RESOLUTION NO. PC-2023-0031

A RESOLUTION BY THE OREM CITY PLANNING COMMISSION TO APPROVE THE SITE PLAN OF MAVERIK – UNIVERSITY PARKWAY LOCATED GENERALLY AT 1247 SOUTH GENEVA ROAD IN THE C2 ZONE.

WHEREAS on March 13, 2023, Melanie Ruff, Maverik, filed an application with the City of Orem requesting the Planning Commission approve the site plan of Maverik – University Parkway located generally at 1247 South Geneva Road in the C2 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 6, 2023; and

WHEREAS the agenda of the Planning Commission meeting at which the subject application was posted at the Orem Public Library, on the Orem City webpage and at the City offices at 56 North State Street; and

WHEREAS one two hundred six (206) notices were mailed to residents within five hundred (500) feet of the property; and

WHEREAS the matter having been submitted and the Planning Commission having fully considered the request as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City; the effect upon the surrounding neighborhood; the compliance of the request with all applicable City ordinances and the Orem General Plan, and the special conditions applicable to the request.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OREM, UTAH, as follows:

1. The Planning Commission finds this request is in the best interest of the City.
2. The Planning Commission approves the site plan of maverick – University Parkway located generally at 1247 South Geneva Road in the C2 zone, as shown in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. This resolution shall take effect immediately upon passage.
4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.
5. All other resolutions or policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this 6th day of September 2023.

CITY OF OREM, by
Madeline Komen, Chairman

ATTEST:

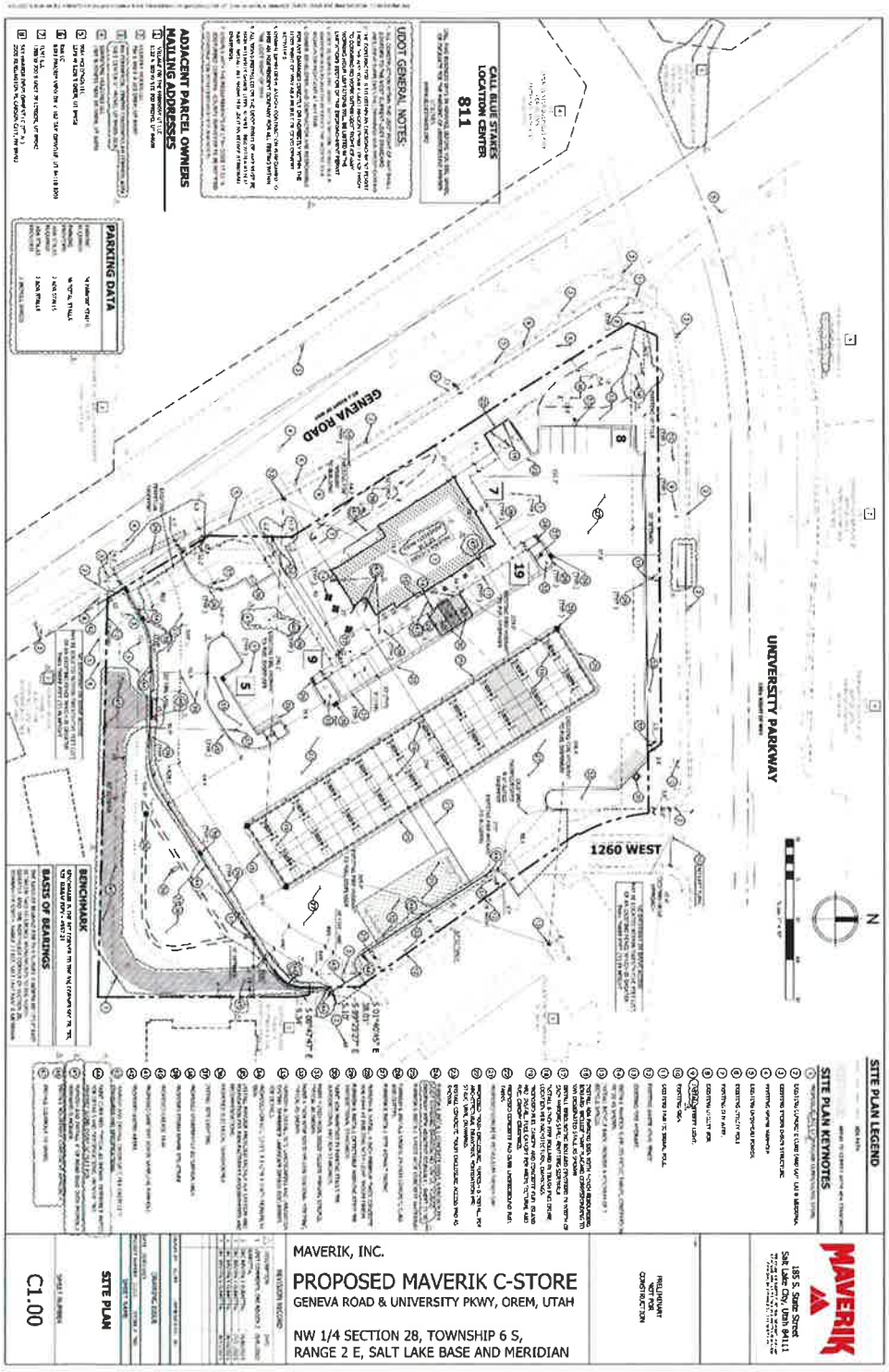
for Ryan L. Clark, Planning Commission Secretary

COMMISSION MEMBERS VOTING 'AYE'

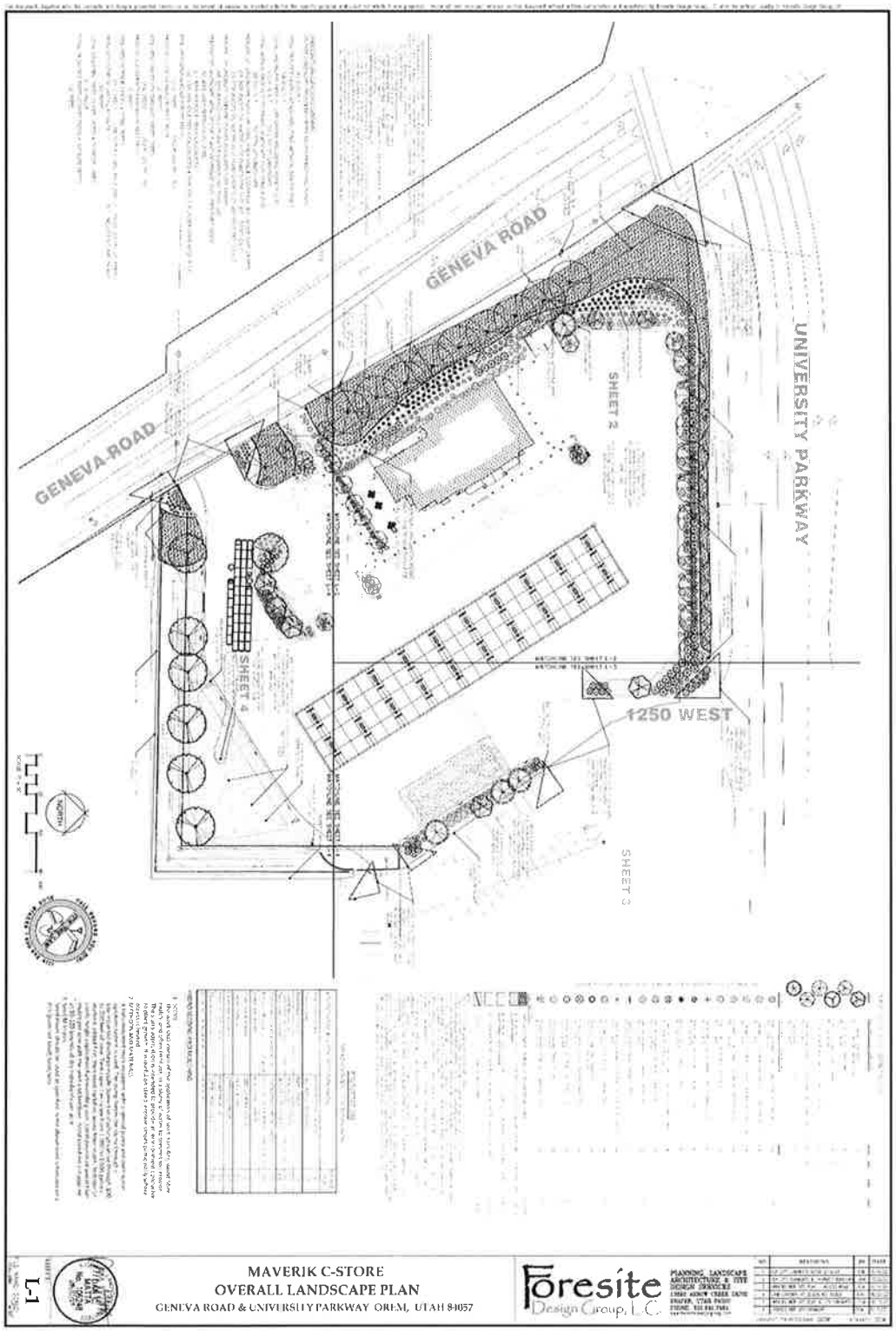
Mark Carpenter
Gerald Crismon
James Hawkes
Helena Kleinlein
Madeline Komen
Murray Low
Haysam Sakar

COMMISSION MEMBERS VOTING 'NAY'

Exhibit "A"
Site Plan



Landscape Plan



Elevations – Convenience Store

2 BUILDING PERSPECTIVE - FRONT RIGHT

1 BUILDING PERSPECTIVE - FRONT LEFT

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_XR_2202
Building Square Footage: 5,951 SF
Construction Type/Occupancy Classification: V-B / M

A-3 PERSPECTIVE VIEWS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

2 LEFT ELEVATION

1 FRONT ELEVATION

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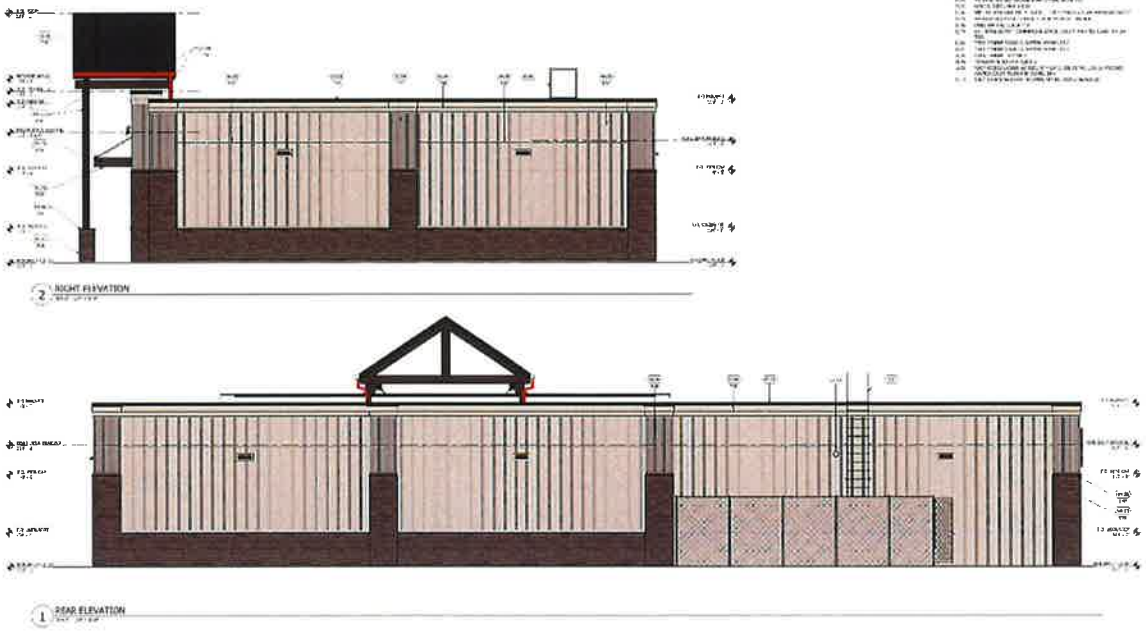
A-4 EXTERIOR ELEVATIONS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES



PROPOSED MAVERIK C-STORE

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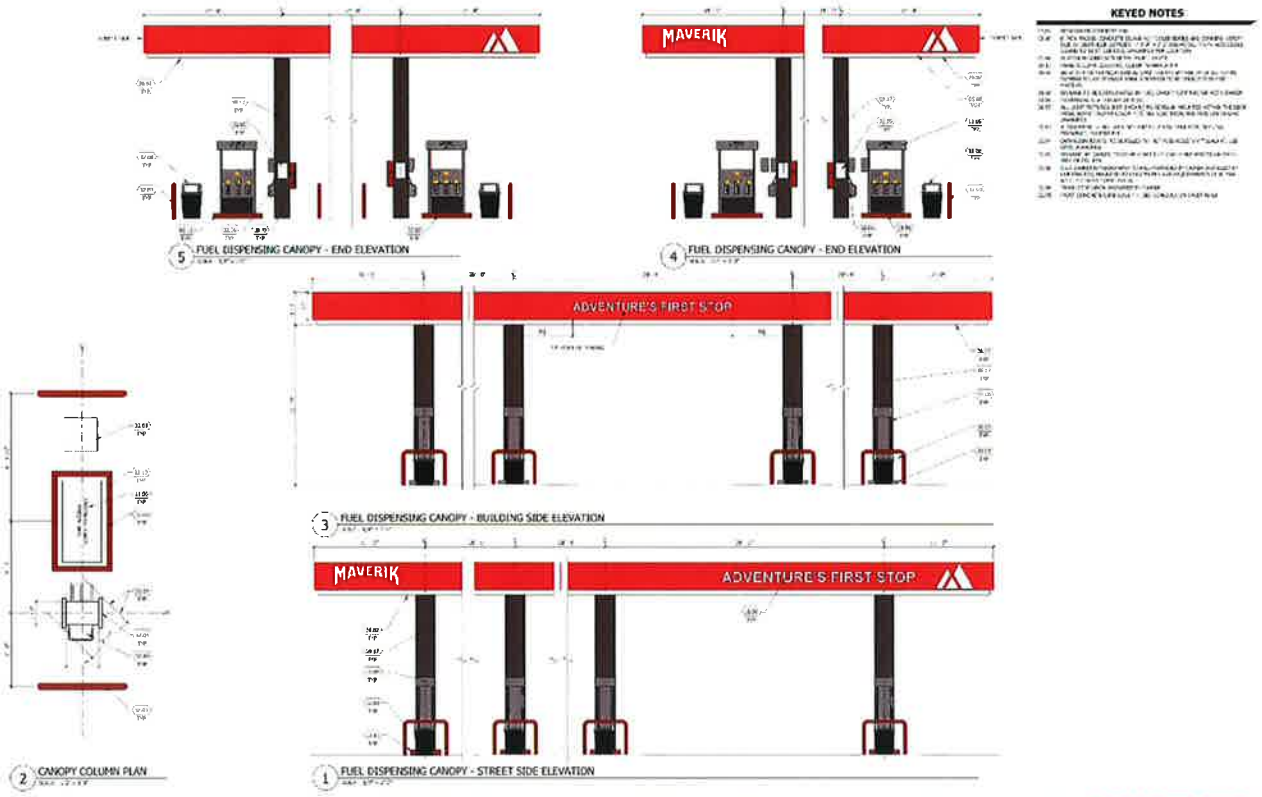
A-5 EXTERIOR ELEVATIONS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

Elevations - Canopy



PROPOSED MAVERIK C-STORE

NOTE: FUEL CANOPY DRAWINGS PROVIDED ARE CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50_L_XR_2202
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A-6 CANOPY ELEVATIONS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111