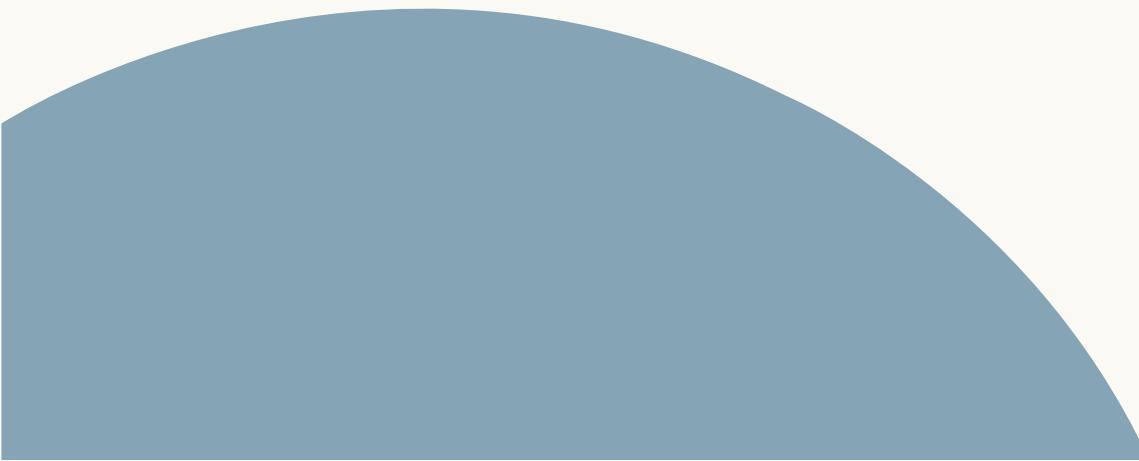


# Oakley City Center

A MASTER PLANNED DEVELOPMENT



# Overview of Project

- Project is comprised of four parts.
  - **Fuel Station & Convenience Store** (Location A)
  - **City Center North** (Location B)
  - **City Center South** (Location C)
  - **Restaurant** (Location D)



# Requested Approvals

- **City Center**
  - Master Planned Development
- **Fuel Convenience Store**
  - Master Planned Development
  - Rezone from Community Residential 2 to Commercial
  - Conditional Use Permit
- **Restaurant**
  - Master Planned Development
  - Rezone from Community Residential 1 to Commercial
  - Conditional Use Permit

# Purpose of MPD Approval

- Consider the uses, density, setbacks, building height, lot size requirements, open space, parking, access, utilities, site layout, connectivity, snow storage, outdoor lighting, and public infrastructure (Oakley City Code § 13-5-15.E)
- Building design, aesthetics, and materials will be addressed through the design review process.

# City Center – Design Guidelines

- Design guidelines will address:
  - Architectural Design
  - Building Materials
  - Streetscape Design Requirements
  - Landscaping
  - Fences

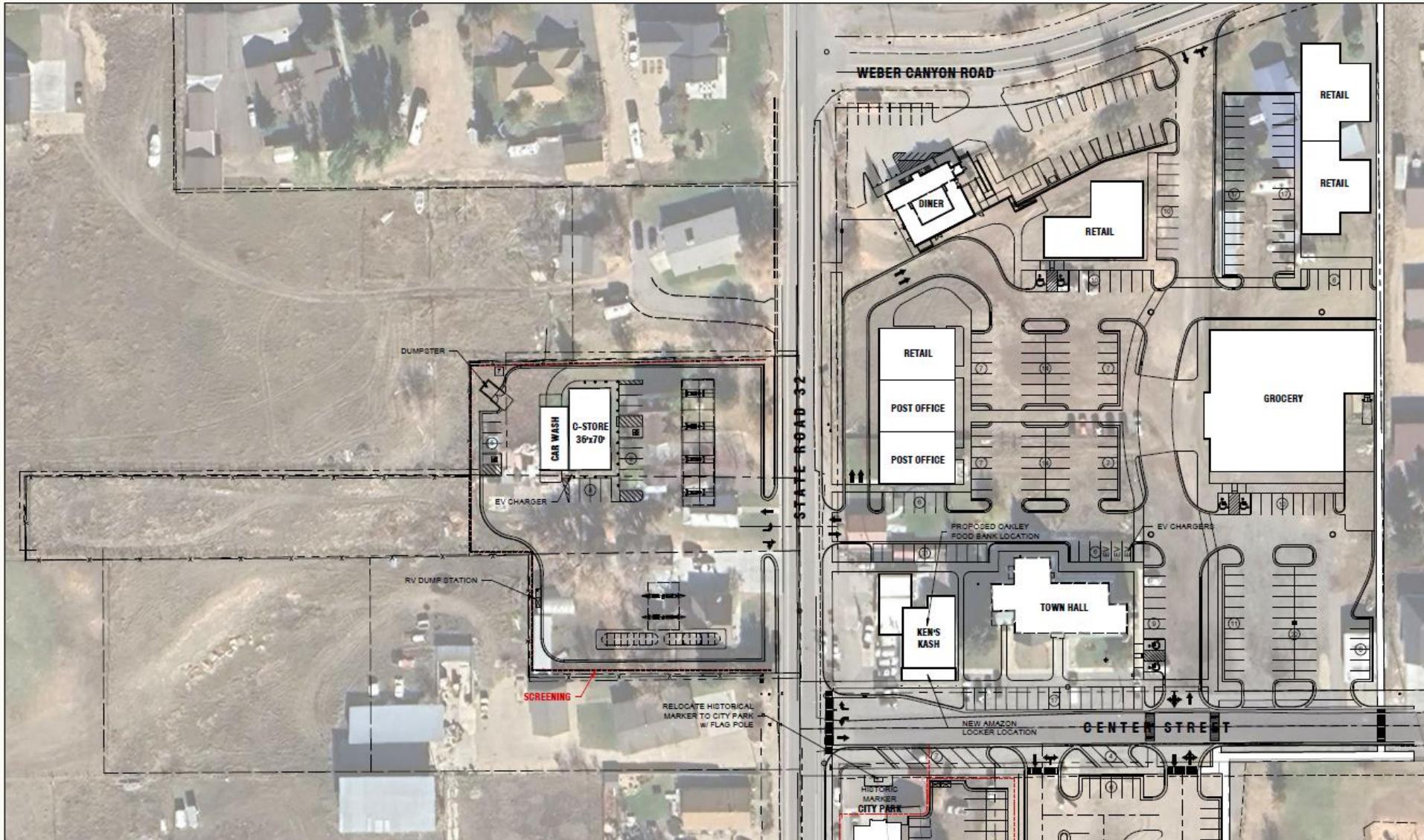
# City Center – Design Process

- Buildings and improvements will undergo design review by a Design Committee.
- The Design Committee is comprised of:
  - A Planning Commission member;
  - A City Council member;
  - An architect;
  - A contractor/builder; and
  - A citizen of Oakley City.

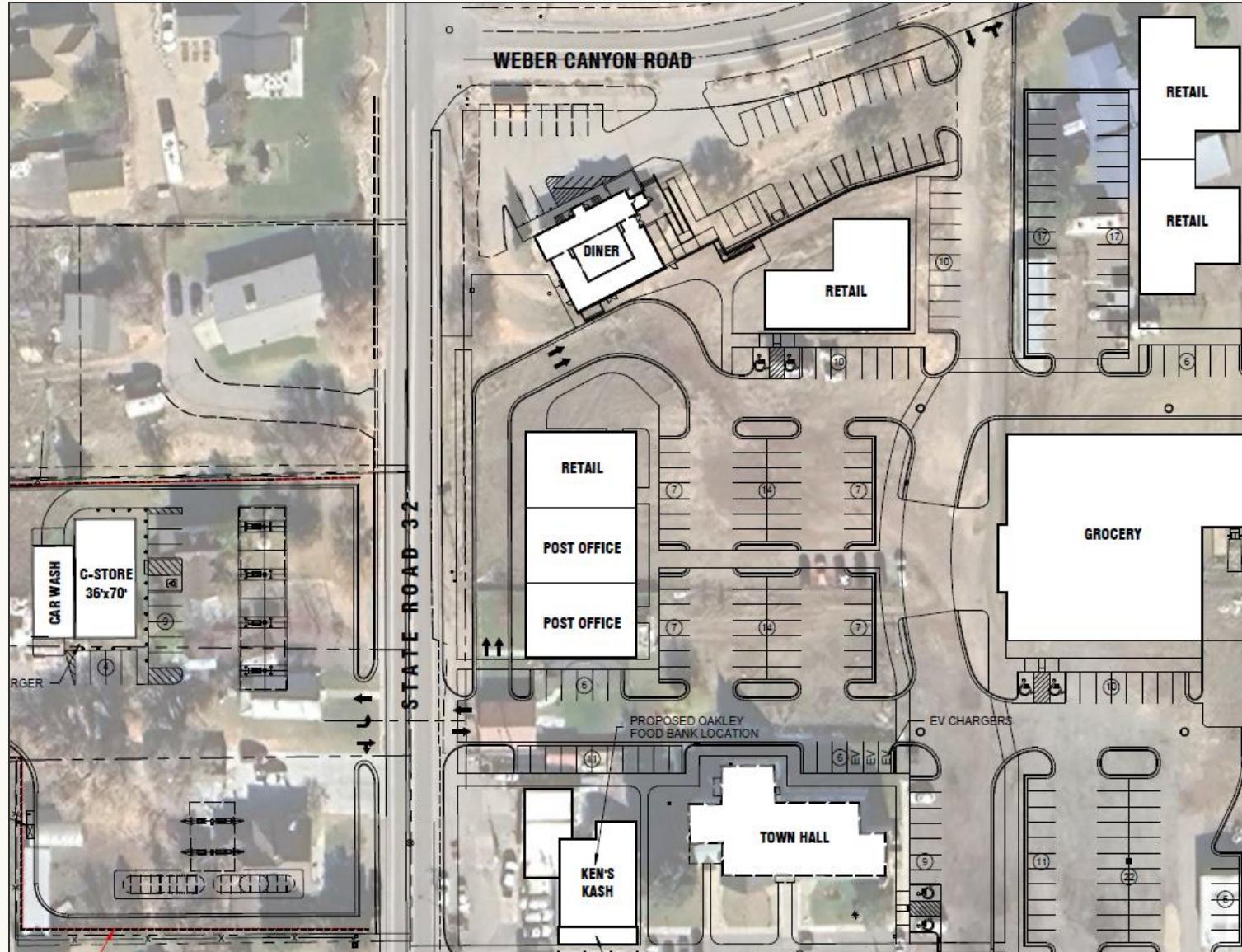
# City Center – Overview

- Zone: Mixed-Use Village
- Uses: Approximately 41,000 sq. ft. of retail and up to 36 residential units.
- Potential commercial uses include:
  - Grocery store
  - Creamery
  - Food and beverage outlets
  - Small office spaces
  - Retail shops

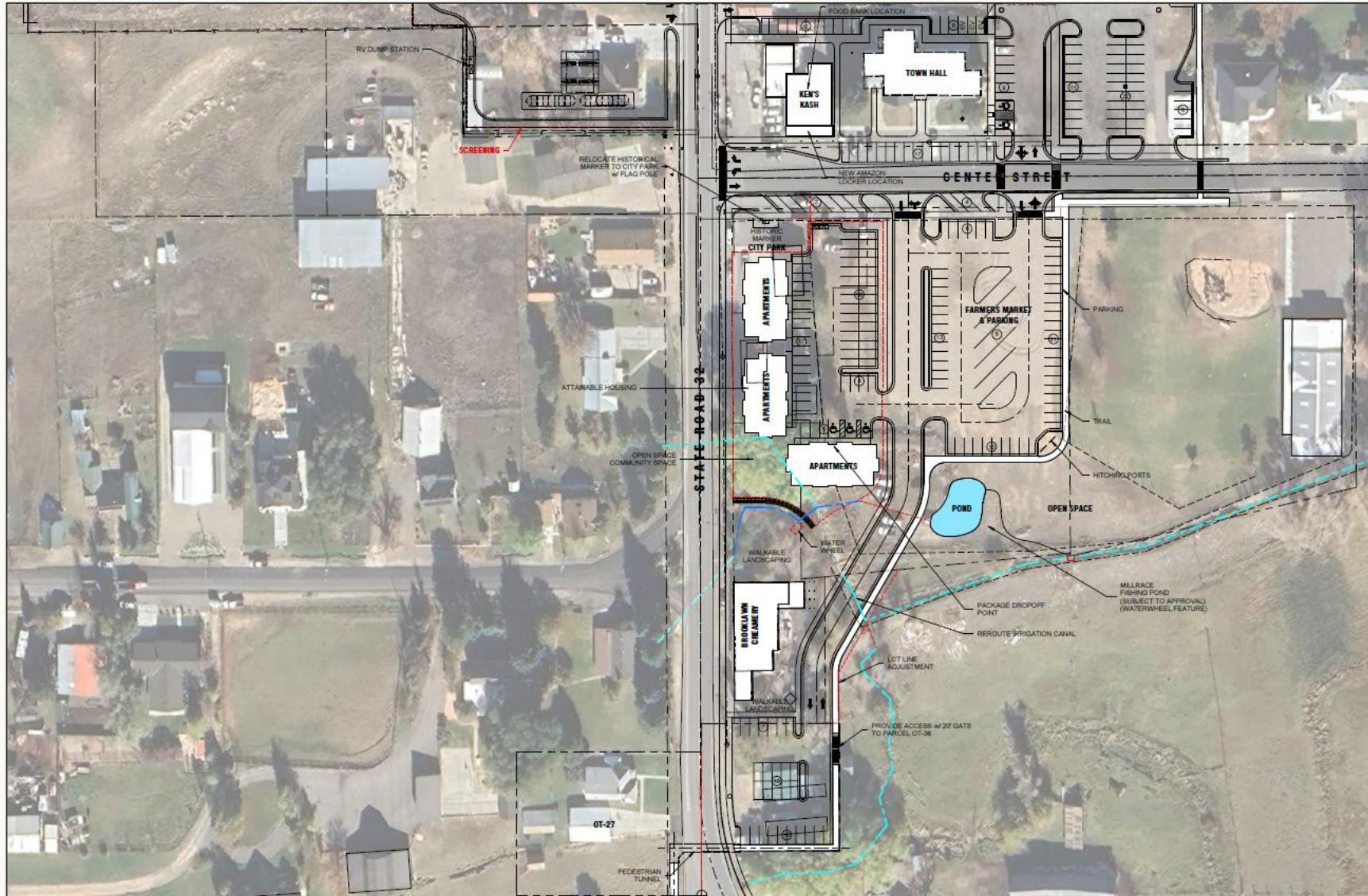
# North City Center – Overview



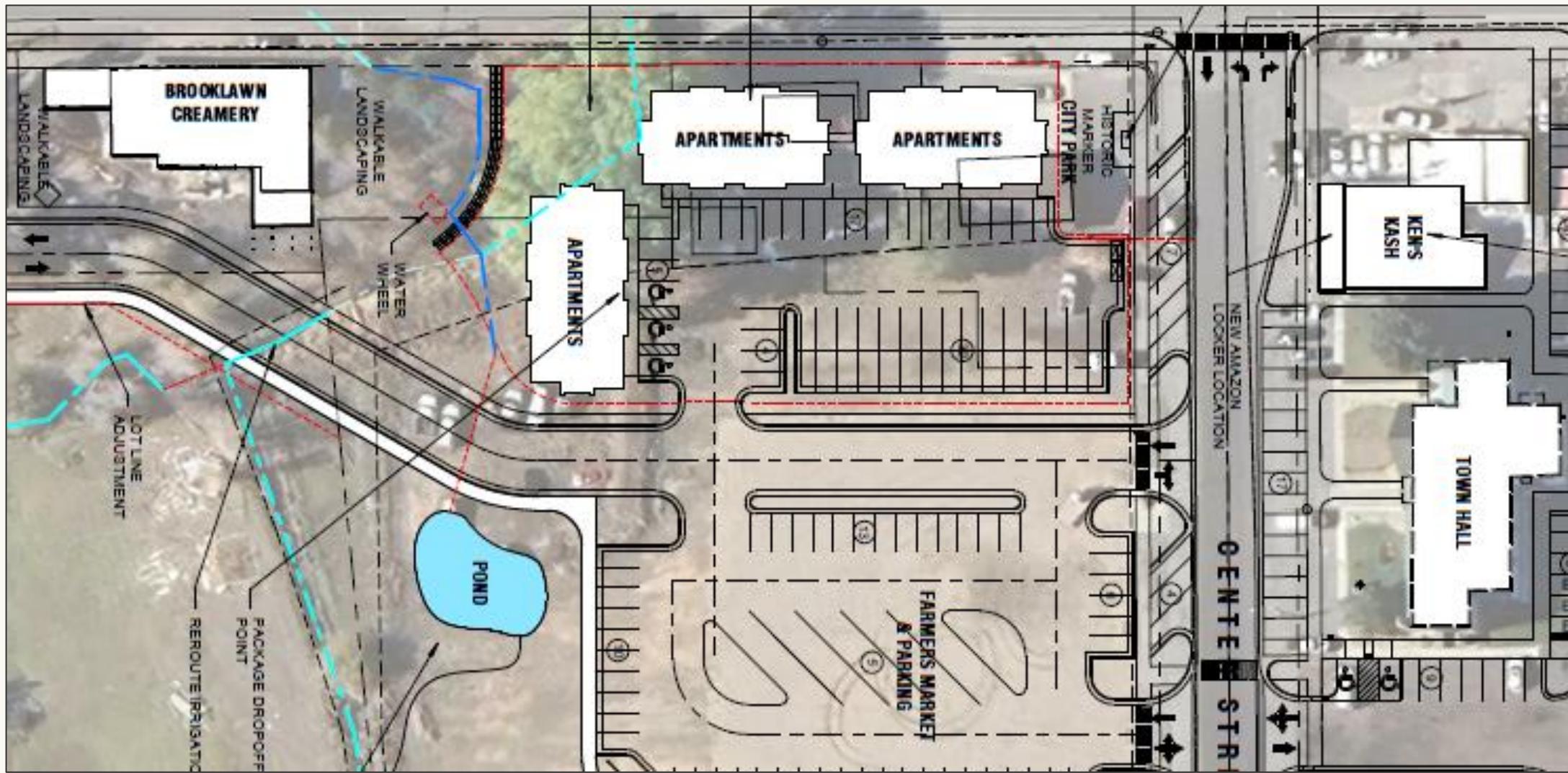
# North City Center – Site Plan



# South City Center –Overview



# South City Center – Site Plan



# City Center – Commercial Design Concepts



# City Center – Commercial Design Concepts



# City Center – Commercial Design Concepts



# City Center – Residential Design Concept



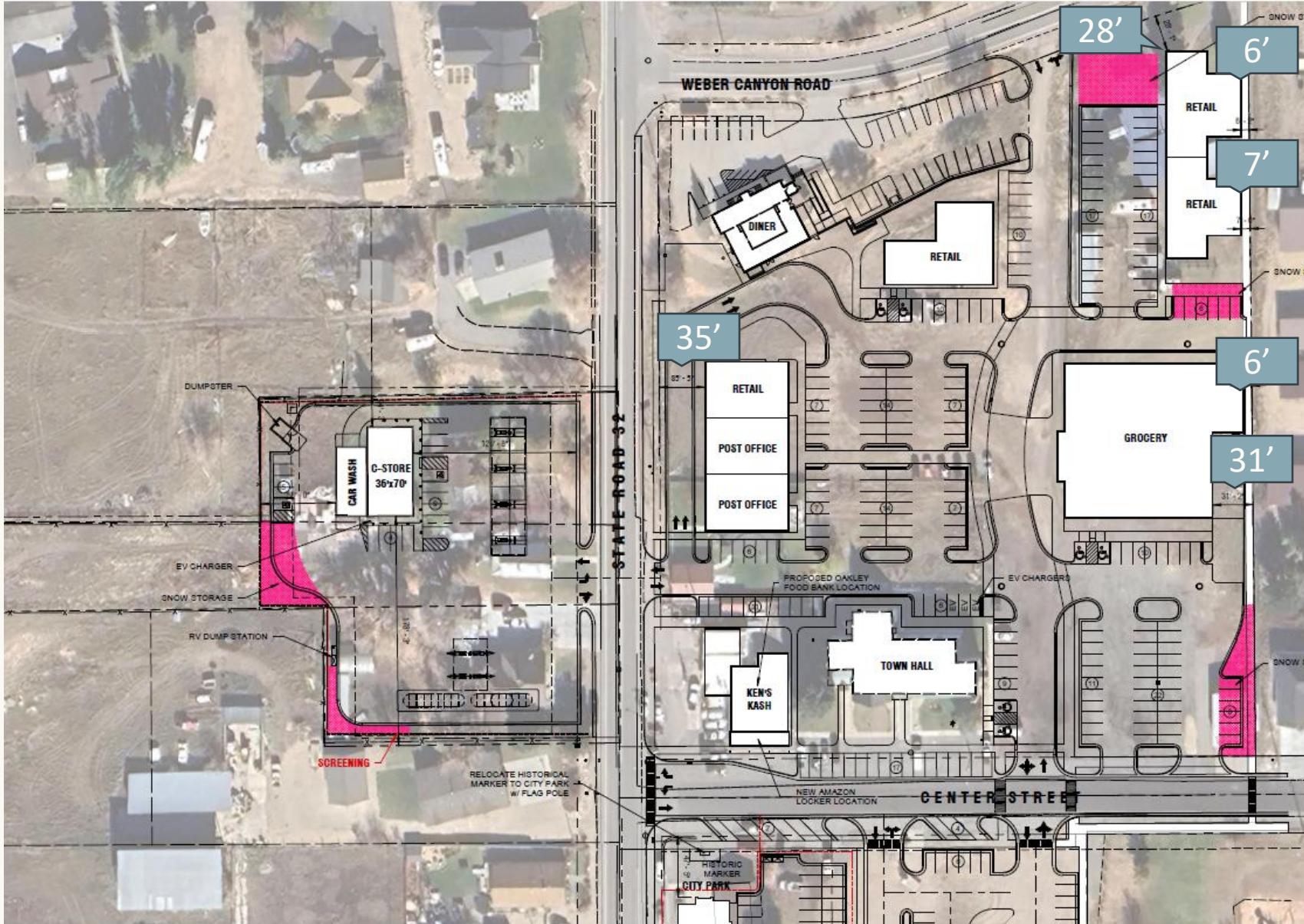
# City Center – Density

- VMU Zone is a “high-density” zone with no density restrictions
- Density
  - 40,900 Sq. ft. of commercial retail space
  - 31,500 Sq. ft. or up to 36 residential units.
- No bonus density is required

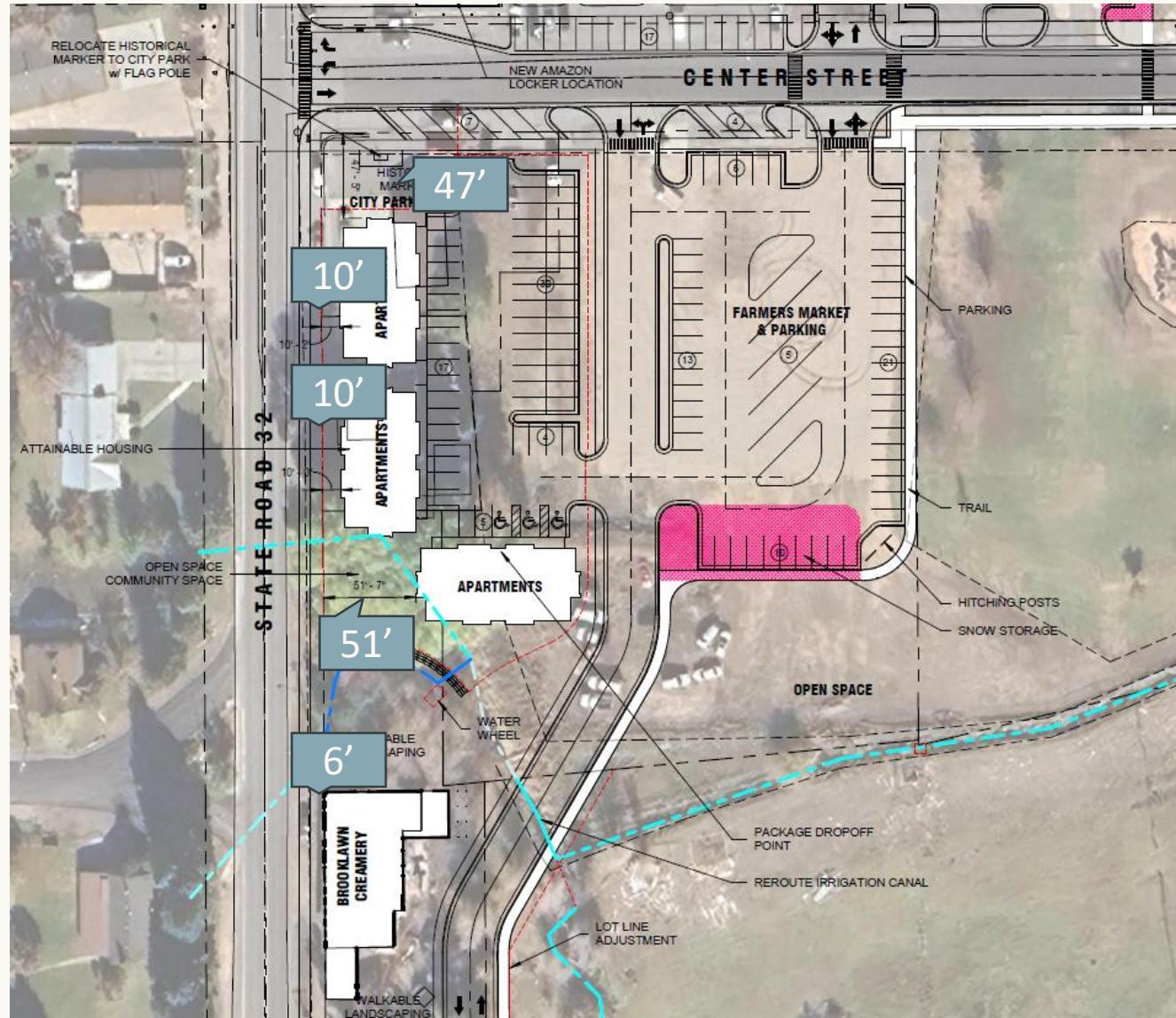
# City Center – Setbacks

- No established setbacks in VMU Zone
- Proposed setbacks for North Development
  - North setback is 20' from Weber Canyon Road
  - East setback is 5'
  - South setback is 20' from Center Street
  - West setback is 20' from SR-32
- Proposed setbacks for South Development
  - North setback is 20' from Center Street
  - East setback is 5'
  - South setback is 5'
  - West setback is 10' from SR-32

# North City Center – Setbacks



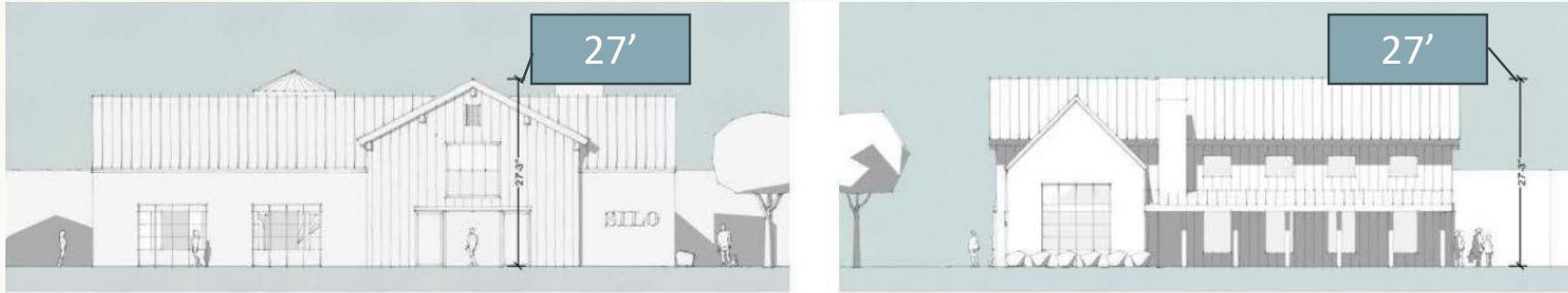
# South City Center – Setbacks



# City Center – Building Height

- A maximum building height of 45' will apply throughout the project.

# City Center – Building Height



BARN RETAIL ELEVATION



MAIN STREET ELEVATION

# City Center – Building Height



GROCERY ELEVATION



RETAIL ELEVATION

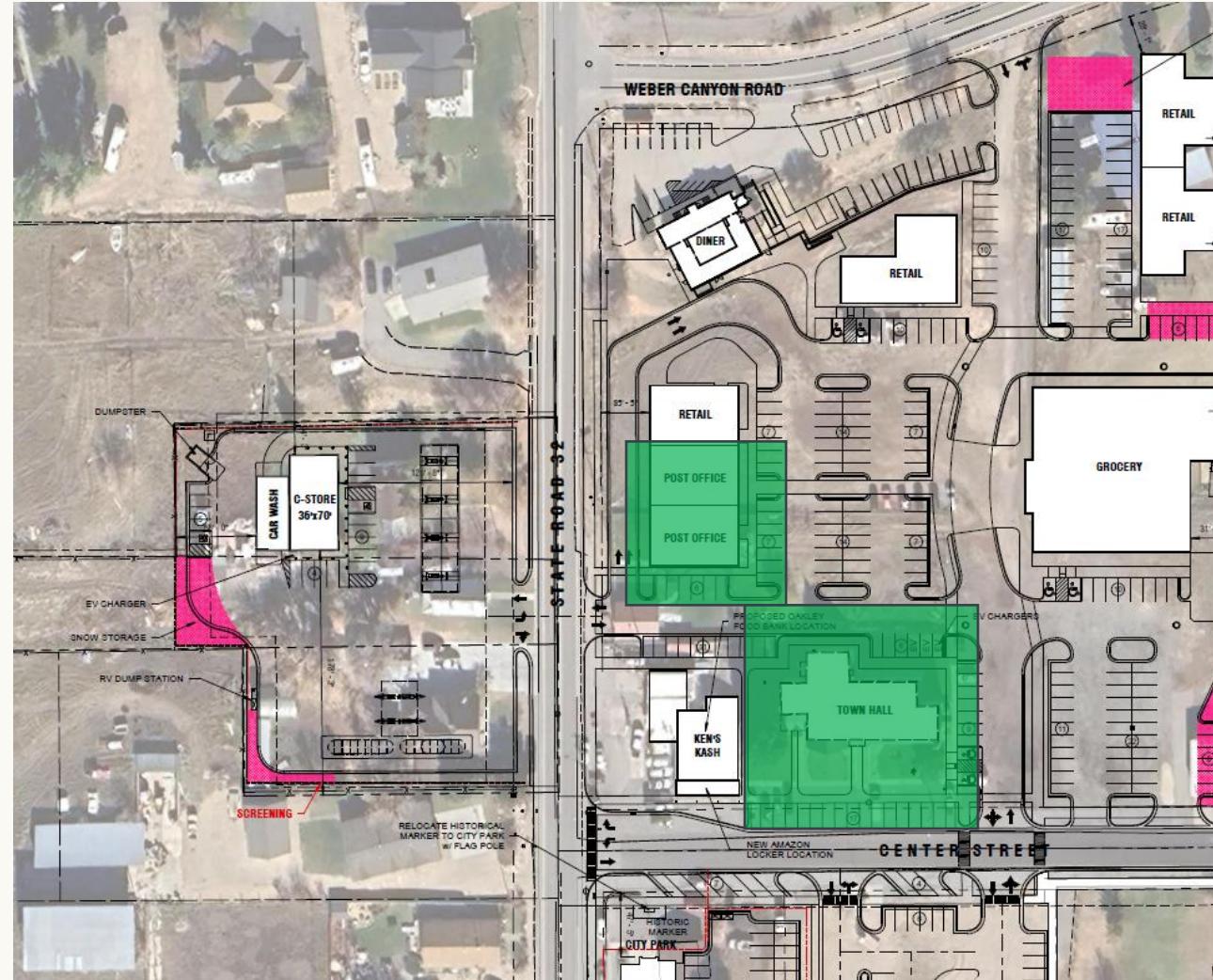
# City Center – Lot Size

- The City Code does not identify a minimum lot size in the VMU zone.
- Building pads will be created to meet market demands.

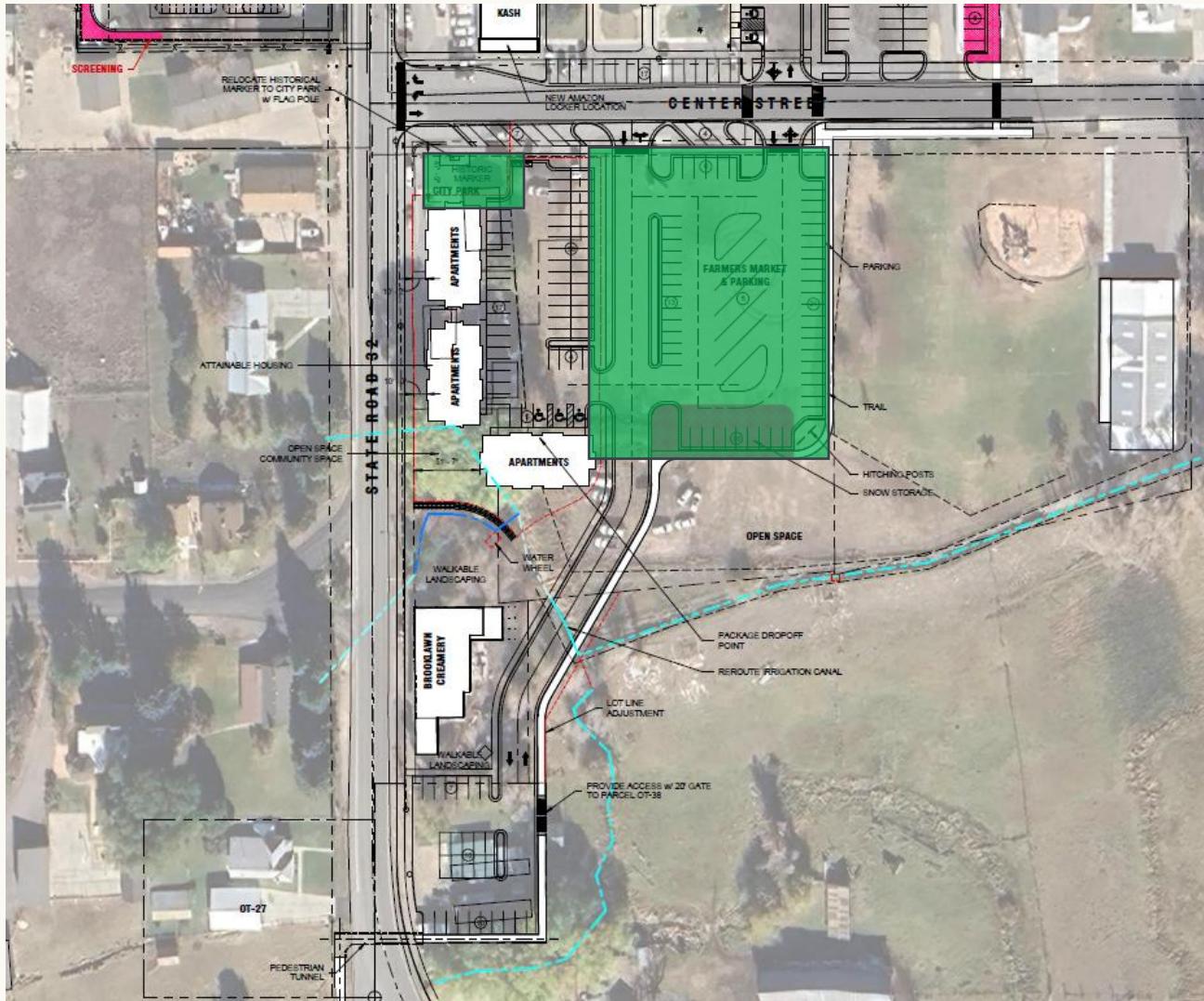
# City Center – Integration with Civic Uses

- Post office, city hall, and park areas are integrated into project and create mixed-use synergy.

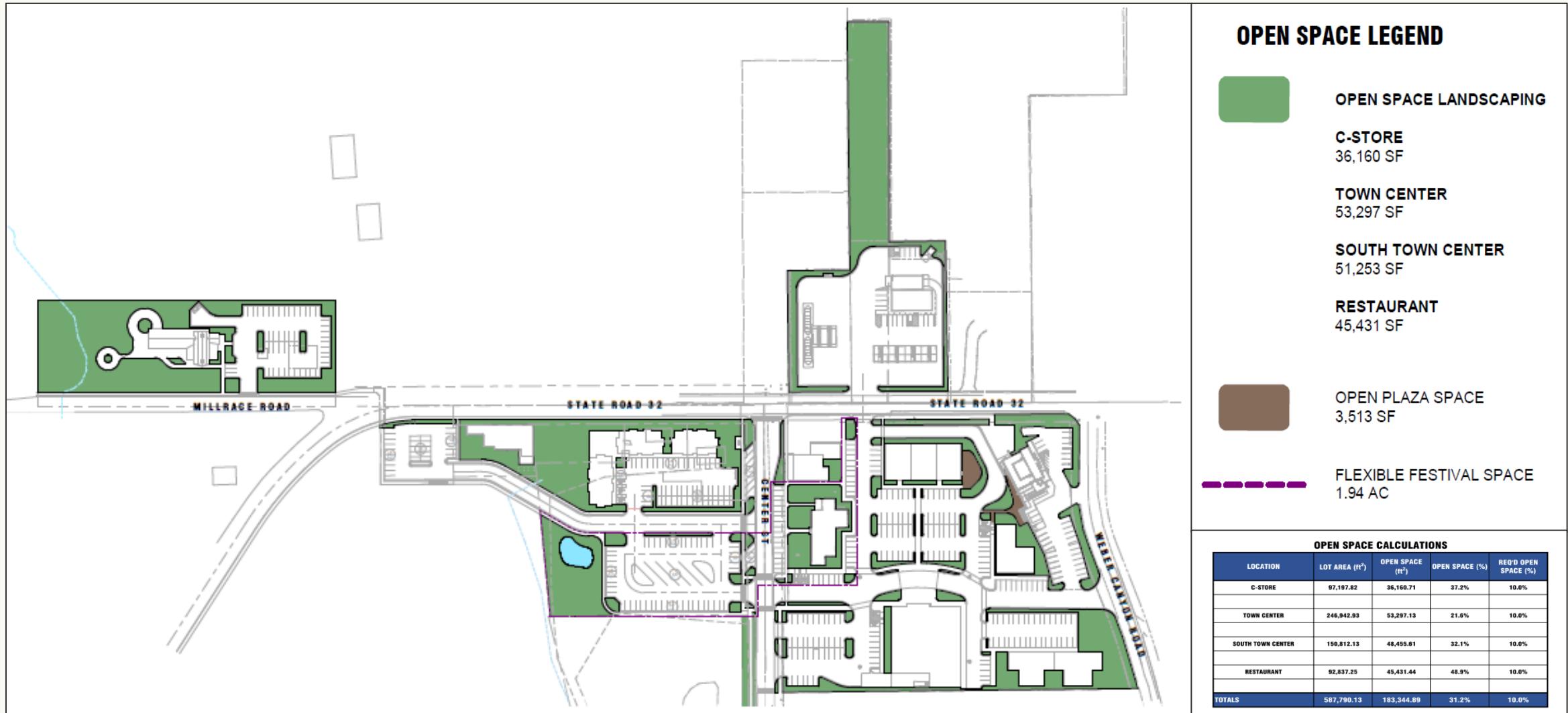
# City Center – Integration with Civic Uses



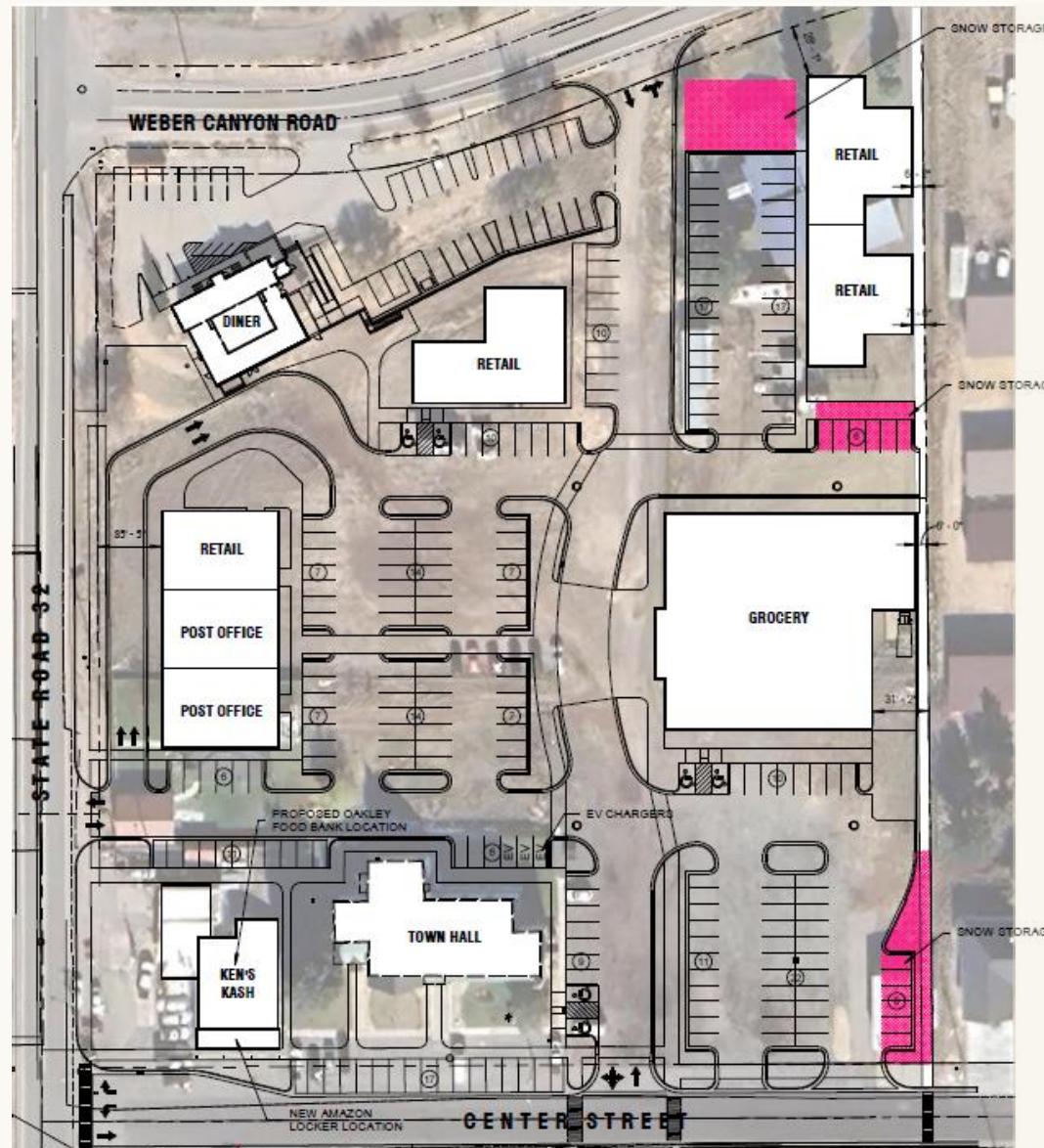
# City Center – Integration with Civic Uses



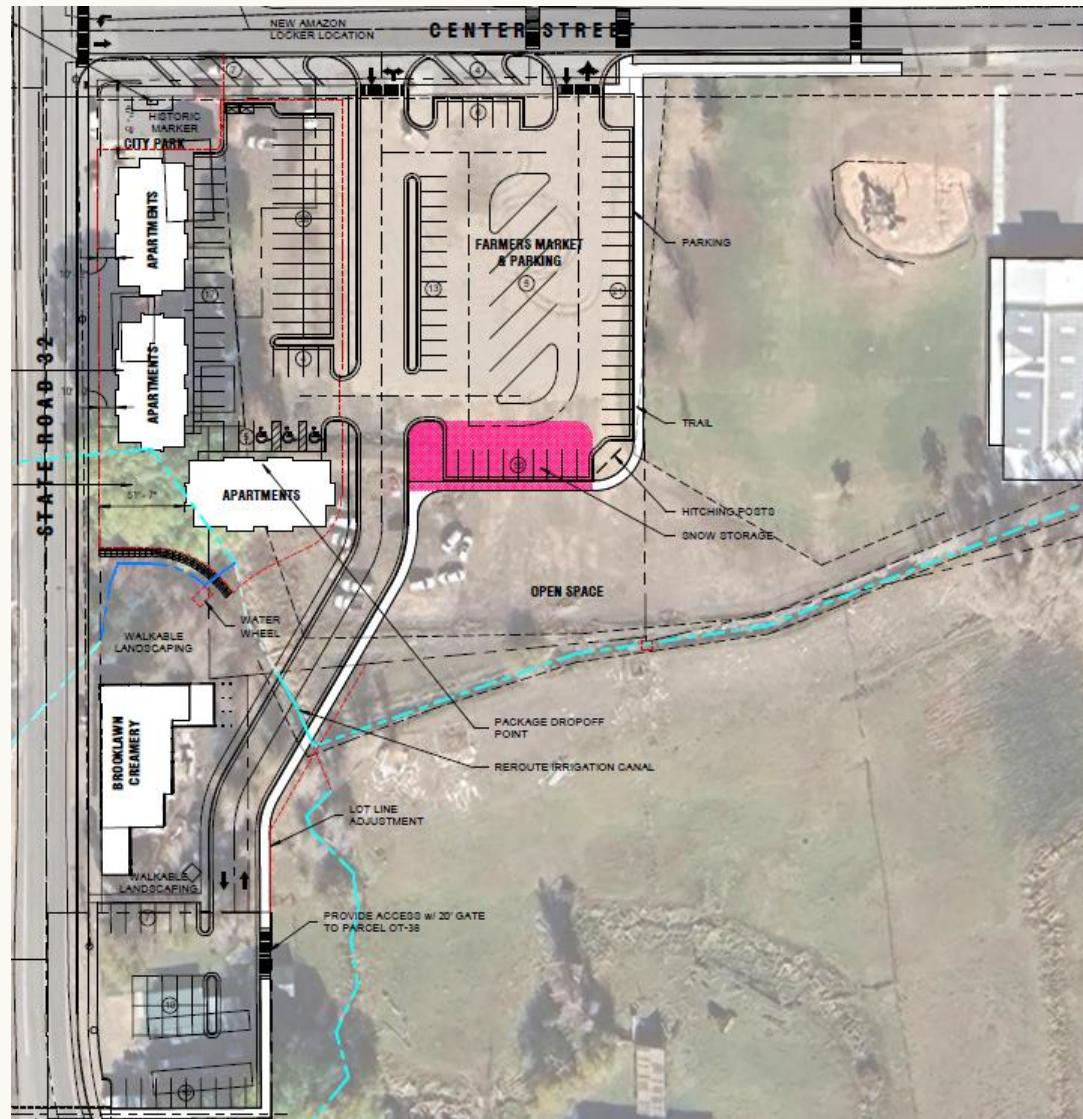
# City Center – Open Space



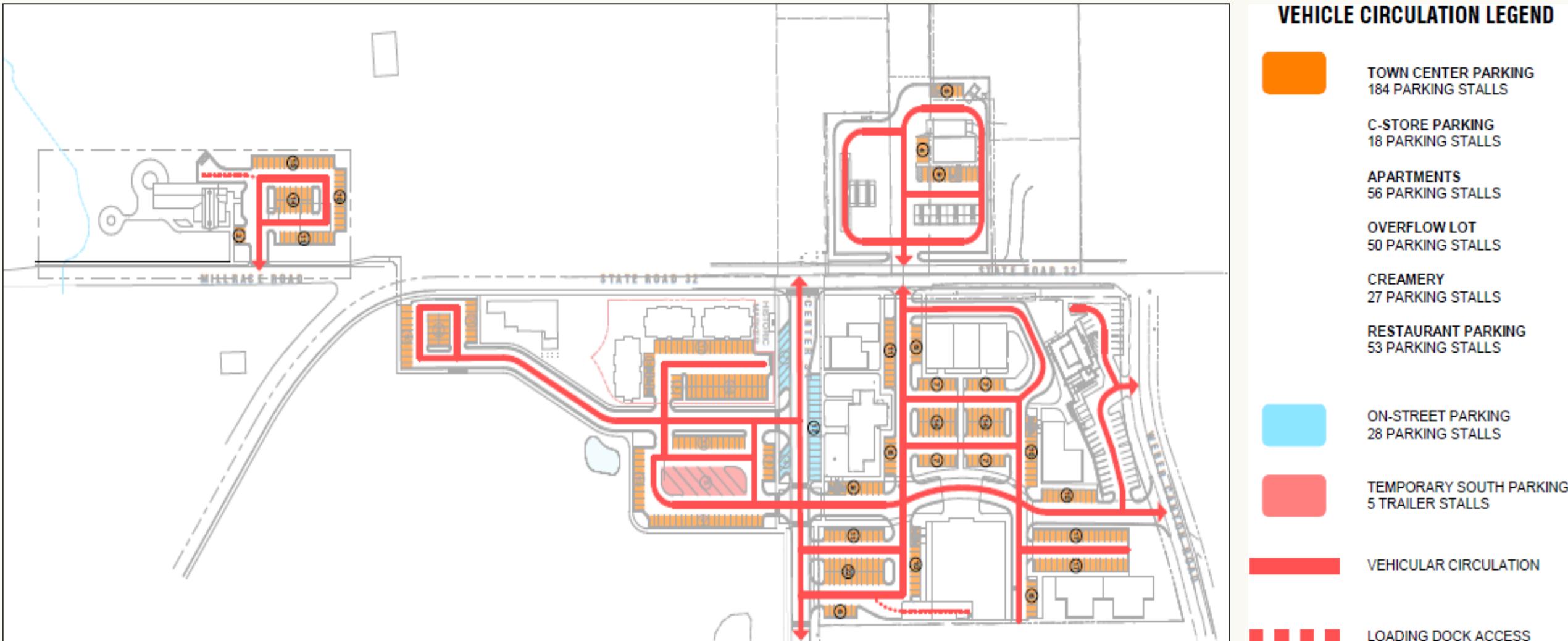
# North City Center – Snow Storage



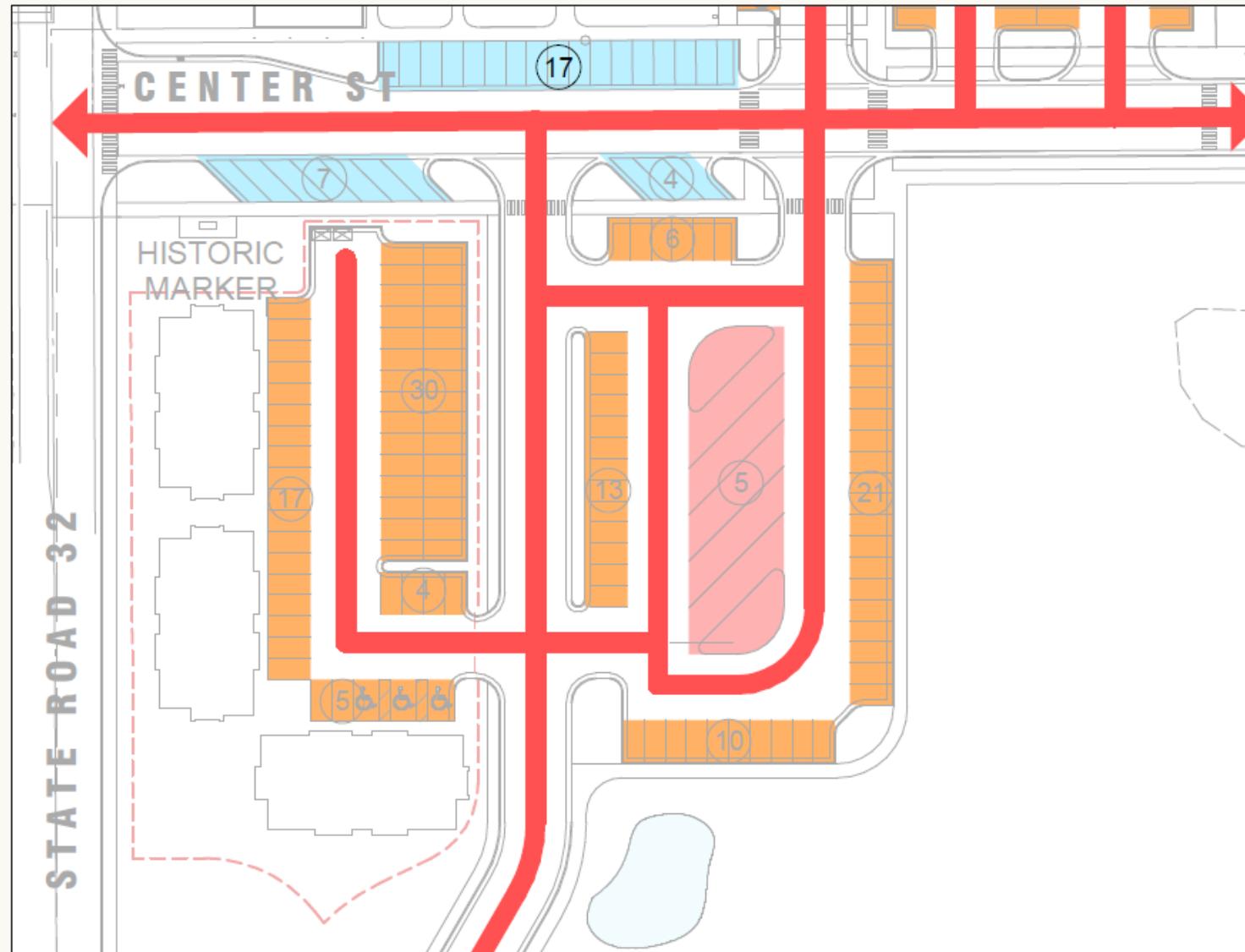
# South City Center – Snow Storage



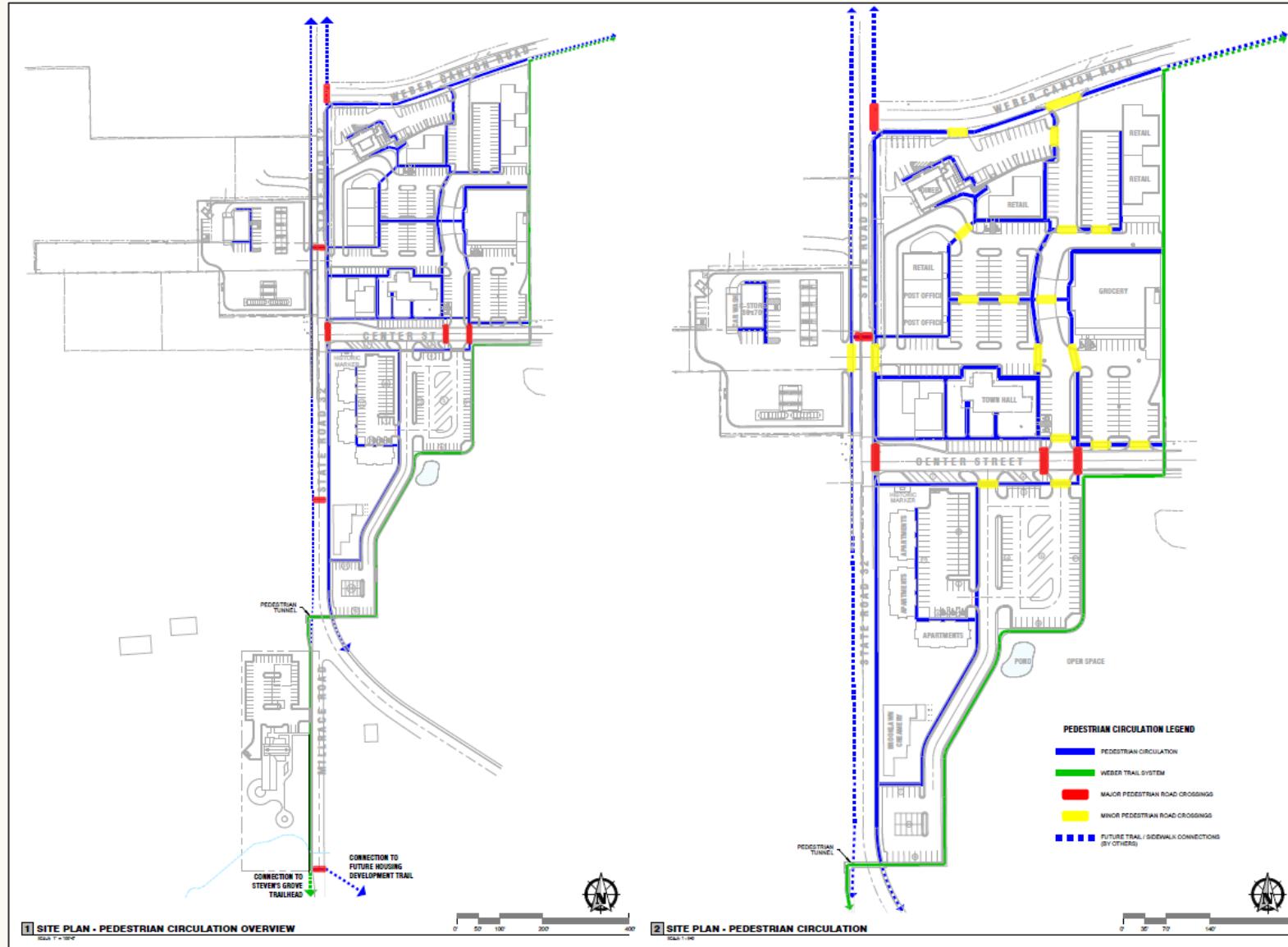
# City Center – Access and Parking



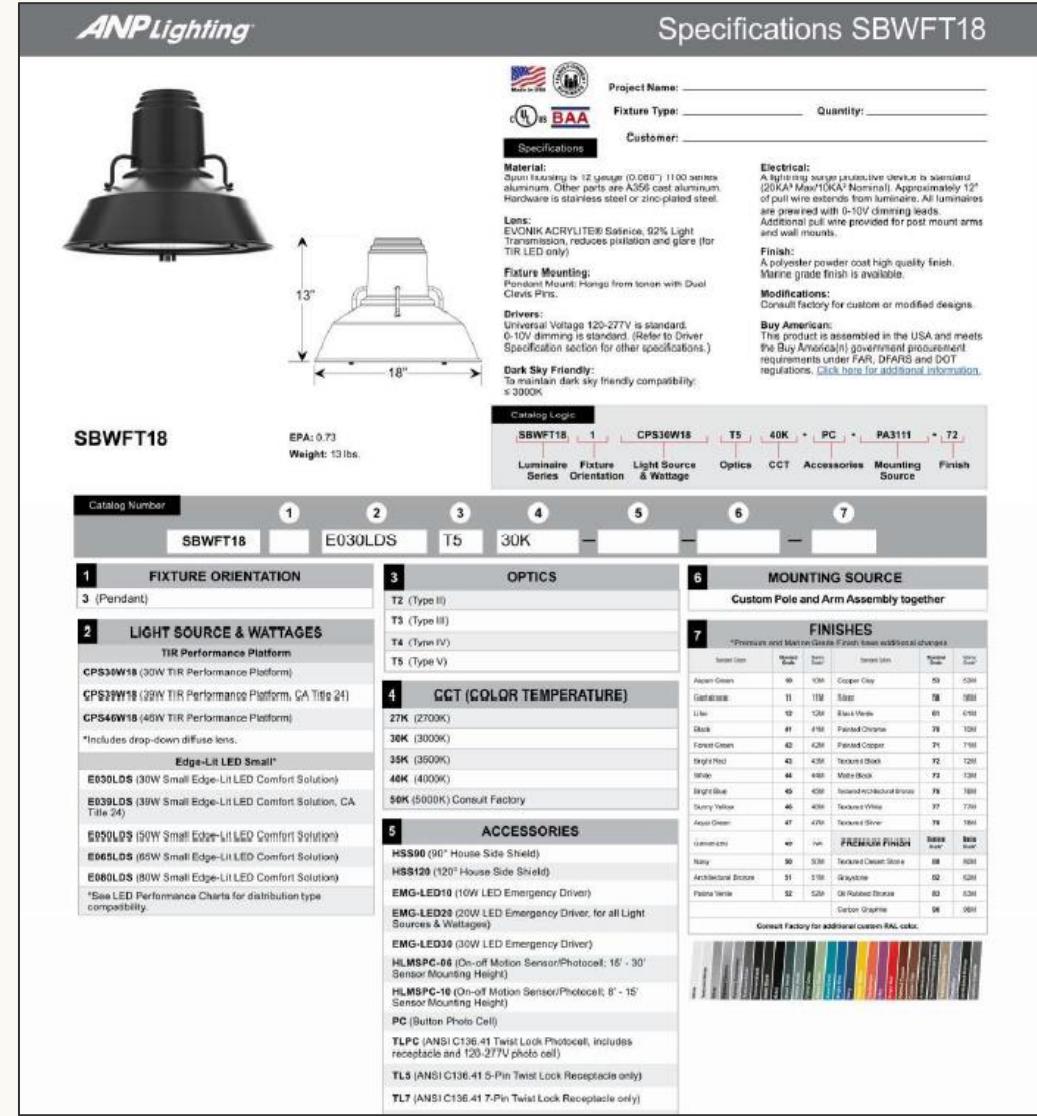
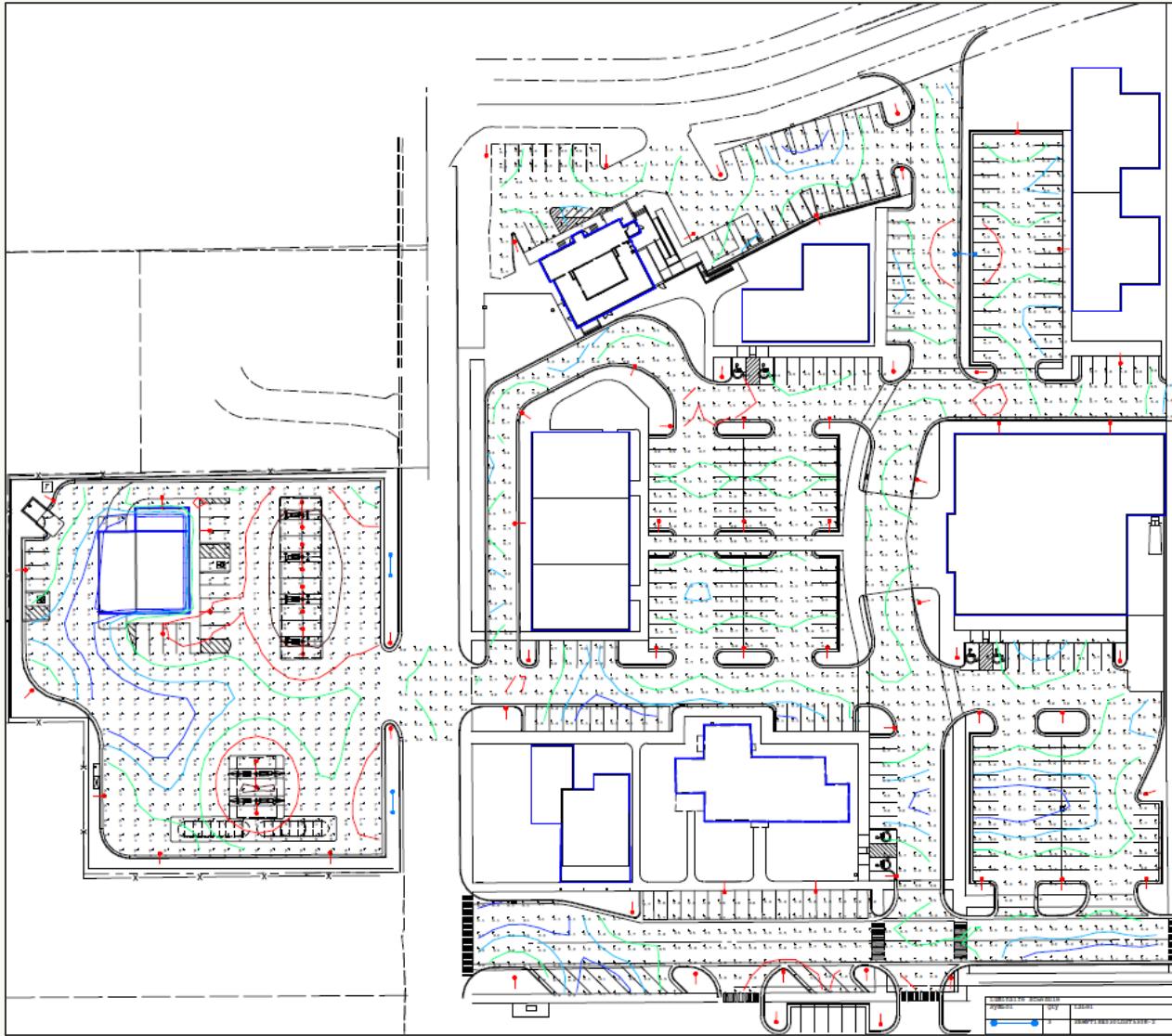
# City Center – Residential Parking



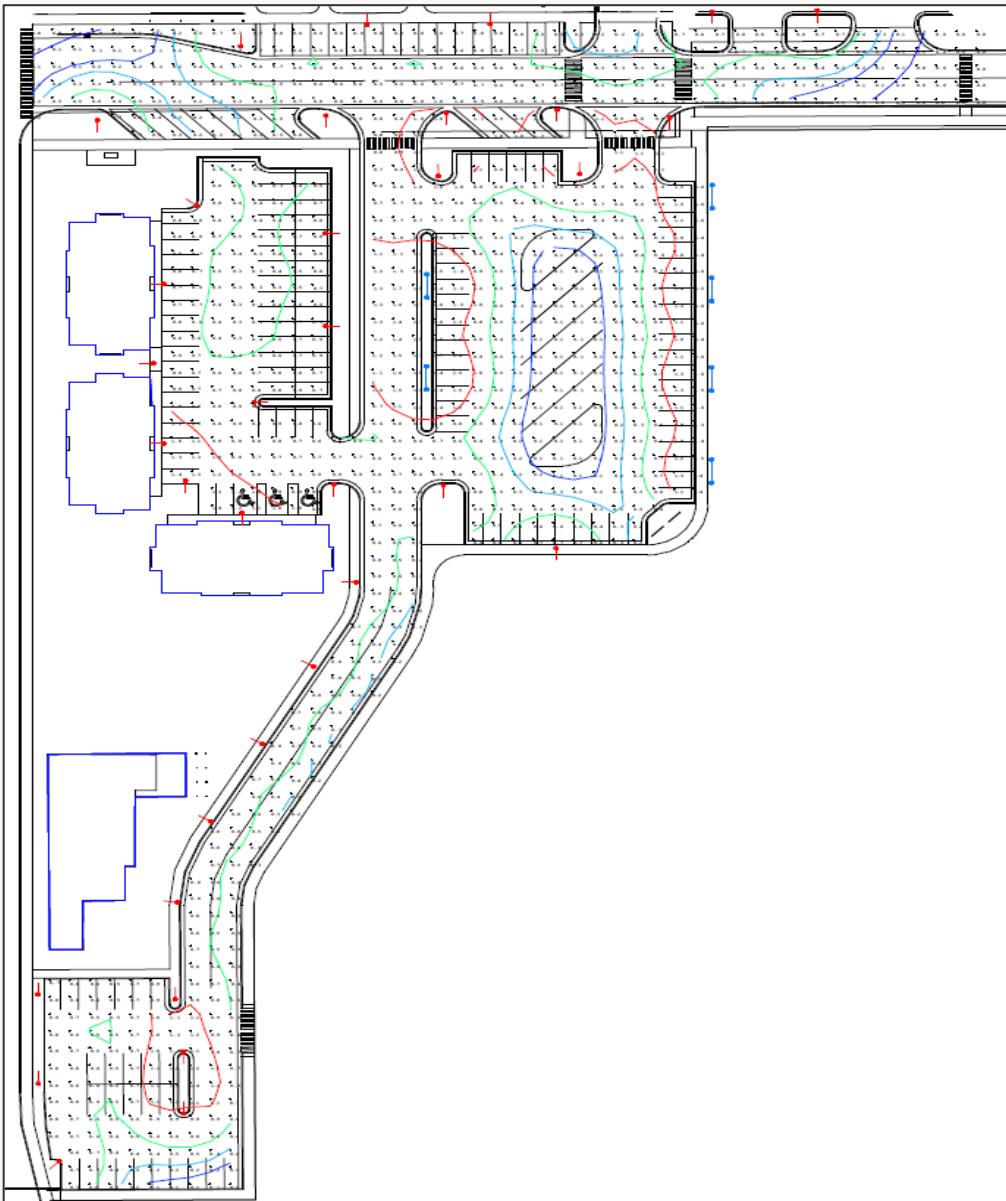
# City Center – Connectivity



# North City Center – Outdoor Lighting



# South City Center – Outdoor Lighting





**SBWFT18**

**Specifications SBWFT18**







Specifications

**Electrical:**  
Span mounting is 12 gauge (0.080"). 1100 series aluminum. Other parts are A356 cast aluminum. Hardware is stainless steel or zinc-plated steel.

**Lens:**  
EVONIK ACRYLITE® Salinice, 92% Light Transmission, reduces pollution and glare (for TIR LED only)

**Fixture Mounting:**  
Pendant Mount: Hinged from bottom with Dual Clevis Pins.

**Drivers:**  
Universal Voltage 120-277V is standard. 0-10V dimming is standard. (Refer to Driver Specification section for other specifications.)

**Dark Sky Friendly:**  
To maintain dark sky friendly compatibility, ≤ 3000K

**Buy American:**  
This product is assembled in the USA and meets the Buy American government procurement requirements under FAR, DFARS and DOT regulations. [Click here for additional information.](#)




**SBWFT18**

EPA: 0.73  
Weight: 13 lbs.

Catalog Logic

SBWFT18	1	CPS30W18	T5	40K	PC	PA3111	72
Luminaire Series	Fixture Orientation	Light Source & Wattage	Optics	CCT	Accessories	Mounting Source	Finish

**Catalog Number**

1	2	3	4	5	6	7
SBWFT18	E030LDS	T5	30K	—	—	—

**1 FIXTURE ORIENTATION**

3 (Pendant)

**2 LIGHT SOURCE & WATTAGES**

**TIR Performance Platform**

CPS30W18 (30W TIR Performance Platform)

CPS30W18 (30W TIR Performance Platform, CA Title 24)

CPS40W18 (40W TIR Performance Platform)

\*Includes drop-down diffuse lens.

**Edge-Lit LED Small\***

E030LDS (30W Small Edge-Lit LED Comfort Solution)

E030LDS (30W Small Edge-Lit LED Comfort Solution, CA Title 24)

E050LDS (50W Small Edge-Lit LED Comfort Solution)

E065LDS (65W Small Edge-Lit LED Comfort Solution)

E080LDS (80W Small Edge-Lit LED Comfort Solution)

\*See LED Performance Charts for distribution type compatibility.

**3 OPTICS**

T2 (Type II)

T3 (Type III)

T4 (Type IV)

T5 (Type V)

**4 CCT (COLOR TEMPERATURE)**

27K (2700K)

30K (3000K)

35K (3500K)

40K (4000K)

50K (5000K) Consult Factory

**5 ACCESSORIES**

HSS90 (90° House Side Shield)

HSS120 (120° House Side Shield)

EMG-LED10 (10W LED Emergency Driver)

EMG-LED20 (20W LED Emergency Driver, for all Light Sources & Wattages)

EMG-LED30 (30W LED Emergency Driver)

HLMSPC-06 (On-off Motion Sensor/Photocell, 16' - 30' Sensor Mounting Height)

HLMSPC-10 (On-off Motion Sensor/Photocell, 8' - 15' Sensor Mounting Height)

PC (Button Photo Cell)

TLPC (ANSI C136.41 Twist Lock Photocell, includes receptacle and 120-277V photo cell)

TL3 (ANSI C136.41 5-Pin Twist Lock Receptacle only)

TL7 (ANSI C136.41 7-Pin Twist Lock Receptacle only)

**6 MOUNTING SOURCE**

Custom Pole and Arm Assembly together

**7 FINISHES**

\*Premium and Marine Grade Finish, from additional charge.

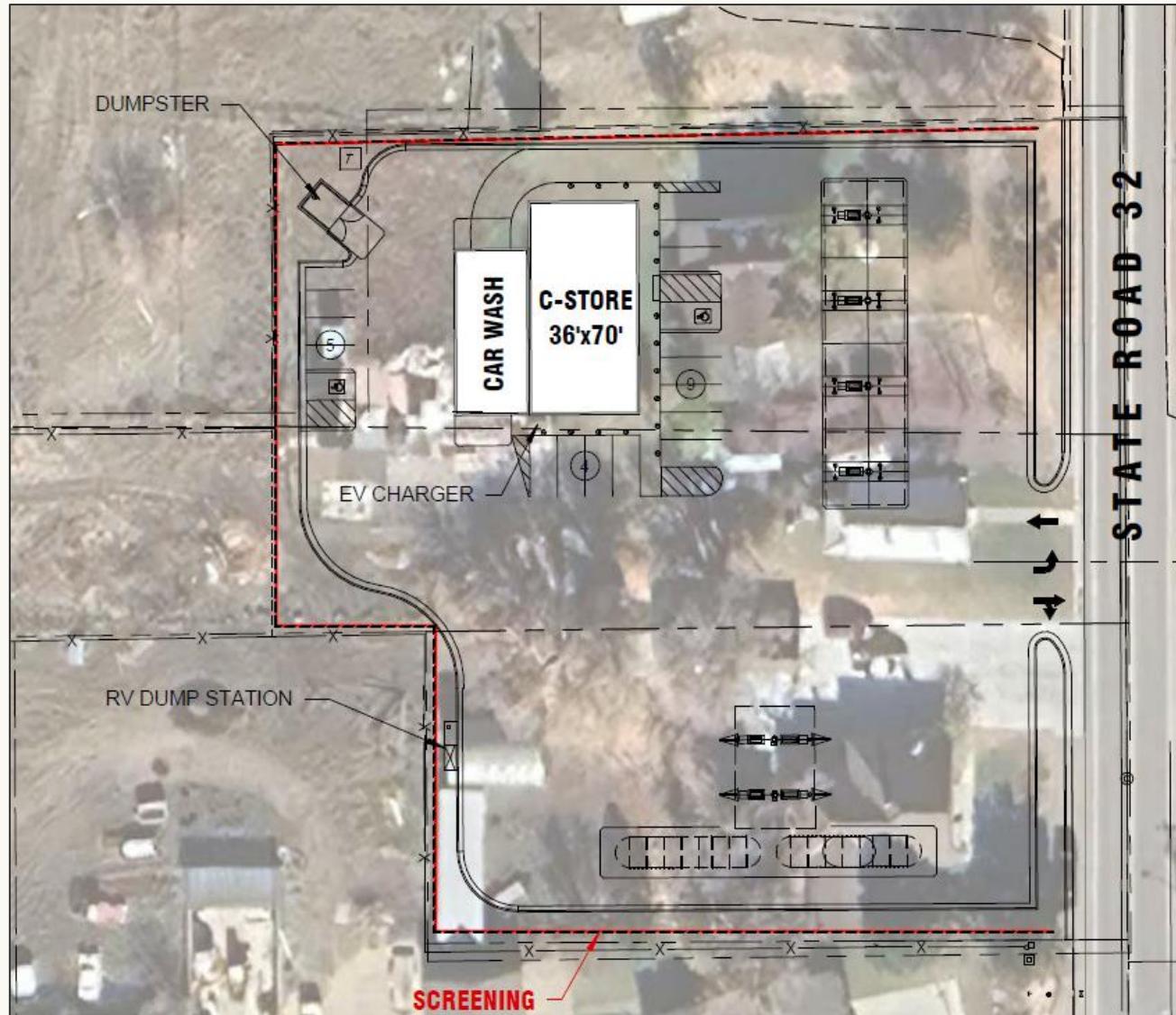
Paint Color	Standard Color	Intermediate	Intermediate	Standard Color	
Apple Green	16	10M	Copper Clay	50	5500
Earthstone	11	11M	Slate	58	1000
Hi-Tech	12	12M	Black Verde	61	6100
Black	11	11M	Painted Orange	78	1200
Forest Green	42	42M	Painted Copper	71	7100
Bright Red	43	43M	Texture Black	72	1200
White	44	44M	Matte Black	73	1200
Bright Blue	45	45M	Painted Architectural Bronze	78	1000
Sunny Yellow	46	46M	Texture White	77	7700
Aqua Green	47	47M	Texture Silver	78	1000
Camouflage	49	49M	<b>PREMIUM FINISH</b>	800	800
Navy	50	50M	Texture Desert Stone	88	8000
Architectural Bronze	51	51M	Graystone	92	1200
Pasta Verde	52	52M	Oil Rubbed Bronze	83	1200
Carbon Graphite	58	58M			

Consult Factory for additional custom RAL colors.

# Fuel & Convenience Store – Concept Plan Overview

- 2,520 sq. ft. of convenience store space
- Up to 16 fuel pumps
- Car wash
- EV chargers

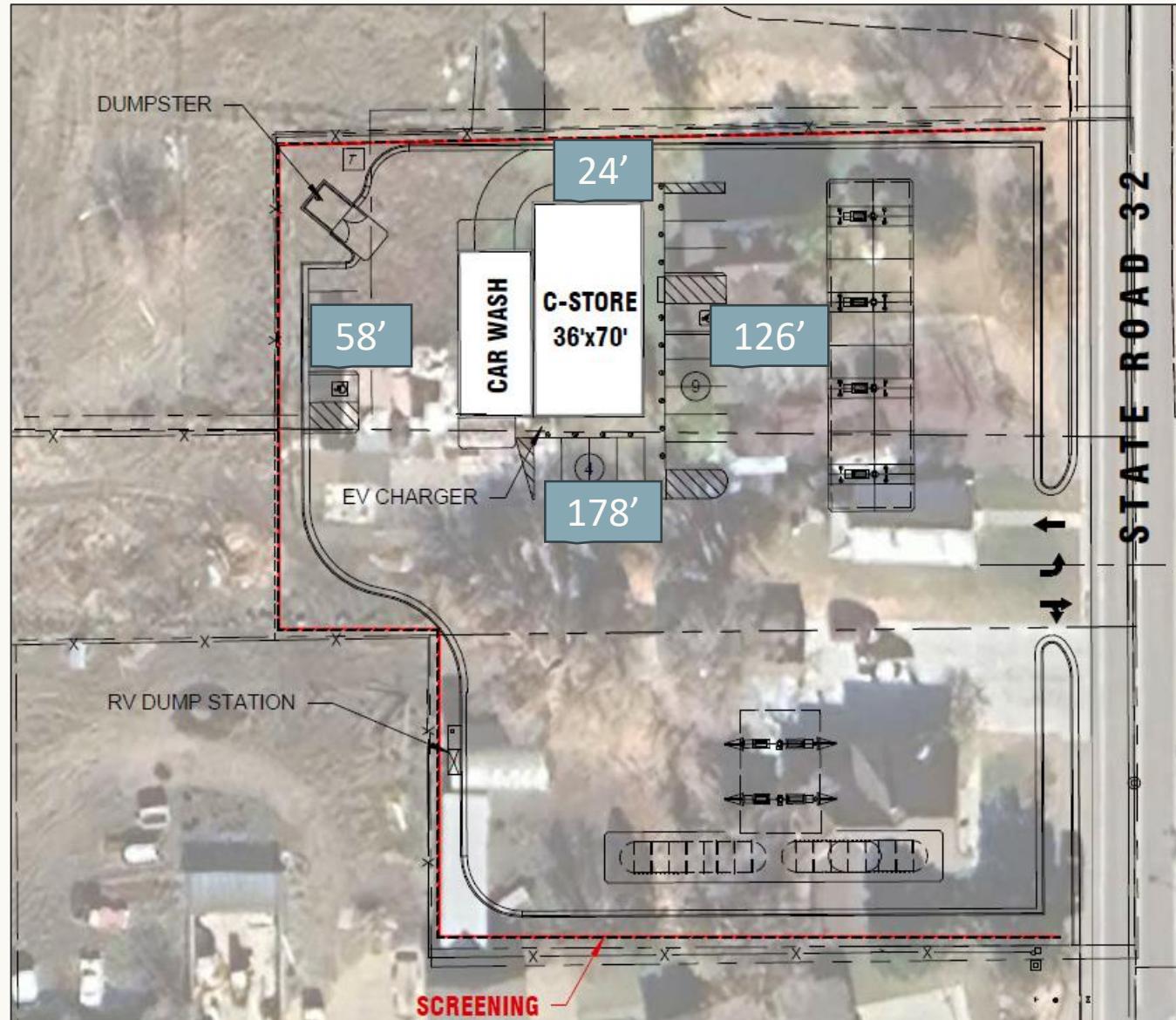
# Fuel & Convenience Store – Site Plan



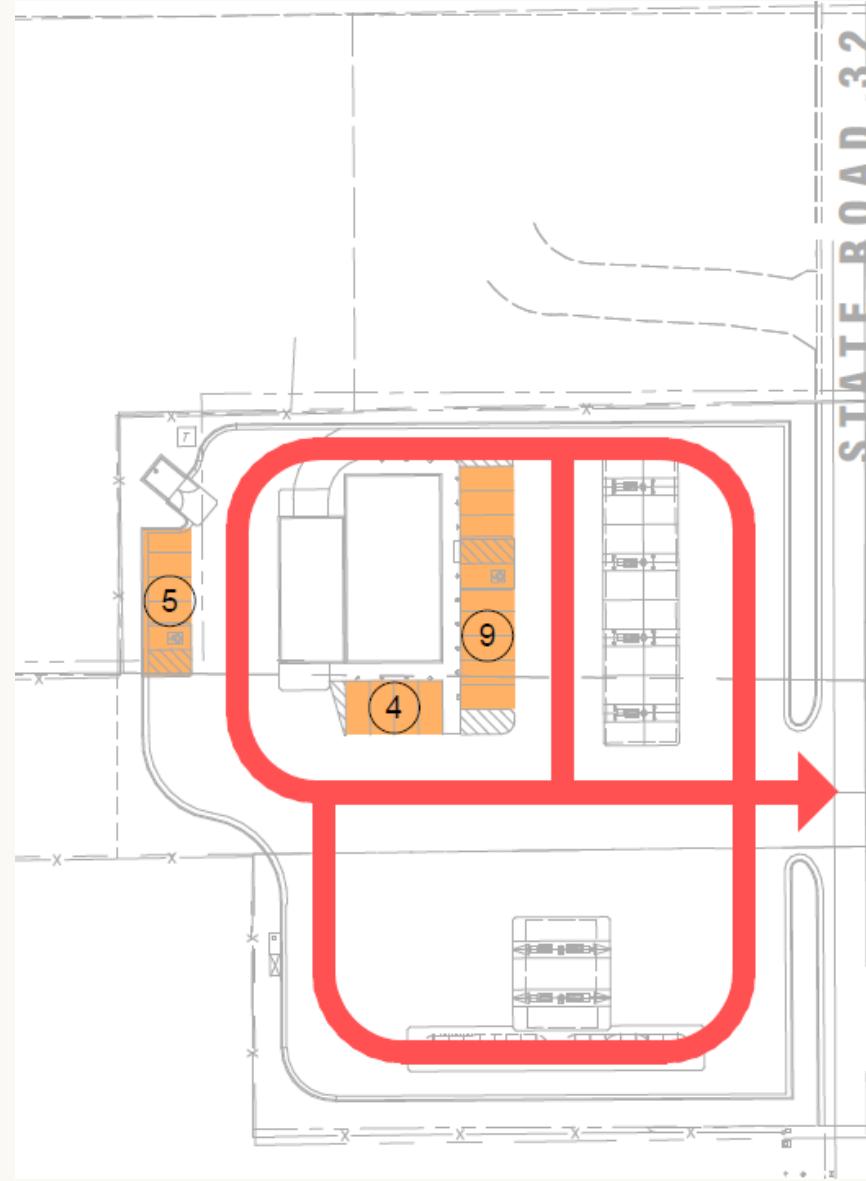
# Fuel & Convenience Store – Development Regulations

- Setbacks
  - Complies with commercial zone setbacks (20' front, 8' side, and 24' rear)
- Building Height
  - Maximum building height of 32' consistent with Oakley City Code 13-4-12.H.
- Lot Size
  - Property is 97,138 sq. ft. (2.23 acres)
  - 2.6% of that area will constitute floor area coverage
- Parking
  - 18 stalls (8 stalls required)

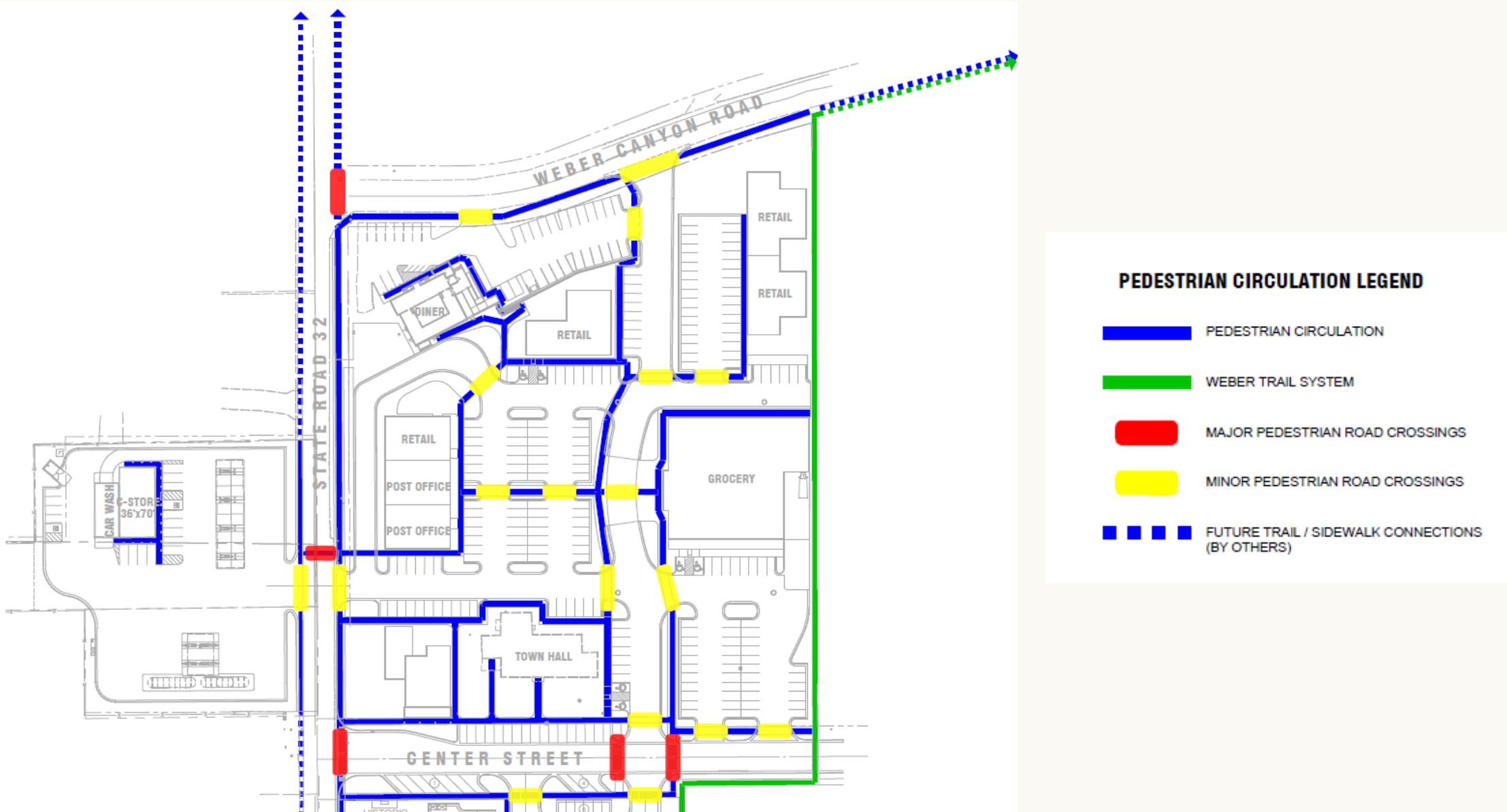
# Fuel & Convenience Store – Setbacks



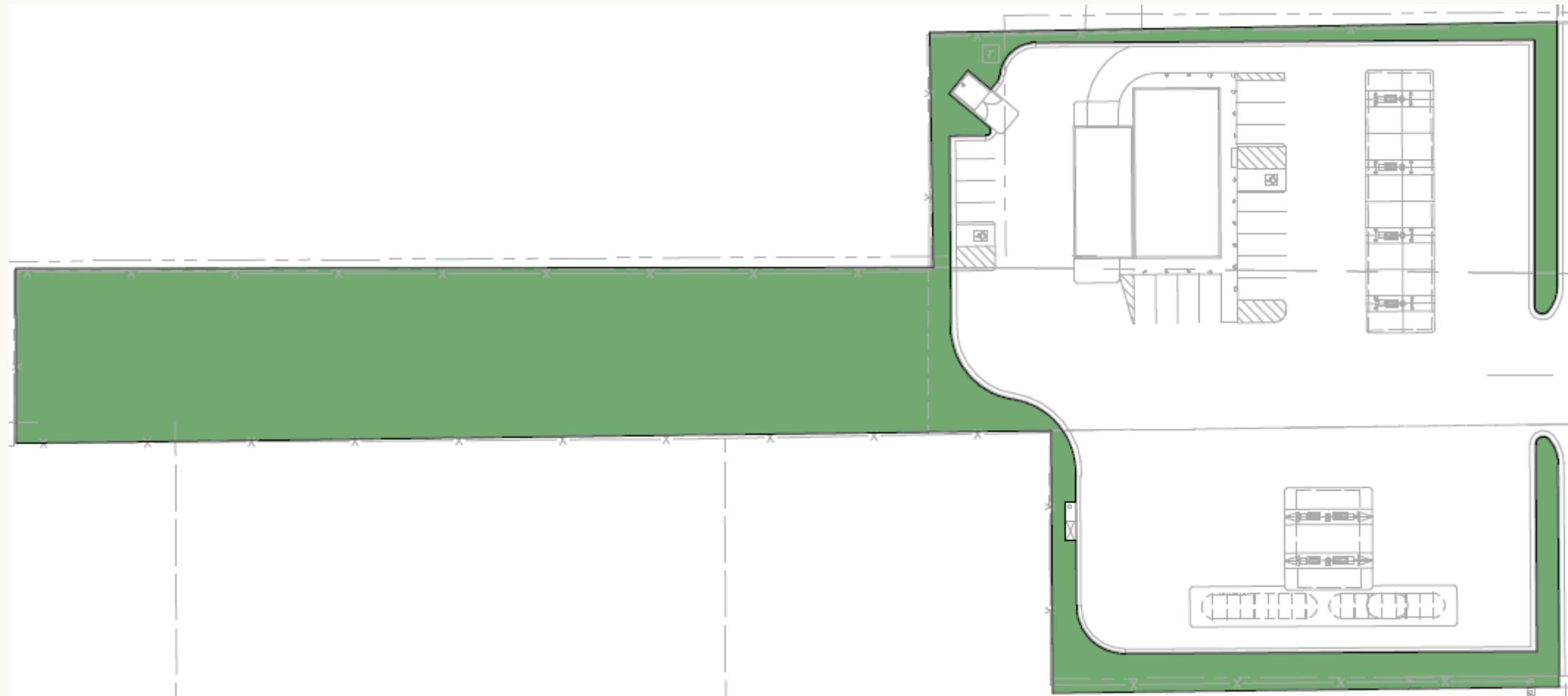
# Fuel & Convenience Store – Access



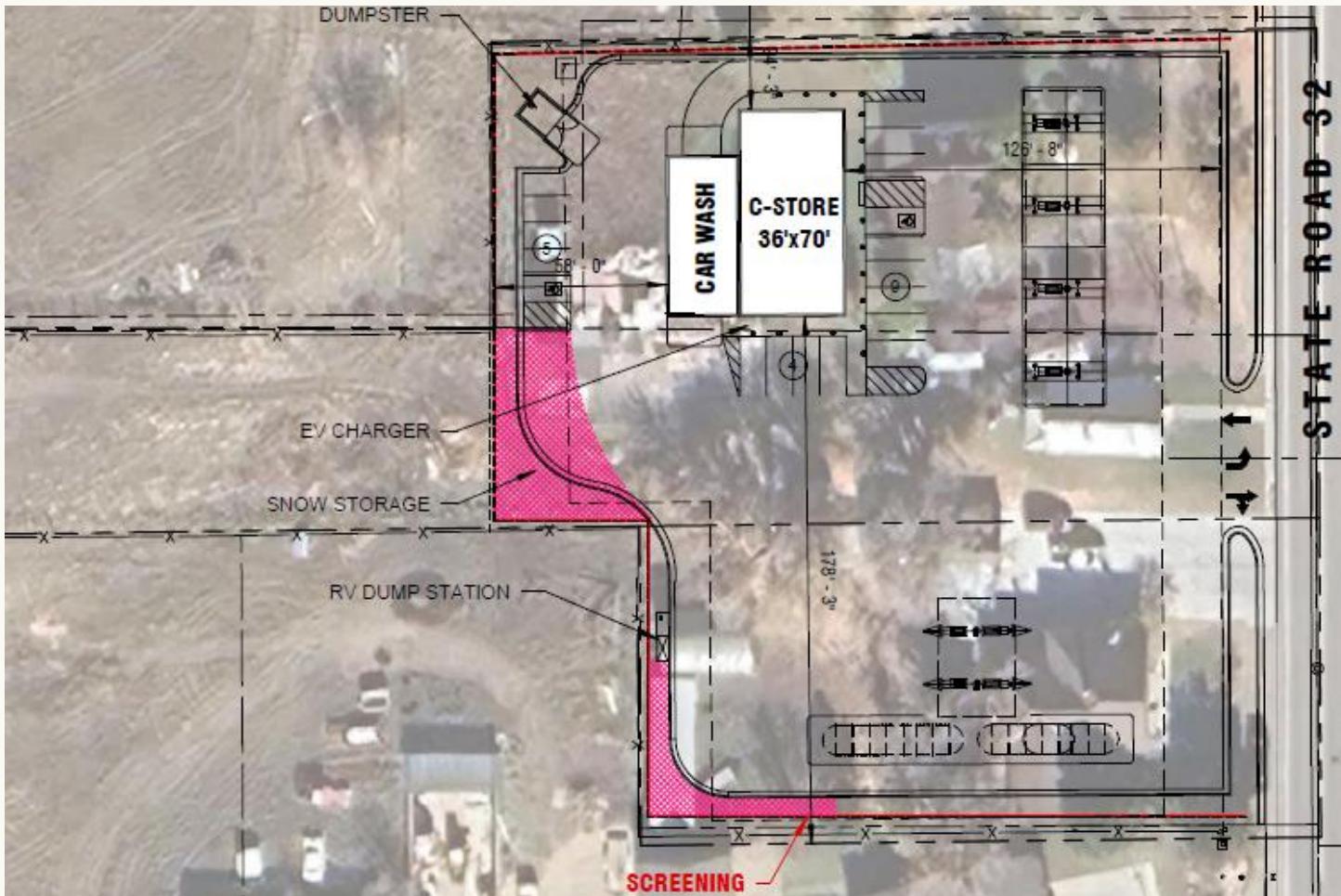
# Fuel & Convenience Store – Connectivity



# Fuel & Convenience Store – Greenspace



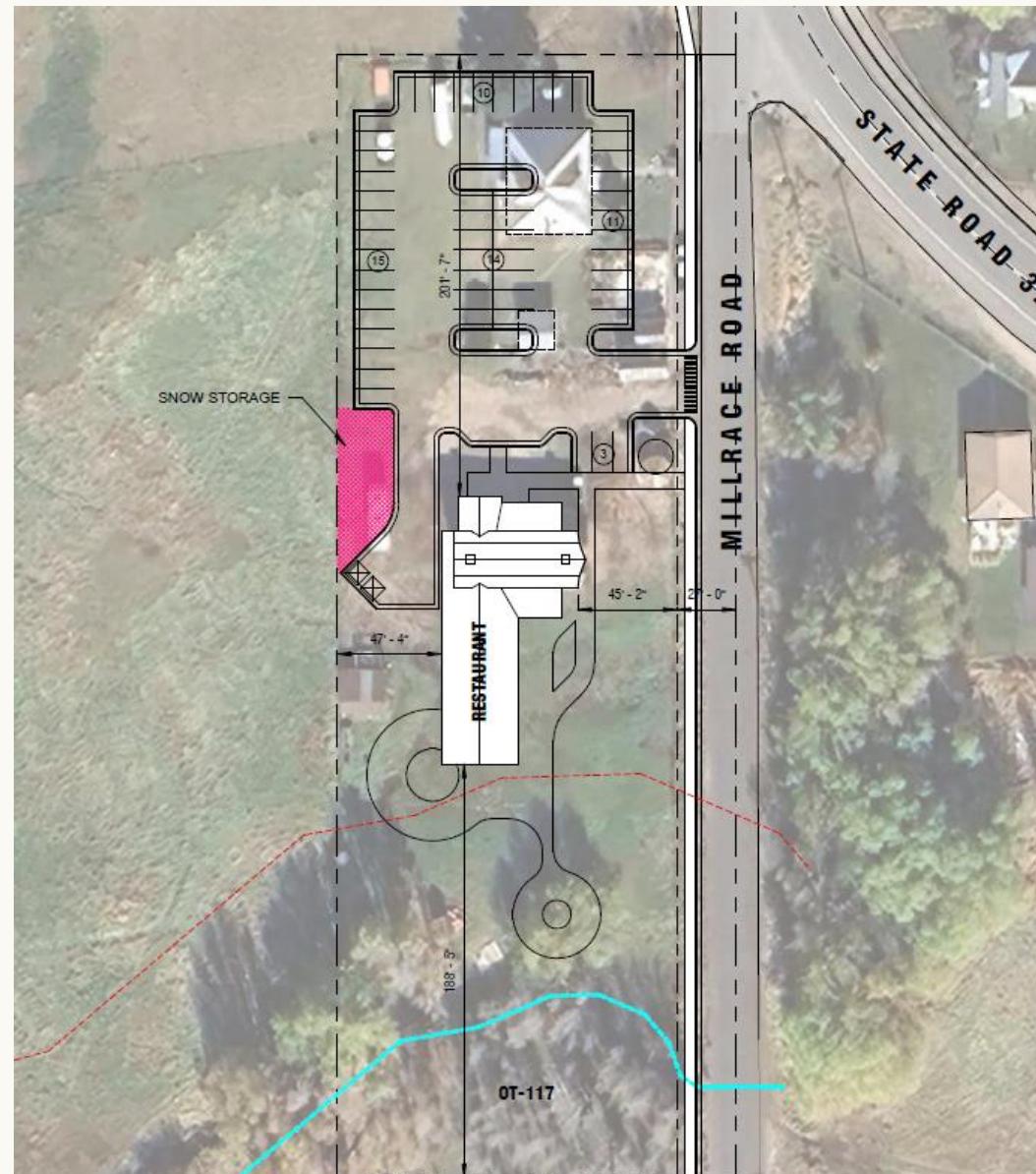
# Fuel & Convenience Store – Snow Storage



# Restaurant – Plan Overview

- High-end restaurant
- 4,830 sq. ft. dining area
- 92,837 sq. ft. lot

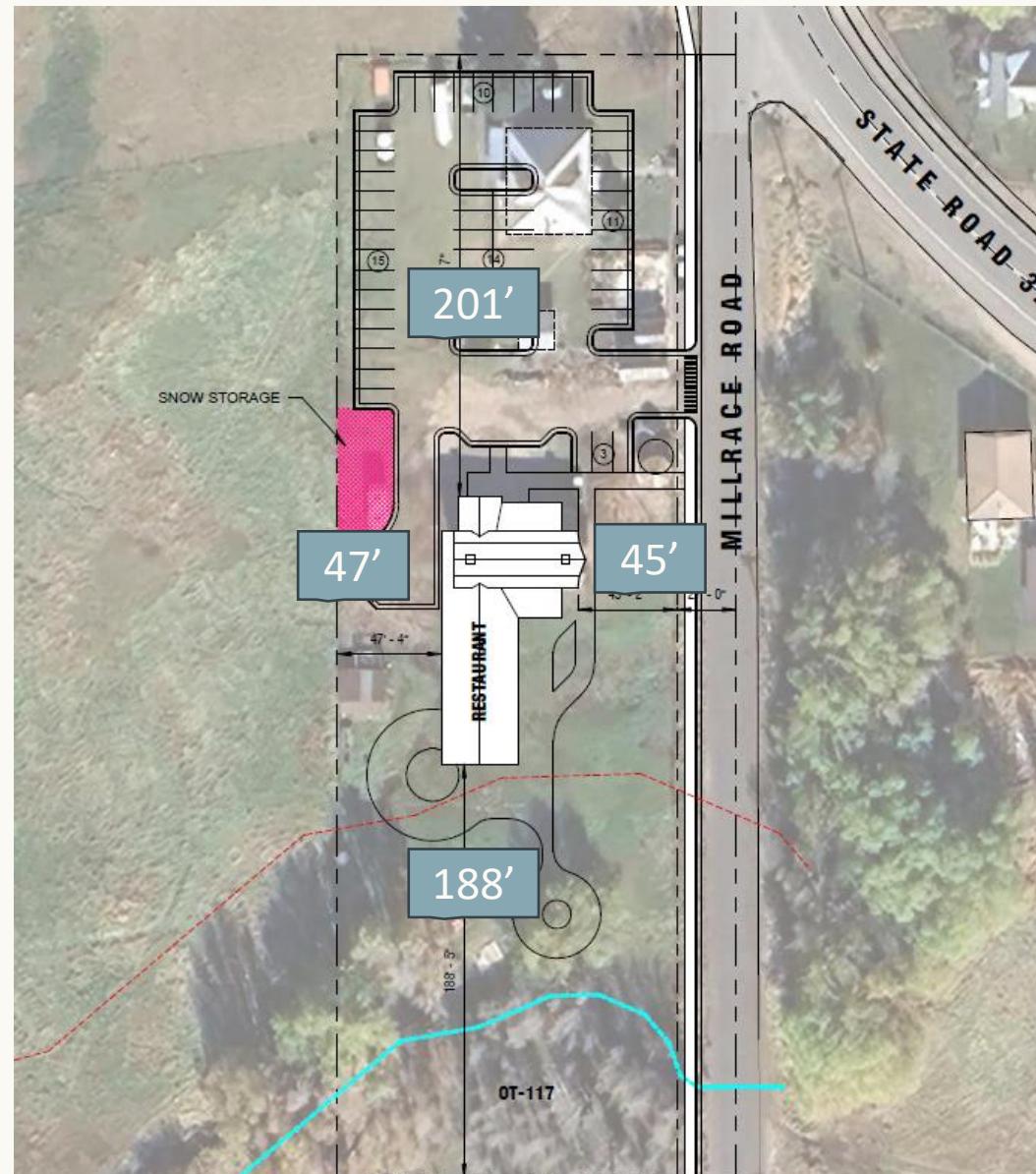
# Restaurant – Site Plan



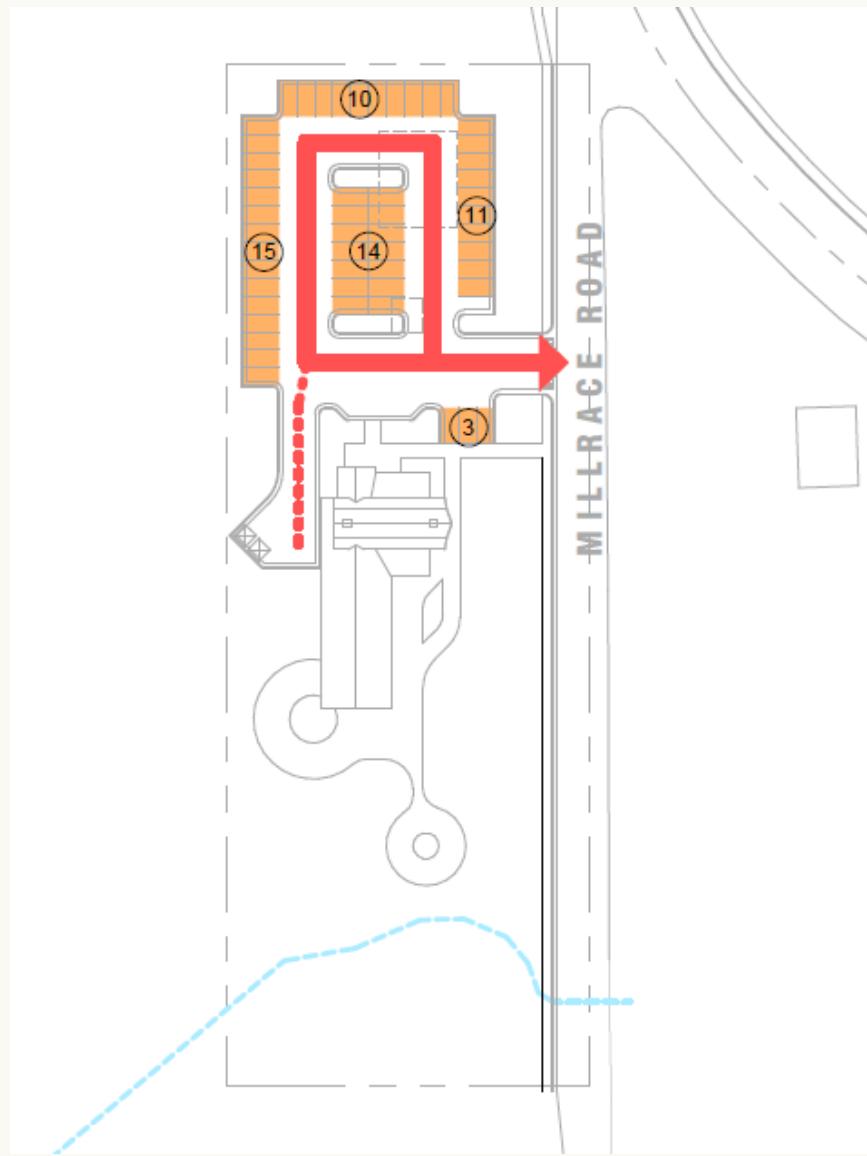
# Restaurant – Development Regulations

- Setbacks
  - Complies with commercial zone setbacks (20' front, 8' side, and 24' rear)
- Building Height
  - Maximum of building height of 32' consistent with Oakley City Code 13-4-12.H.
- Lot Size
  - No minimum lot size.
  - Property is 92,837 sq. ft. (2.13 acres)
  - 5.2% of that area will constitute floor area coverage
- Parking
  - 53 stalls (15 stalls required)

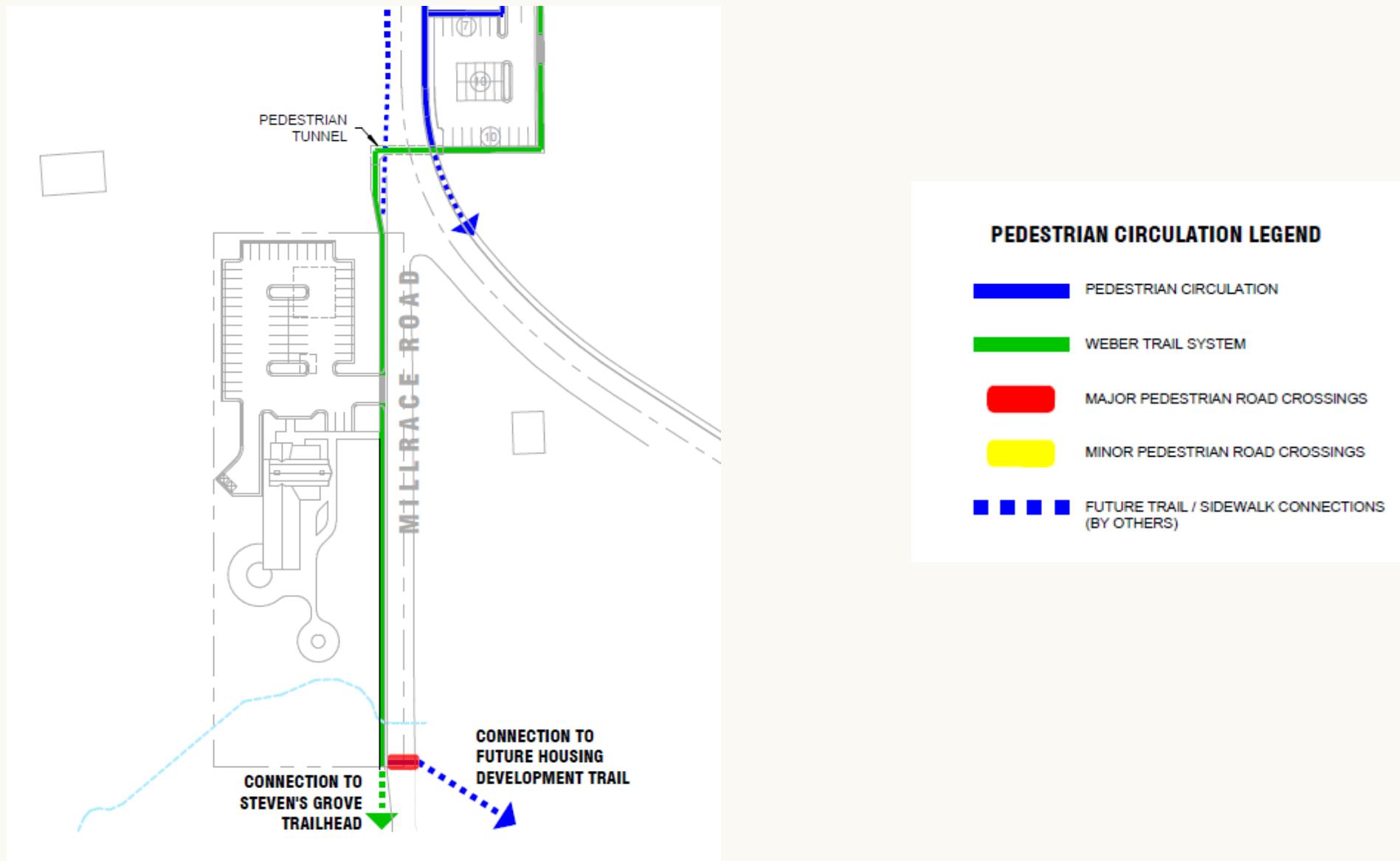
# Restaurant – Setbacks



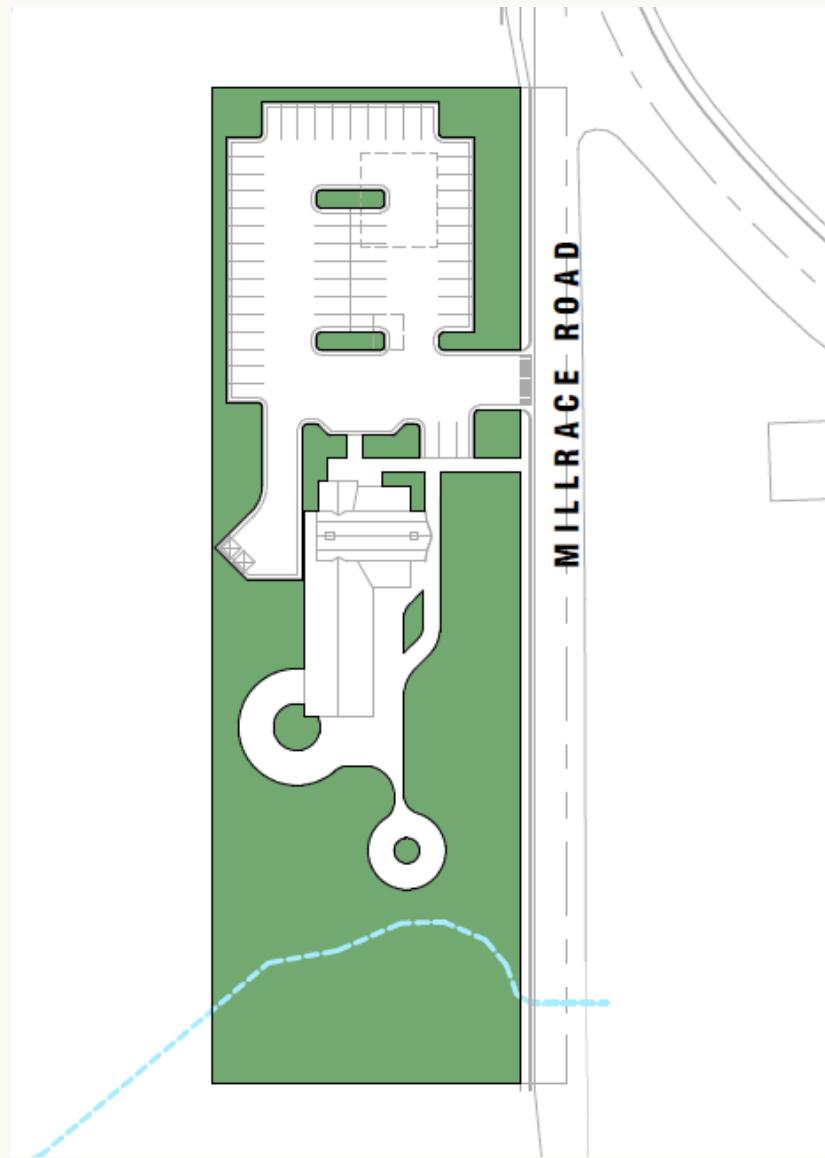
# Restaurant – Access



# Restaurant – Connectivity



# Restaurant – Greenspace Plan



# Restaurant – Snow Storage

