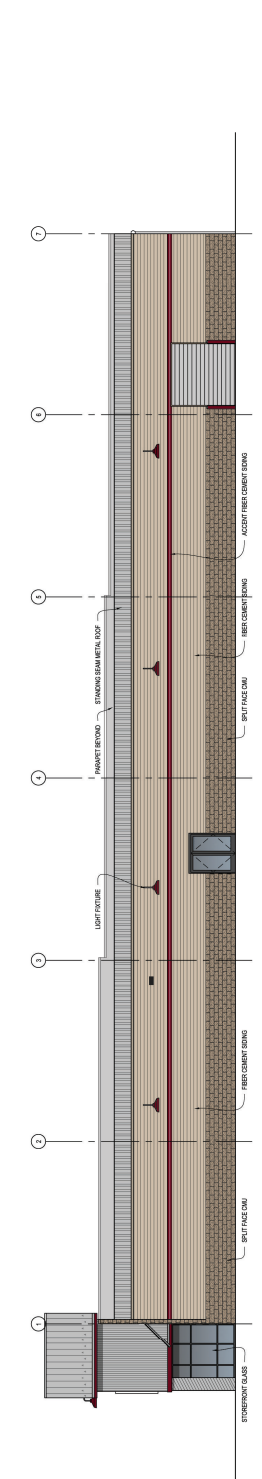
C. WEST ELEVATION
SCALE 1/8" = 1'-0"



C. NORTH ELEVATION
SCALE 1/8" = 1'-0"



B. EAST ELEVATION
SCALE 1/8" = 1'-0"



B. SOUTH ELEVATION
SCALE 1/8" = 1'-0"

NO.	REV.	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			

TRACTOR SUPPLY CO.
1200 SOUTH 380 EAST
HEBER CITY, UTAH 84032

BWA ARCHITECTS
215 EAST LUTHER AVENUE
F. PO. BOX 100
HEBER CITY, UTAH 84032
BWAARCHITECTS.COM

PROJECT NUMBER: 204-1401
DRAWN BY: CHAD BY
PLAN REVIEW:

ELEVATIONS

DRAWING NUMBER

A201

1 2 3 4 5 6 7

Heber City Planning Commission Application

75 North Main Street, Heber City, UT 84032
 (435) 654-4830 Fax (435) 657-2543
 www.ci.heber.ut.us



Project Information

Date submitted: <i>1.30.14</i>	Zone: <i>C2</i>	Number (Office Use Only)
Hearing Date Applied For: <i>2.27.14</i>	Area: <i>3.3 ac.</i>	
Project Name: <i>T.S.C.</i>		
Project Address: <i>1200 S. 380 E.</i>	Units: <i>1</i>	

Developer Information

Company / Contact: <i>INFINITY CONSULTANTS</i>		Attn: <i>REID DICKSON</i>	
Address: <i>2975 Exec. Pkwy.</i>		Telephone: <i>(801) 541-3040</i>	
City: <i>Lehi</i>	State <i>UT</i>	Zip: <i>84043</i>	Alt. Telephone:
Email Address: <i>reid@infinityutah.com</i>		Fax:	

Engineer, Architect or Surveyor (When applicable)

Company / Contact: <i>(SAME)</i>		Attn:	
Address:		Telephone:	
City:	State	Zip:	Alt. Telephone:
Email Address:			

City Development Process and Requirements

- Staff Review Time:** Approximately 4 weeks prior to the meeting date depending on the amount of projects needing review. The more complete an application the less time it takes for corrections and redlines.
- Development Review Committee (DRC):** See attached paperwork
- Planning Commission:** Held 2nd Thursdays at 7:00 p.m.
- City Council:** Held 1st and 3rd Thursdays at 7:00 p.m.

All meetings are held in the Heber City Council Chambers at 75 North Main Street.

- Fees: See Fee Attachment
- 3 FOLDED 24 x 36 copies & 20 FOLDED - 11 x 17 copies of the plat (all large plans to be folded to a 9 x 12 size so that the name of the plat is visible)
- 1 .pdf file of plat/plans under 2 mb in size. *(will email)*
- Completed Project Checklist

If any of these items are not submitted with the subdivision application City Staff maintains the right to deny the application

RECEIVED JAN 30 2014

Check Applicable Request(s) Applying For:

Request	Fee
<input type="checkbox"/> Amend General Plan	\$700.00
<input type="checkbox"/> Annexation Fee (under 5 acres)	\$1000.00
<input type="checkbox"/> Annexation Fee (over 5 acres)	\$1000.00 + 25.00 per acre
<input type="checkbox"/> Small Subdivision/Lot Split	\$300.00
<input type="checkbox"/> Subdivision Concept Approval	\$350.00
<input type="checkbox"/> Preliminary Subdivision	\$300.00 + \$100.00 per lot
<input type="checkbox"/> Final Subdivision	\$300.00 + \$100.00 per lot
<input type="checkbox"/> Commercial Concept Development Approval	\$200.00 + \$25.00 per acre
<input checked="" type="checkbox"/> Commercial <u>Final</u> Development Approval ✓	Included in Concept
<input type="checkbox"/> Preliminary Manufactured Home Park Plat	\$300.00 + \$25.00 per lot
<input type="checkbox"/> Final Manufactured Home Park Plat	\$300.00 + \$25.00 per lot
<input type="checkbox"/> Preliminary Recreational Vehicle Park Fee	\$200.00 + \$5.00 per pad
<input type="checkbox"/> Final Recreations Vehicle Park Fee	\$200.00 + \$5.00 per pad
<input type="checkbox"/> Duplex/Multi-Family Dwelling (up to 3 units)	\$300.00 + \$30.00 per unit
<input type="checkbox"/> Duplex/Multi-Family Dwelling (over 3 units)	\$200.00 + \$25.00 per unit
<input type="checkbox"/> Zone Change	\$500.00 + \$25.00 per acre + costs
<input type="checkbox"/> Conditional Use/Special Exception	\$200.00 + costs
<input type="checkbox"/> Telecommunications Approval	\$100.00
<input type="checkbox"/> Zoning Ordinance Change	\$750.00
<input type="checkbox"/> New Zone	\$1,500.00
<input type="checkbox"/> Plat Amendment	\$300.00
<input type="checkbox"/> Lot Line Adjustment	\$150.00
<input type="checkbox"/> Board of Adjustment	\$75.00
<input type="checkbox"/> P C Planned Community Zone Master Plan Approval	\$1,500.00 + \$10.00 per lot
<input type="checkbox"/> Sign Permit	\$20.00 + \$5.00 per sign

\$282.50

Applications are due at least four weeks prior to the requested meeting date. Acceptance of this application by the Planning and Zoning Department does not constitute a designation of this application as complete or complying with the provisions of the Zoning or Subdivision Ordinance.

I, the applicant, understand that the fees paid are to cover the costs of Heber City in processing my application and should those costs exceed the paid fees I am responsible for the additional amounts. I understand that all paid fees are non-refundable.

Signature of Applicant *Paul D.* Date 1-30-14

Application Approved by *[Signature]* Date 1-30-14