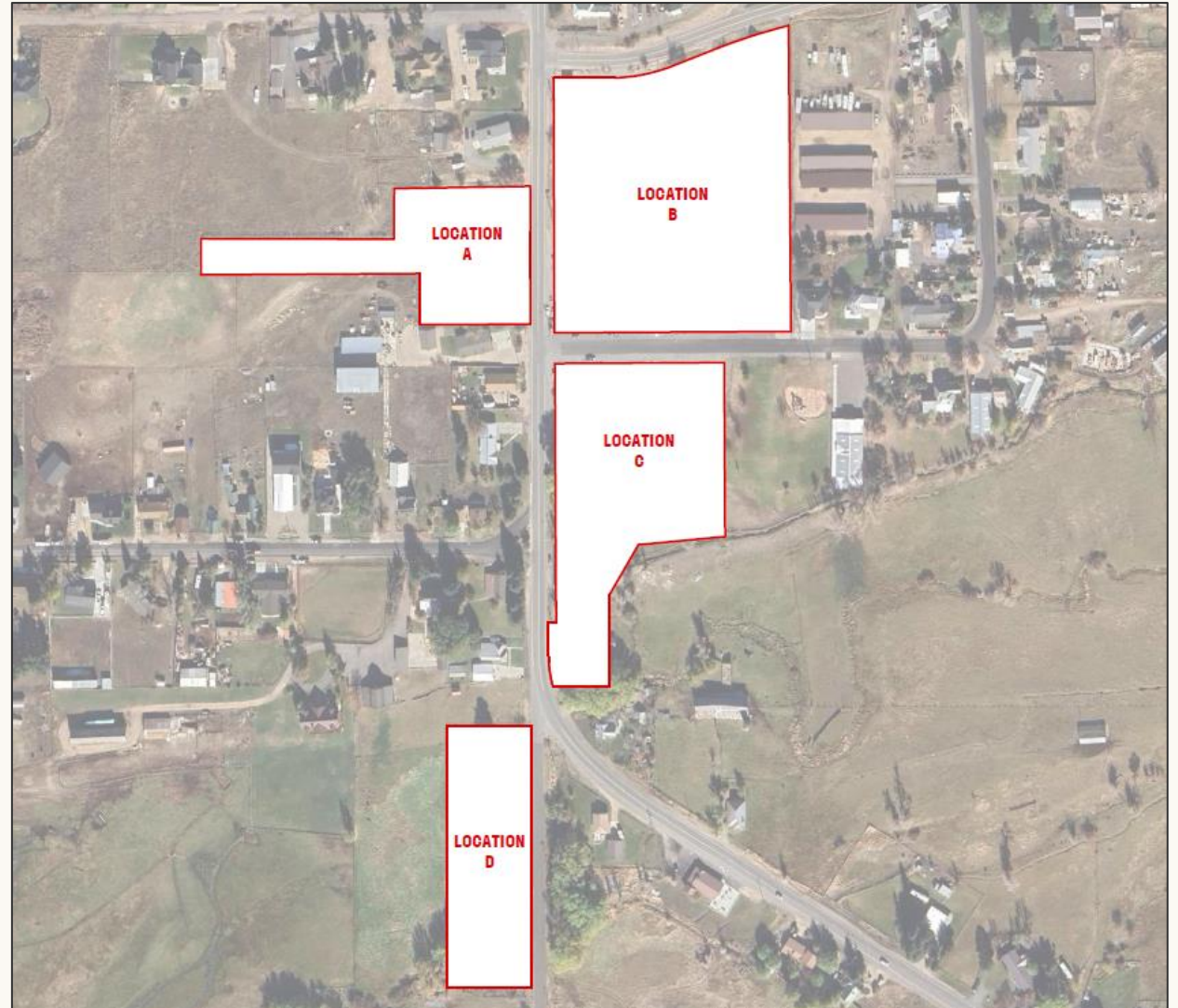


Oakley City Center

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

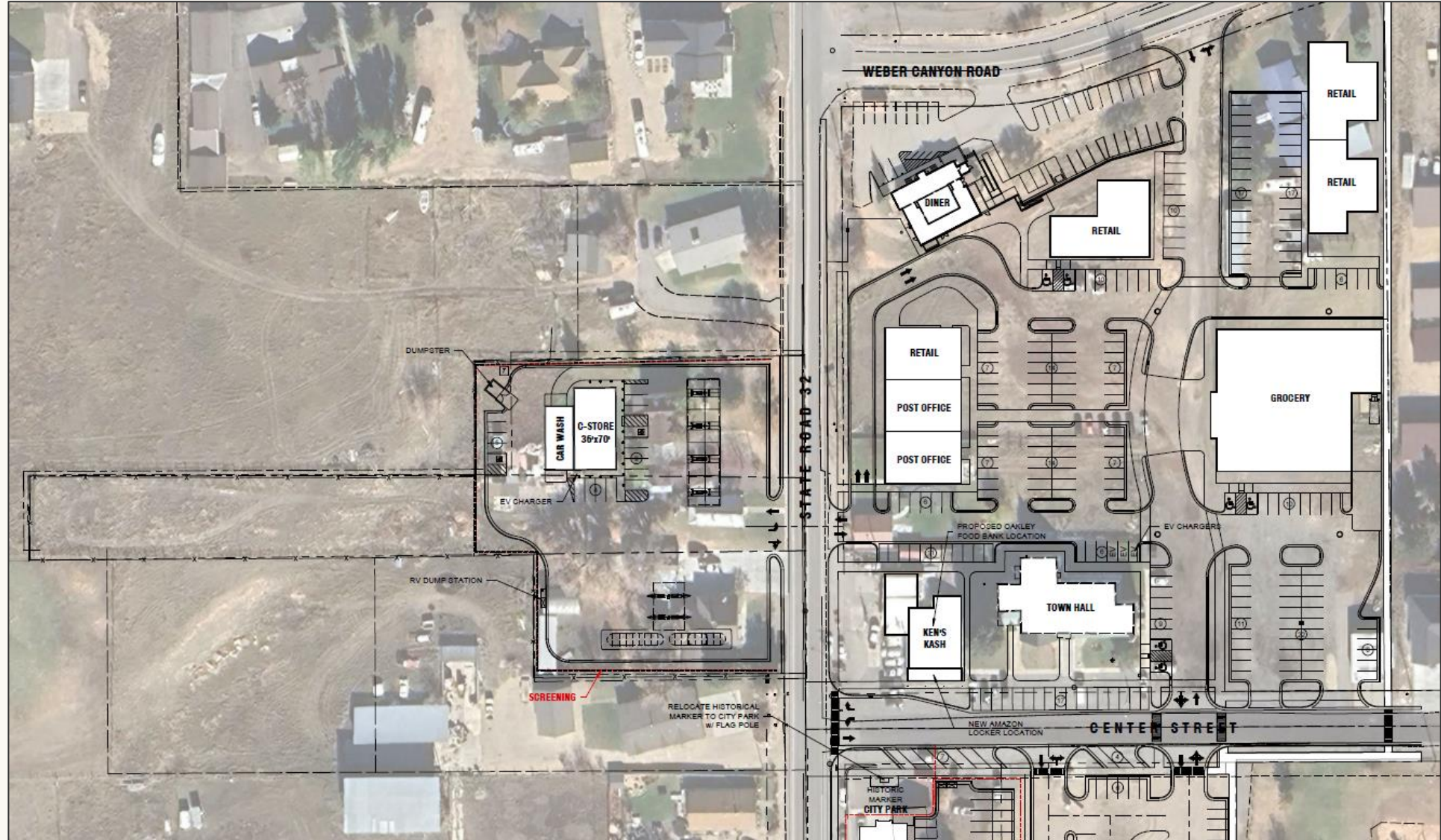
City Center – Design Process

- 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.

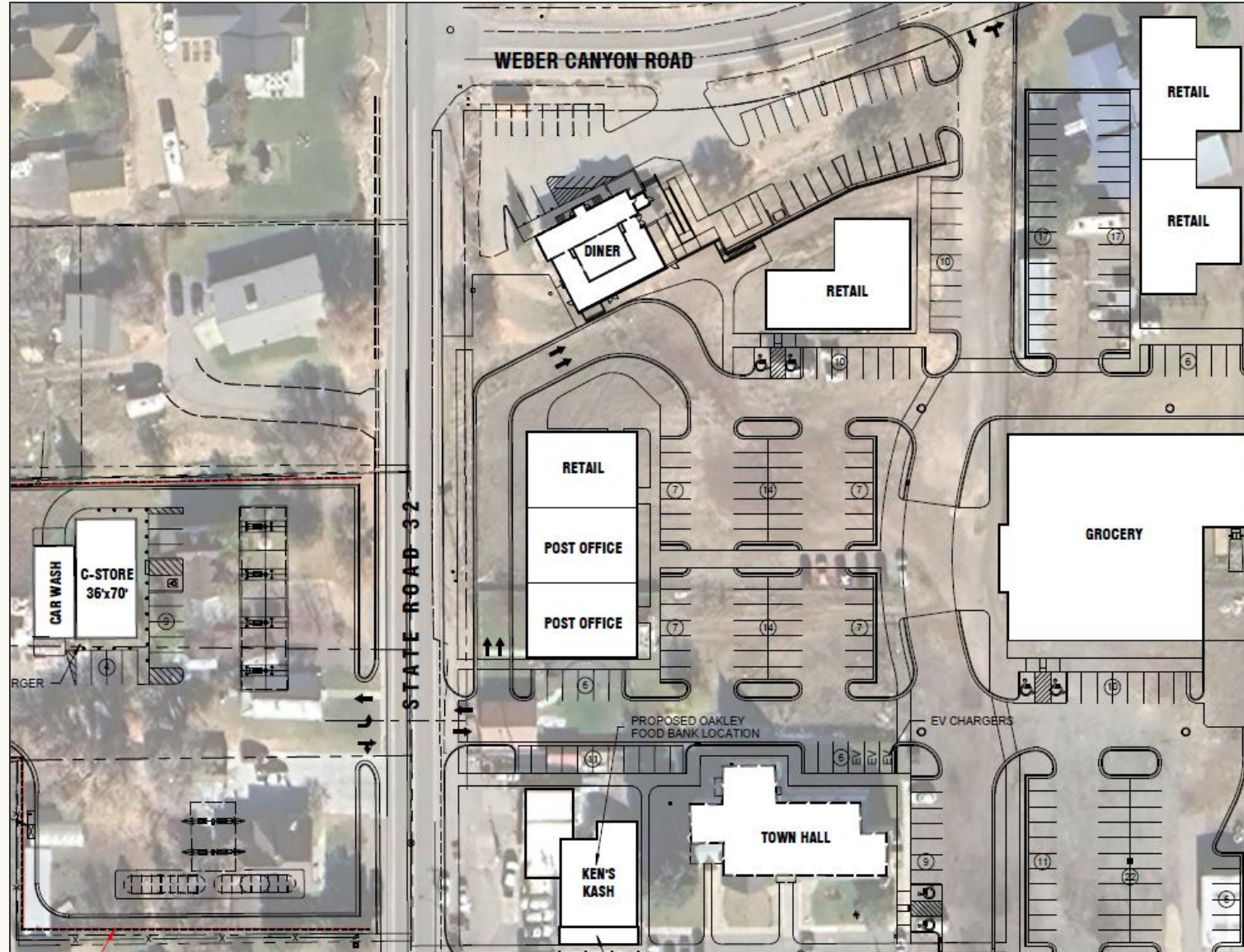
City Center – Overview

- 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

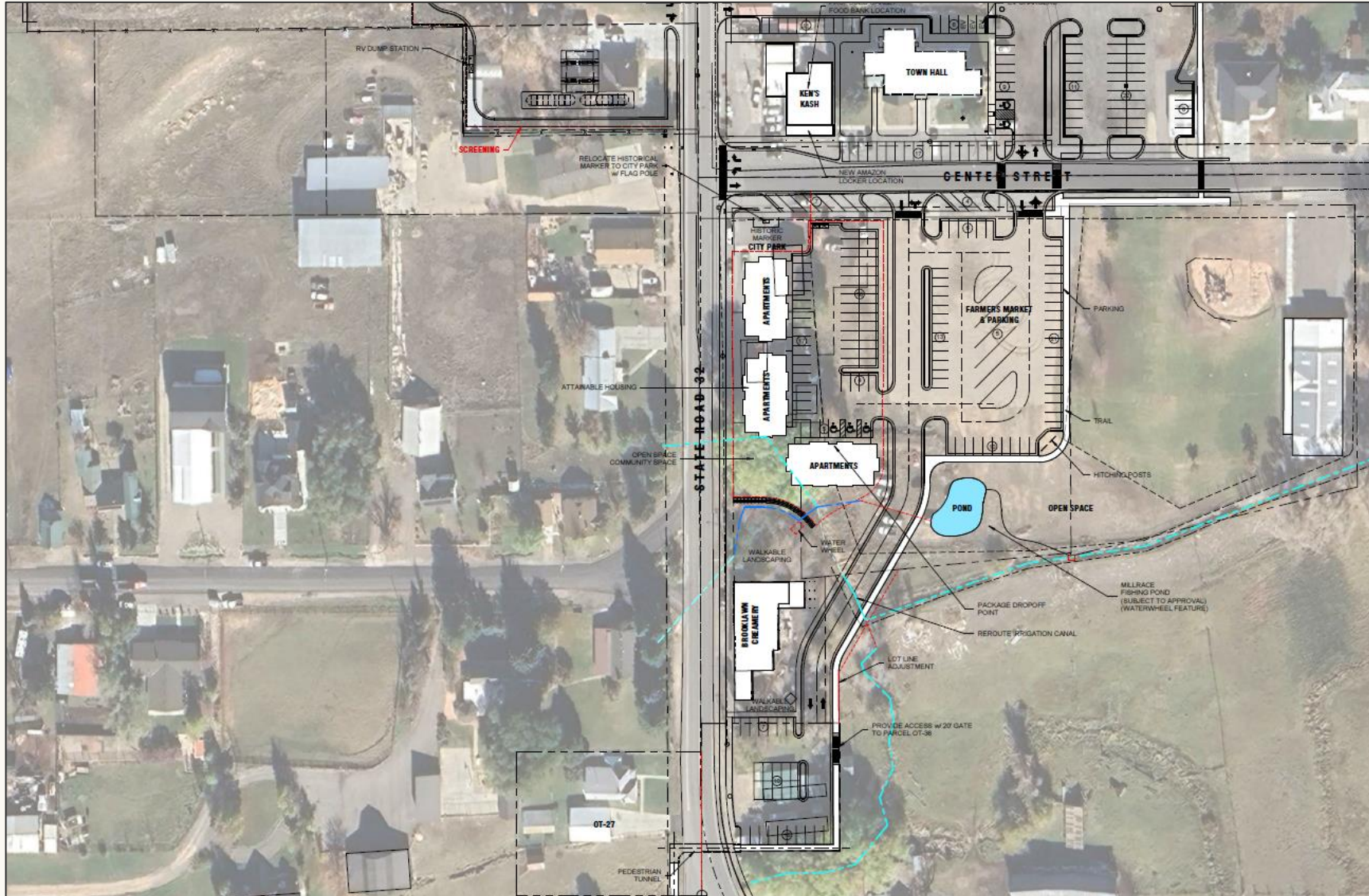
North City Center – Overview



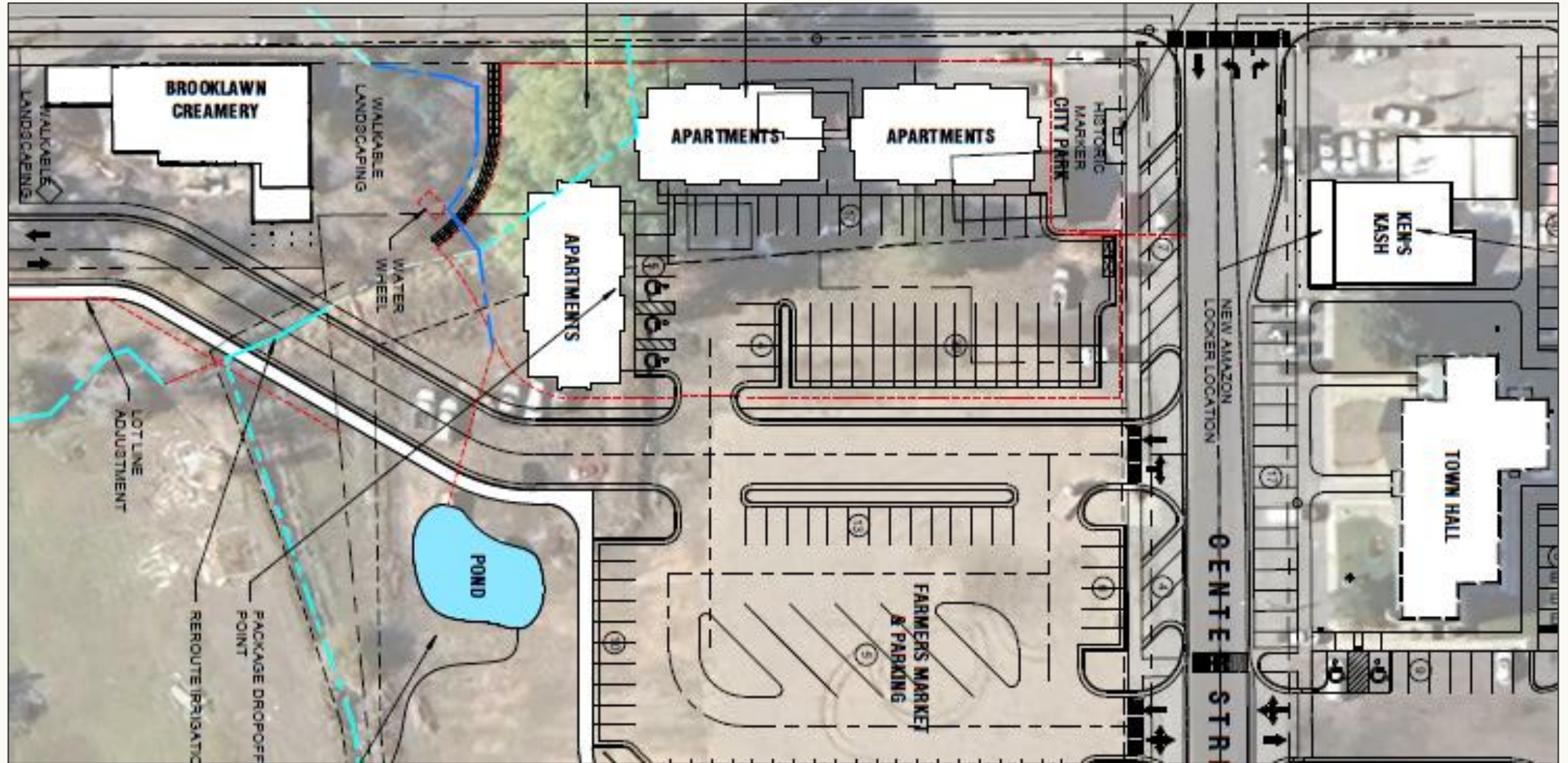
North City Center – Site Plan



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



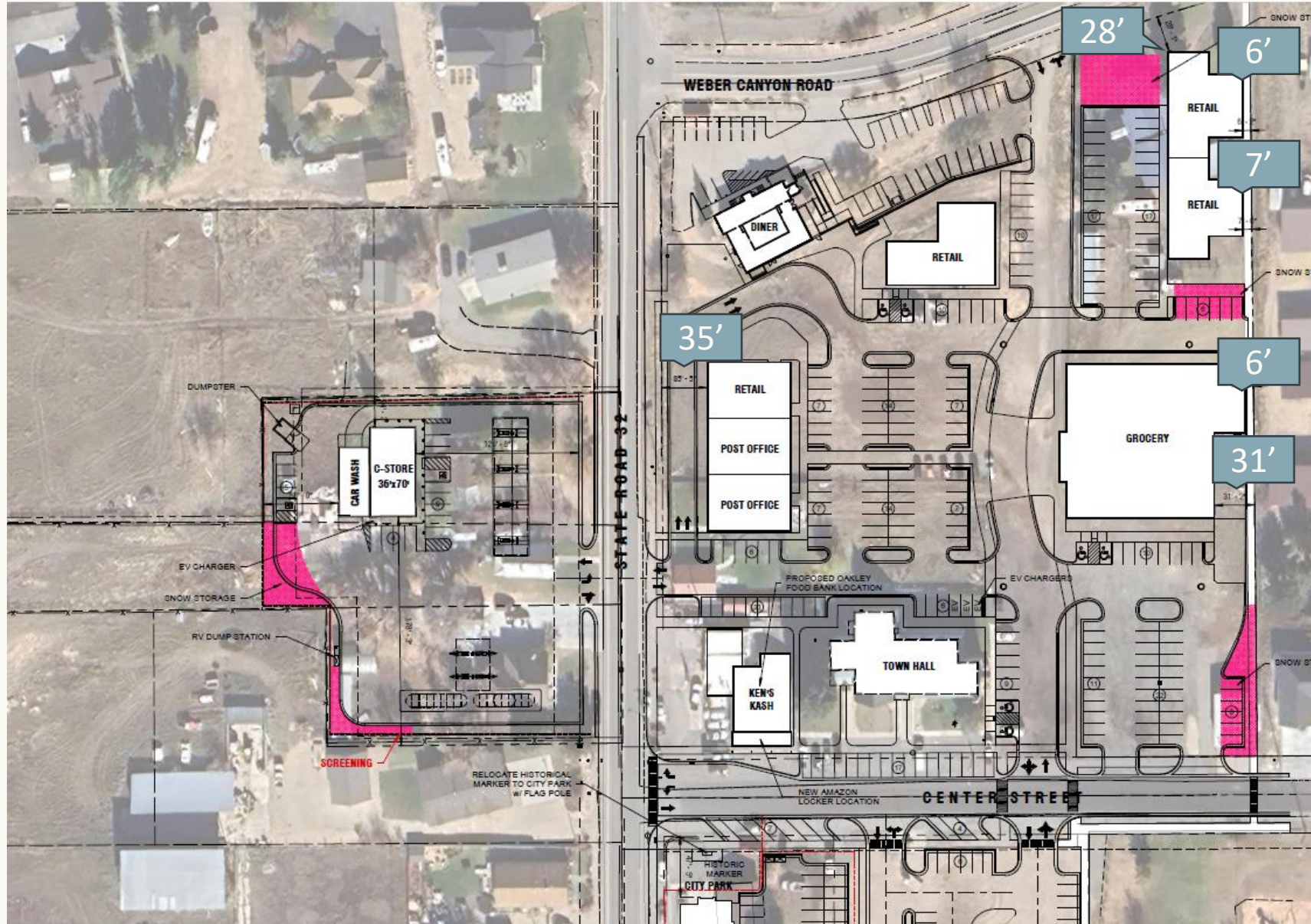
City Center – Density

- 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

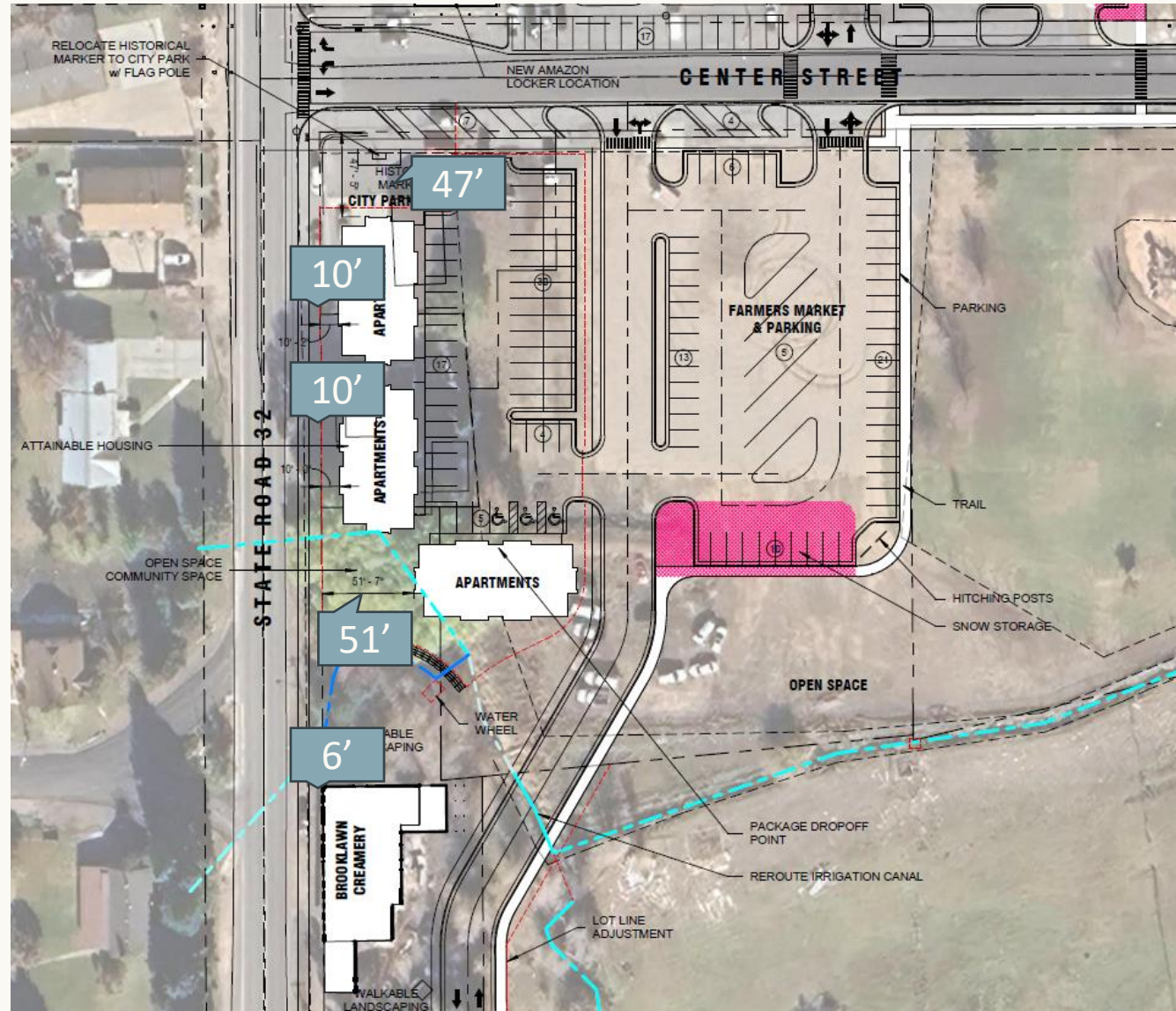
City Center – Setbacks

- 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



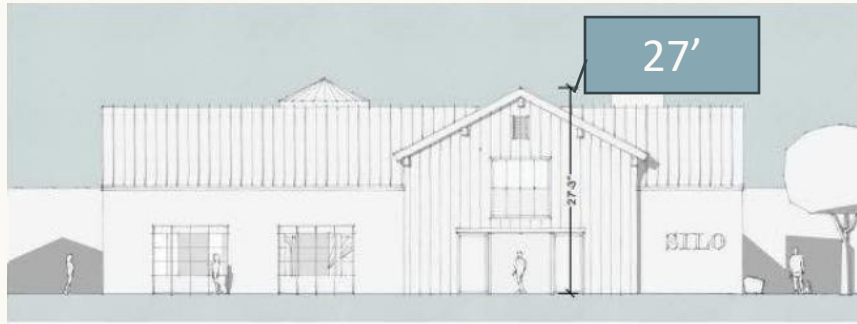
South City Center – Setbacks



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

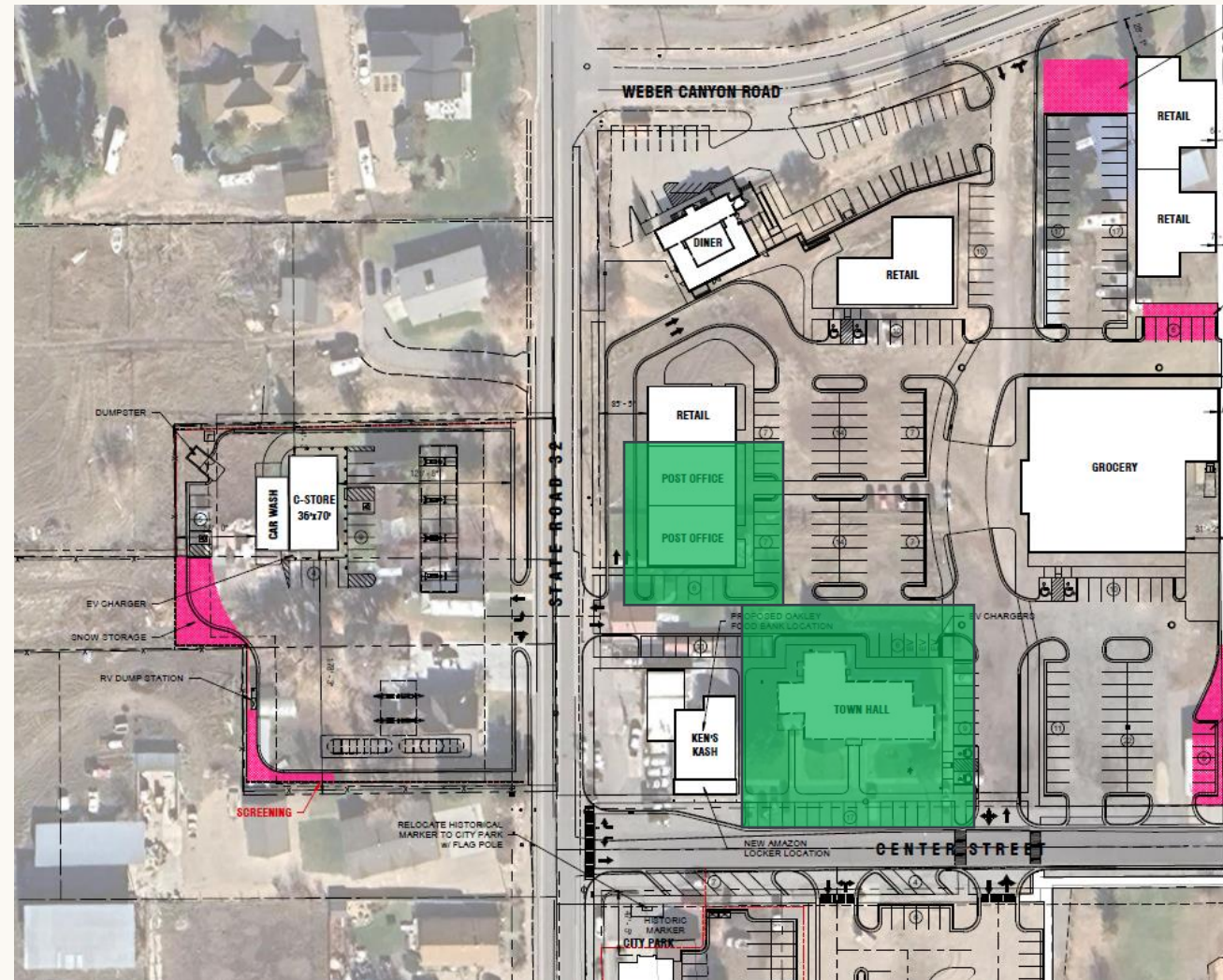
City Center – Lot Size

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

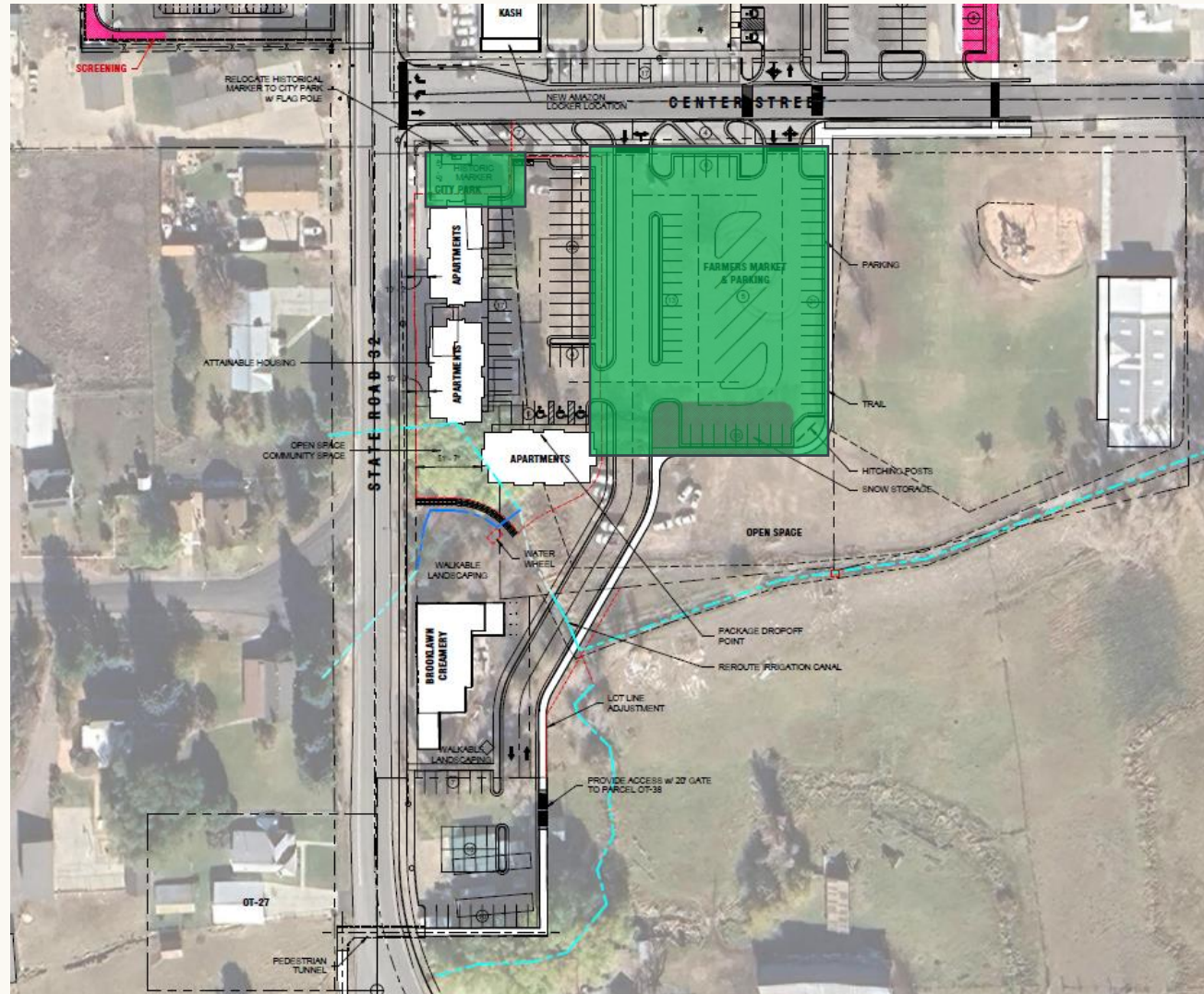
City Center – Integration with Civic Uses

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

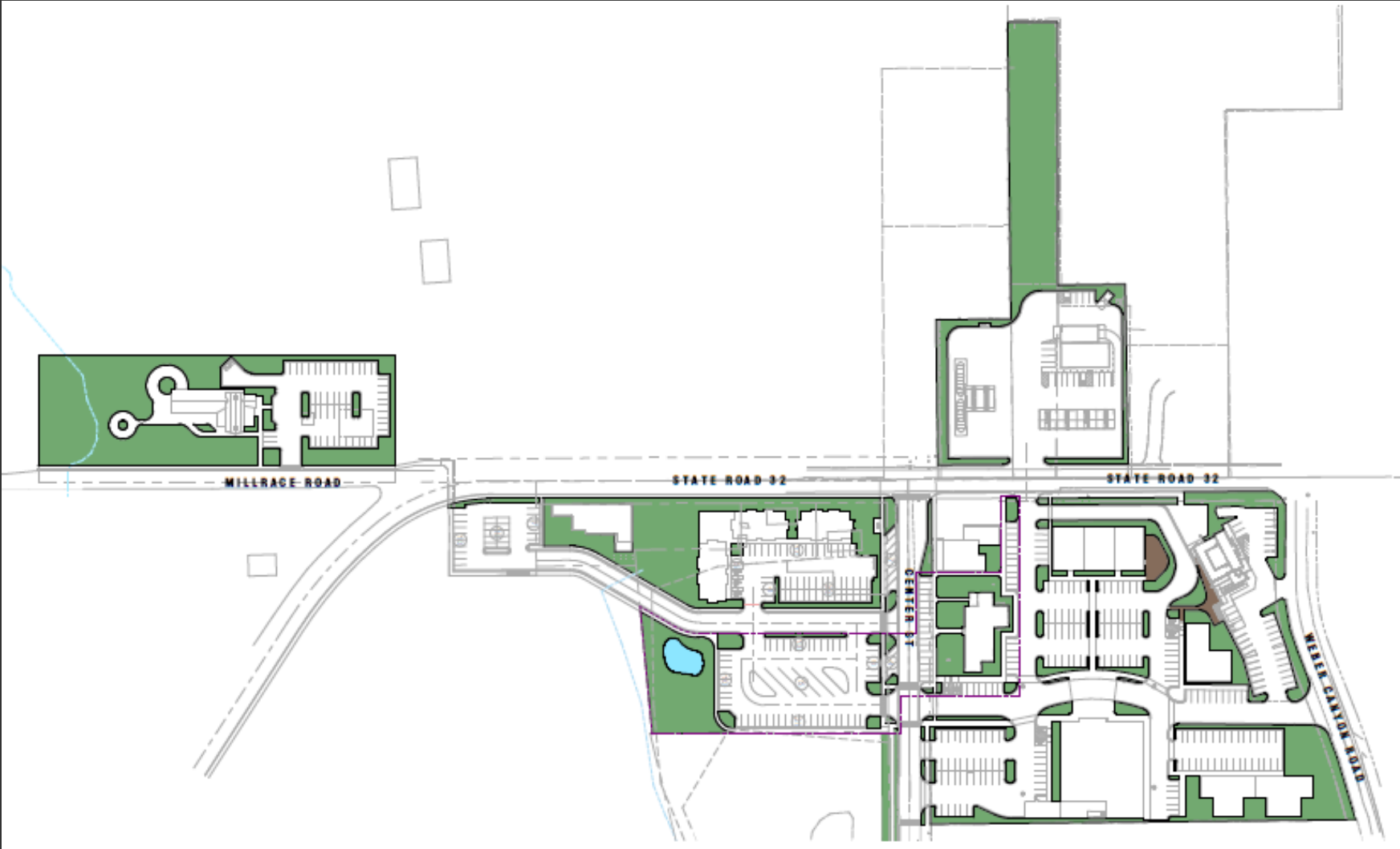
City Center – Integration with Civic Uses



City Center – Integration with Civic Uses



City Center – Open Space



OPEN SPACE LEGEND



OPEN SPACE LANDSCAPING

C-STORE
36,160 SF

TOWN CENTER
53,297 SF

SOUTH TOWN CENTER
51,253 SF

RESTAURANT
45,431 SF



OPEN PLAZA SPACE
3,513 SF

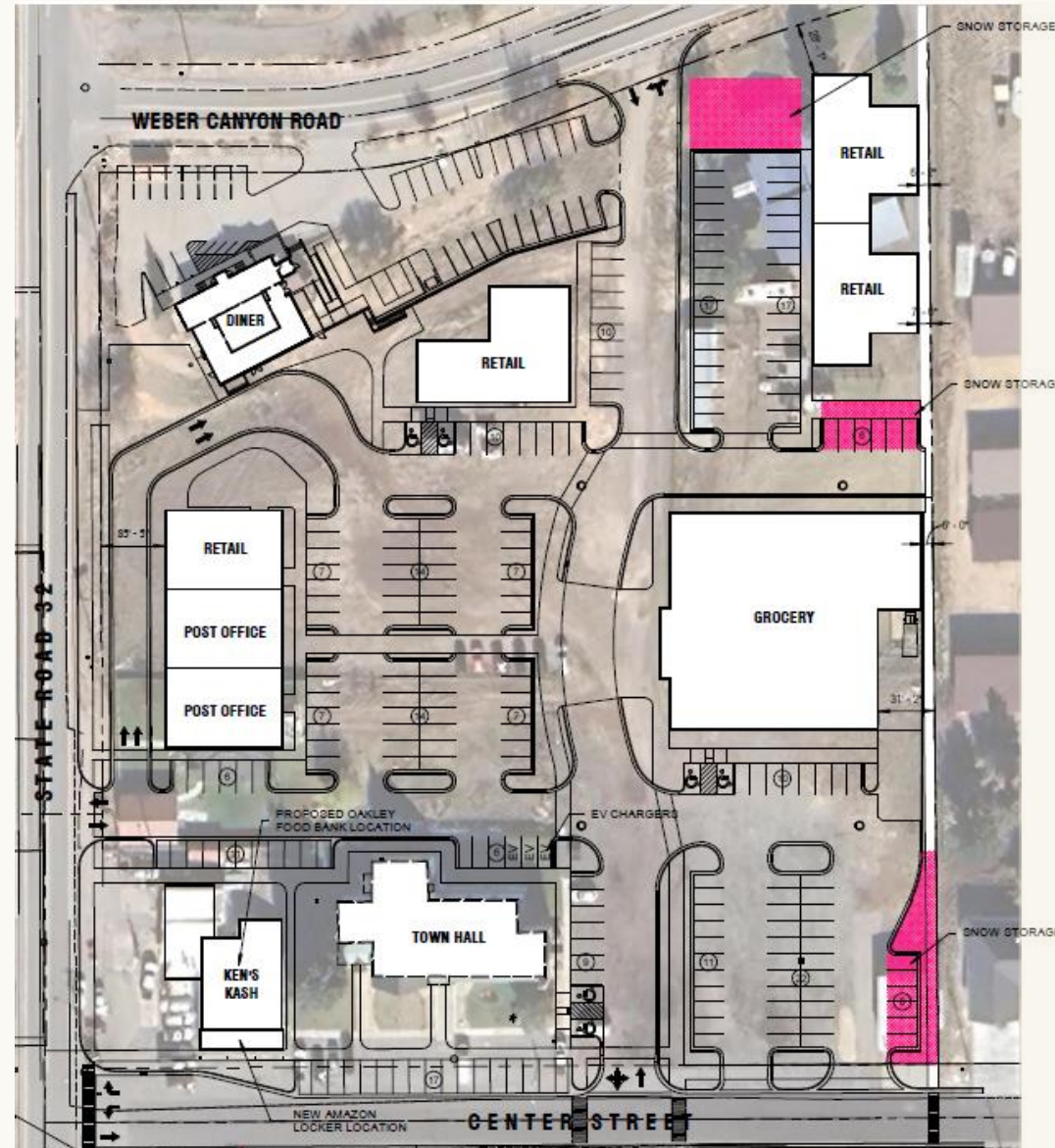


FLEXIBLE FESTIVAL SPACE
1.94 AC

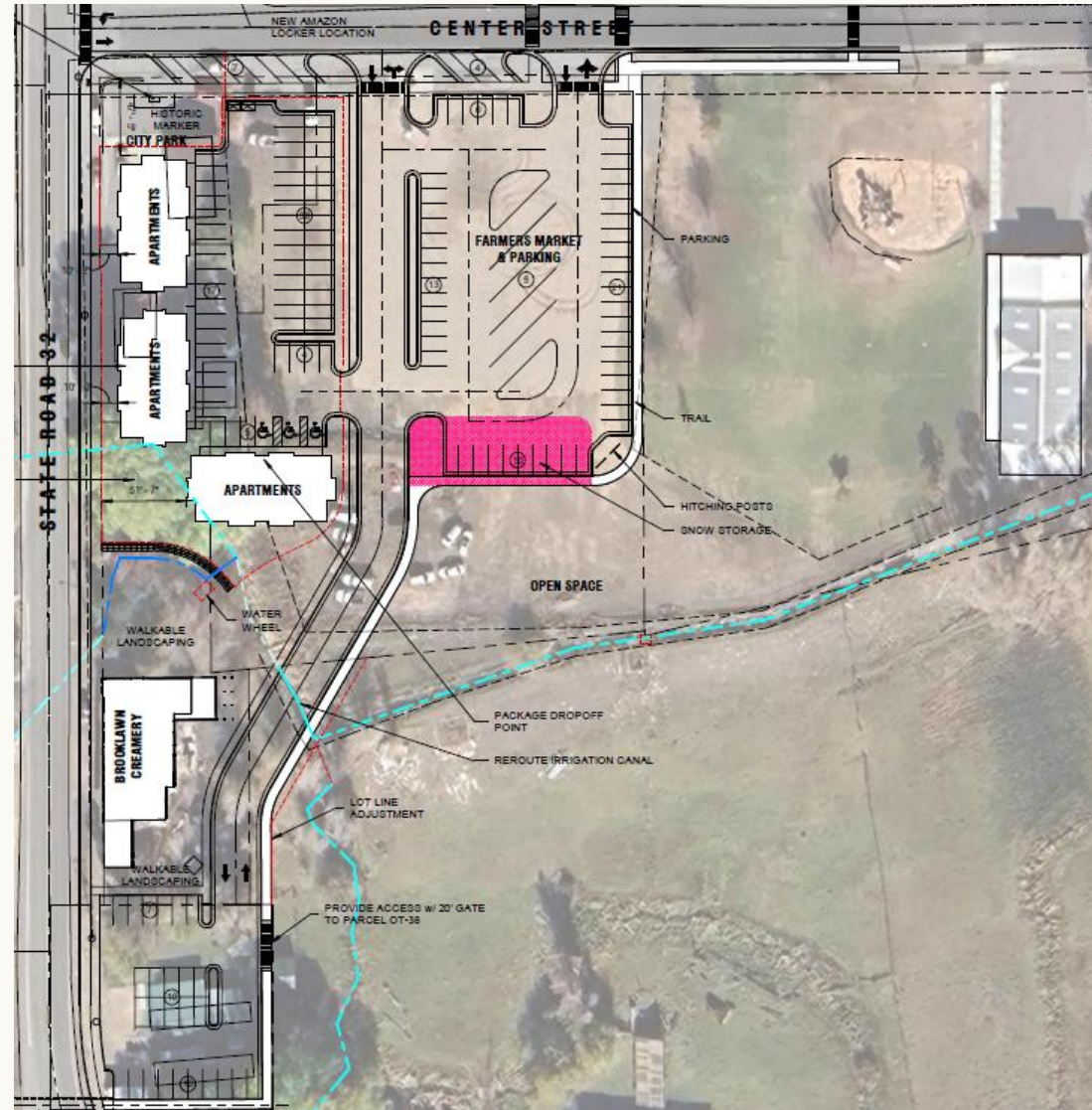
OPEN SPACE CALCULATIONS

LOCATION	LOT AREA (ft ²)	OPEN SPACE (ft ²)	OPEN SPACE (%)	REQ'D OPEN SPACE (%)
C-STORE	97,197.82	36,160.71	37.2%	10.0%
TOWN CENTER	246,942.93	53,297.13	21.6%	10.0%
SOUTH TOWN CENTER	156,812.13	48,455.61	32.1%	10.0%
RESTAURANT	92,837.25	45,431.44	48.9%	10.0%
TOTALS	587,790.13	183,344.89	31.2%	10.0%

North City Center – Snow Storage



South City Center – Snow Storage



City Center – Access and Parking

VEHICLE CIRCULATION LEGEND



TOWN CENTER PARKING
184 PARKING STALLS

C-STORE PARKING
18 PARKING STALLS

APARTMENTS
56 PARKING STALLS

OVERFLOW LOT
50 PARKING STALLS

CREAMERY
27 PARKING STALLS

RESTAURANT PARKING
53 PARKING STALLS



ON-STREET PARKING
28 PARKING STALLS



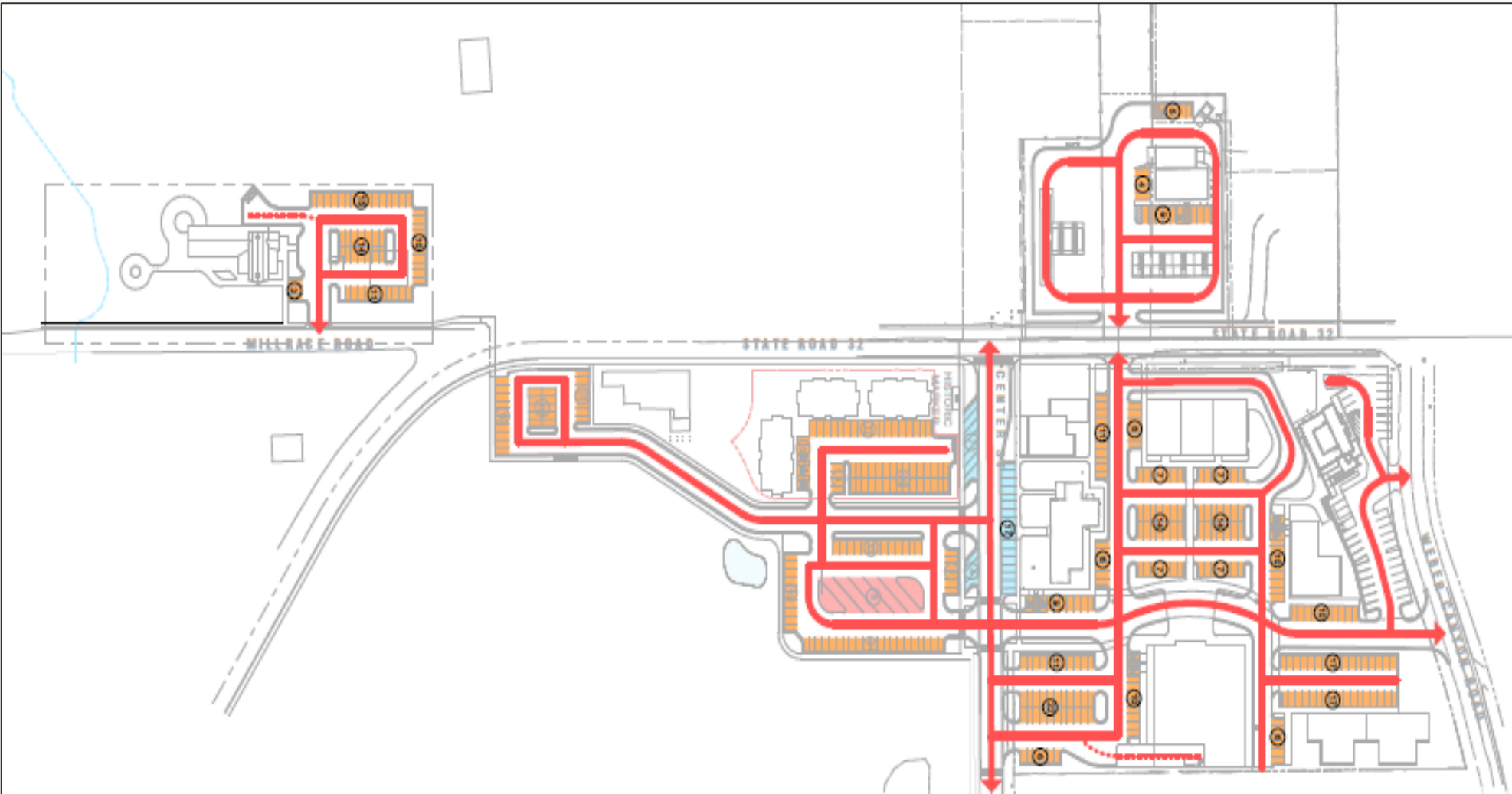
TEMPORARY SOUTH PARKING
5 TRAILER STALLS



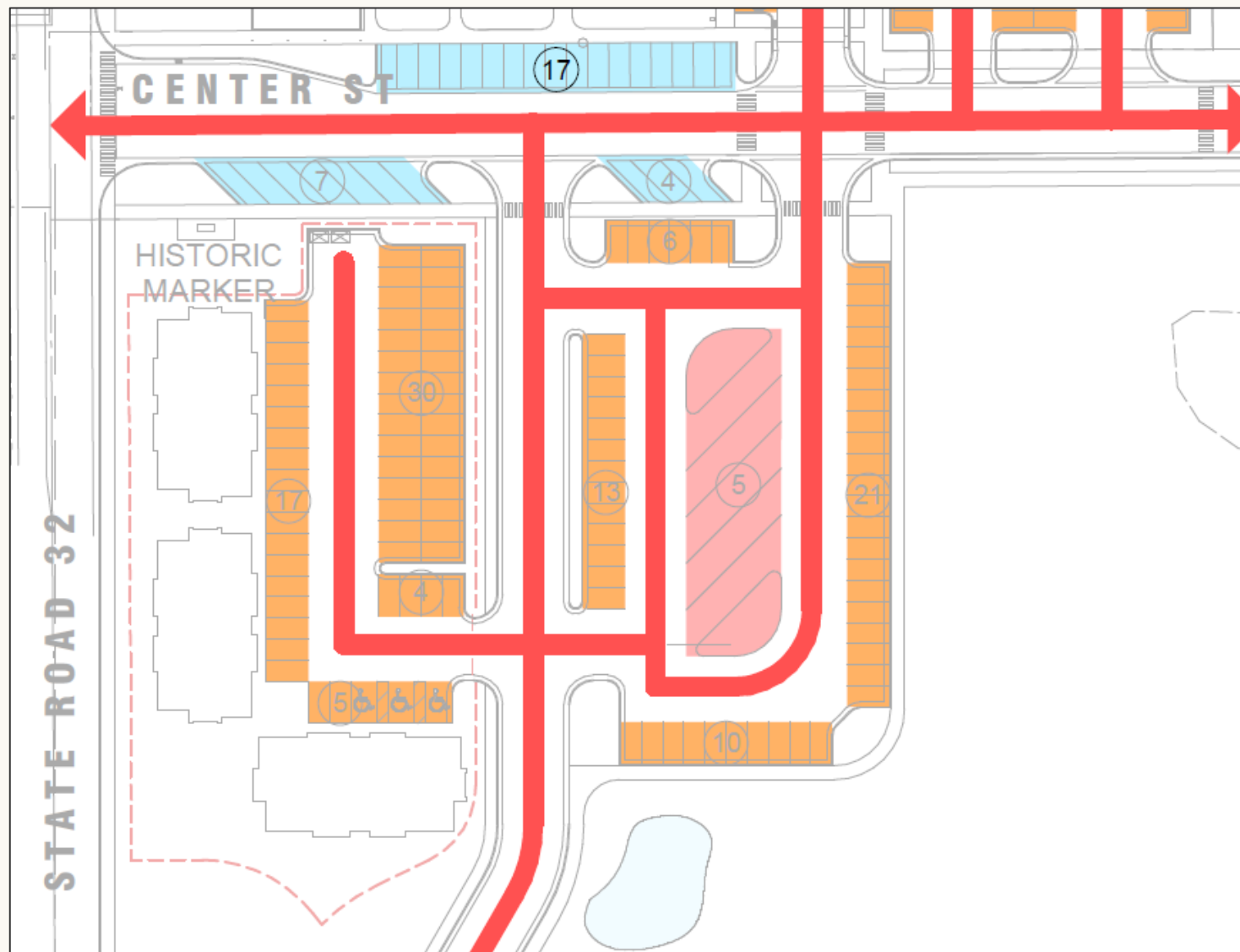
VEHICULAR CIRCULATION



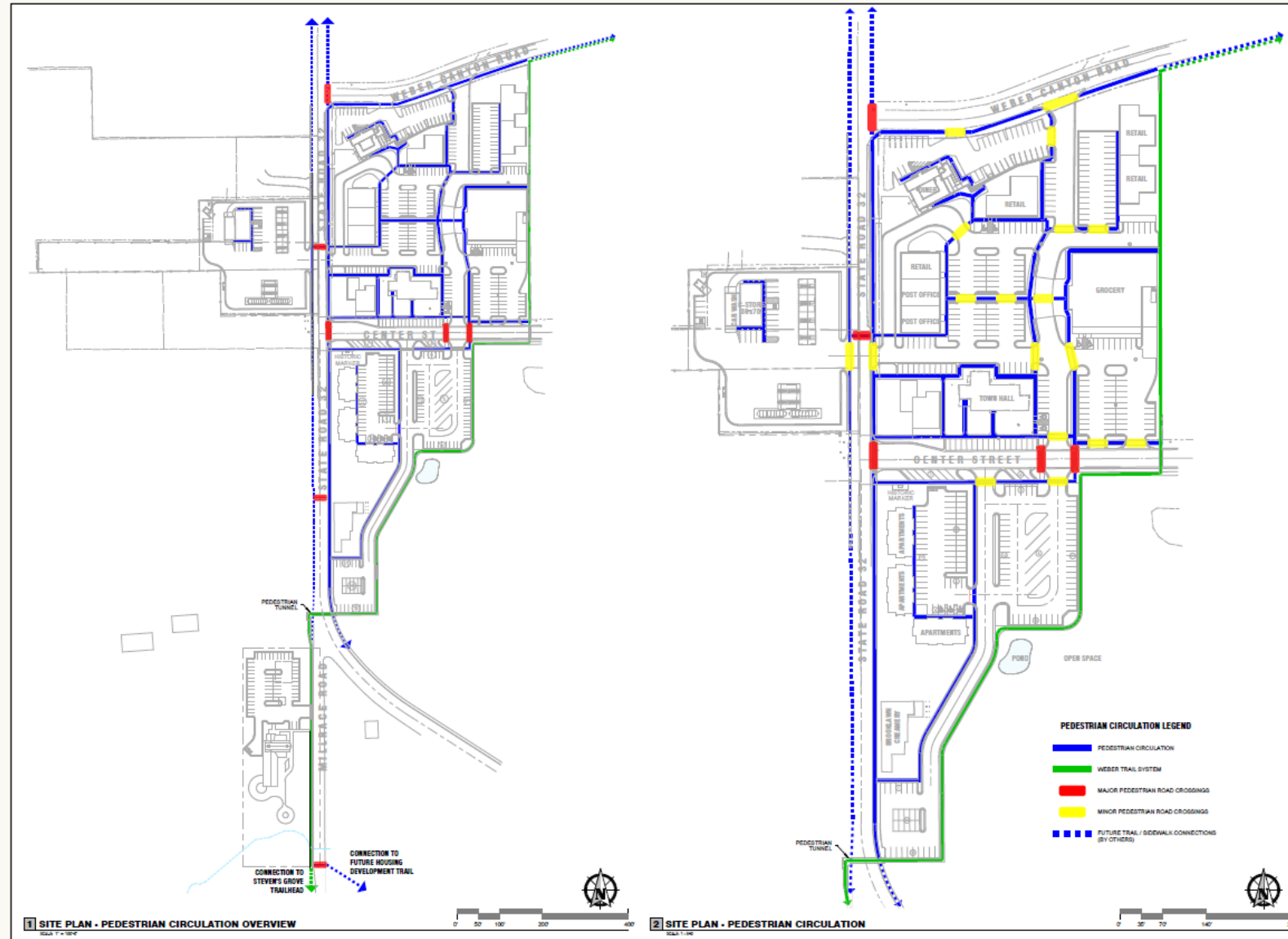
LOADING DOCK ACCESS



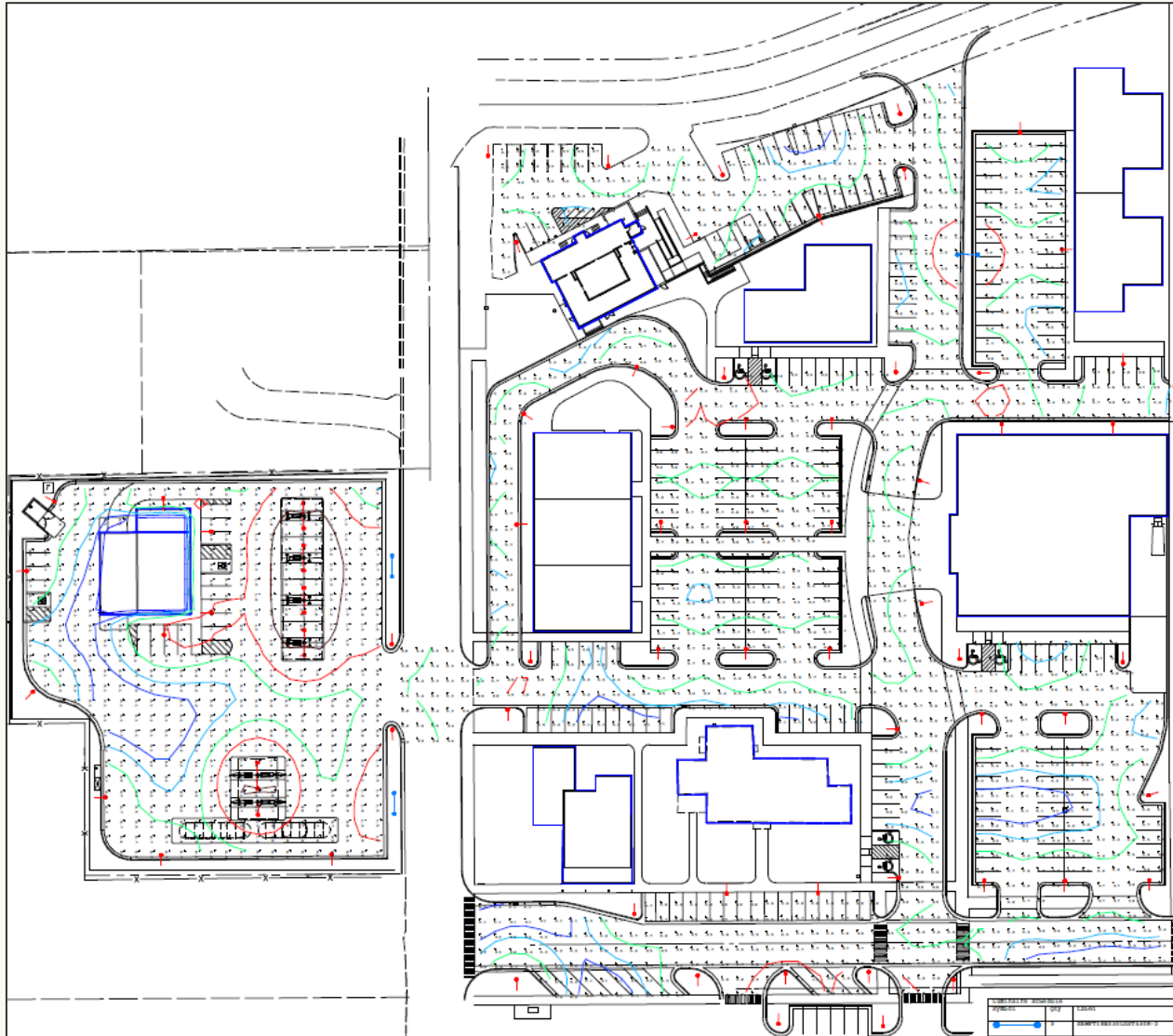
City Center – Residential Parking



City Center – Connectivity



North City Center – Outdoor Lighting



Specifications SBWFT18

Project Name: _____

Fixture Type: _____

Quantity: _____

Customer: _____

Material: Open housing is 12 gauge (0.080") 1100 series aluminum. Other parts are A306 cast aluminum. Hardware is stainless steel or zinc-plated steel.

Lens: EVONIK ACRYLITE® Satinac, 92% Light Transmission, reduces distortion and glare (for TIR LED only)

Fixture Mounting: Pendant Mount: Hangs from tension 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

Electrical: A lightning surge protective device is standard (20KA Max/10KA Nominal). Approximately 12' of pull wire extends from luminaire. All luminaires are grounded with 6-10V grounding leads. Additional pull wire provided for post mount arms and wall mounts.

Finish: A polyester powder coat high quality finish. Marine grade finish is available.

Modifications: Consult factory for custom or modified designs.

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

SBWFT18

EPA: 0.73
Weight: 13 lbs.

Catalog Legs

SBWFT18 1 CPS36W18 T5 40K PC PA3111 72

Luminaire Series Fixture Orientation Light Source & Wattage Optics CCT Accessories Mounting Source Finish

Catalog Number

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

1 FIXTURE ORIENTATION

3 (Pendant)

2 LIGHT SOURCE & WATTAGES

TIR Performance Platform

CPS36W18 (30W TIR Performance Platform)

CPS36W18 (30W TIR Performance Platform, CA Title 24)

CPS46W18 (46W 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)

HLMSPC-04 (On-off Motion Sensor/PhotoCell, 15' - 30' Sensor Mounting Height)

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

EMG-LED30 (30W LED Emergency Driver)

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)

TL5 (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

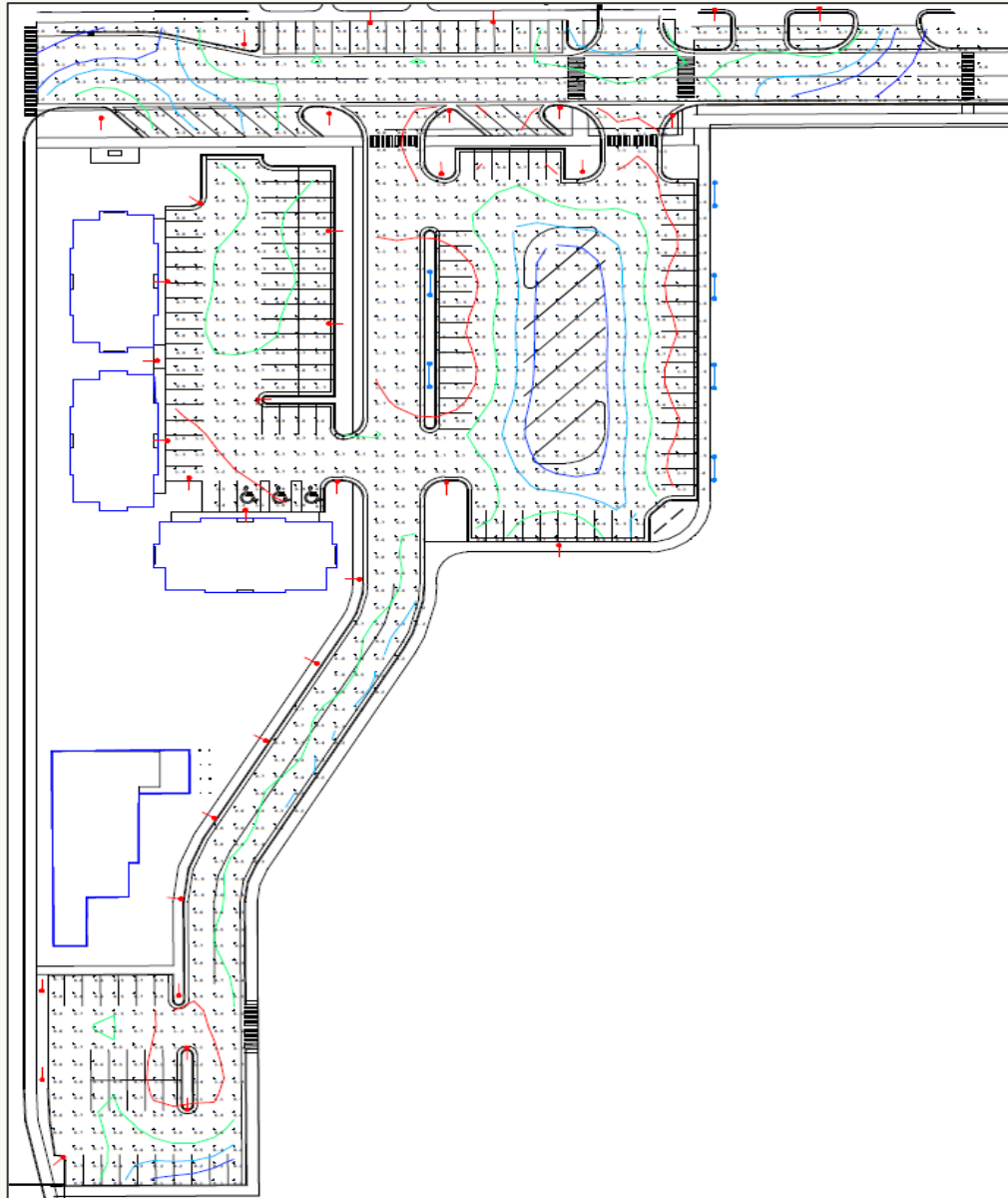
7 FINISHES

*Premium and Marine Grade Finishes available at extra cost.

Series	Finish	Color	Series	Finish	Color
Aluminum	11	Black	Aluminum	12	Black
Aluminum	13	Black	Aluminum	14	Black
Aluminum	15	Black	Aluminum	16	Black
Aluminum	17	Black	Aluminum	18	Black
Aluminum	19	Black	Aluminum	20	Black
Aluminum	21	Black	Aluminum	22	Black
Aluminum	23	Black	Aluminum	24	Black
Aluminum	25	Black	Aluminum	26	Black
Aluminum	27	Black	Aluminum	28	Black
Aluminum	29	Black	Aluminum	30	Black
Aluminum	31	Black	Aluminum	32	Black
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Aluminum	91	Black	Aluminum	92	Black
Aluminum	93	Black	Aluminum	94	Black
Aluminum	95	Black	Aluminum	96	Black
Aluminum	97	Black	Aluminum	98	Black
Aluminum	99	Black	Aluminum	100	Black


Consult Factory for additional colors RAL color.

South City Center – Outdoor Lighting



ANP Lighting

Specifications SBWFT18



Project Name: _____
Fixture Type: _____ Quantity: _____
Customer: _____

Specifications

Material:
Housing is 12 gauge (0.08") 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 pixilation and glare (for TIR LED only)

Fixture Mounting:
Pendant Mount: Hangs from tension 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: s 3000K

Electrical:
A hybrid surge sensitive device is standard (20KA Max/10KA Nominal). Approximately 12" of pull wire extends from luminaire. All luminaires are pre-wired with 0-10V dimming leads. Additional pull wire provided for post mount arms and wall mounts.

Finish:
A polyester powder coat high quality finish. Marine grade finish is available.

Modifications:
Consult factory for custom or modified designs.

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

SBWFT18 EPA: 0.73 Weight: 13 lbs.

Catalog Logo:
SBWFT18 1 CPS36W18 T5 40K PC PA3111 T2

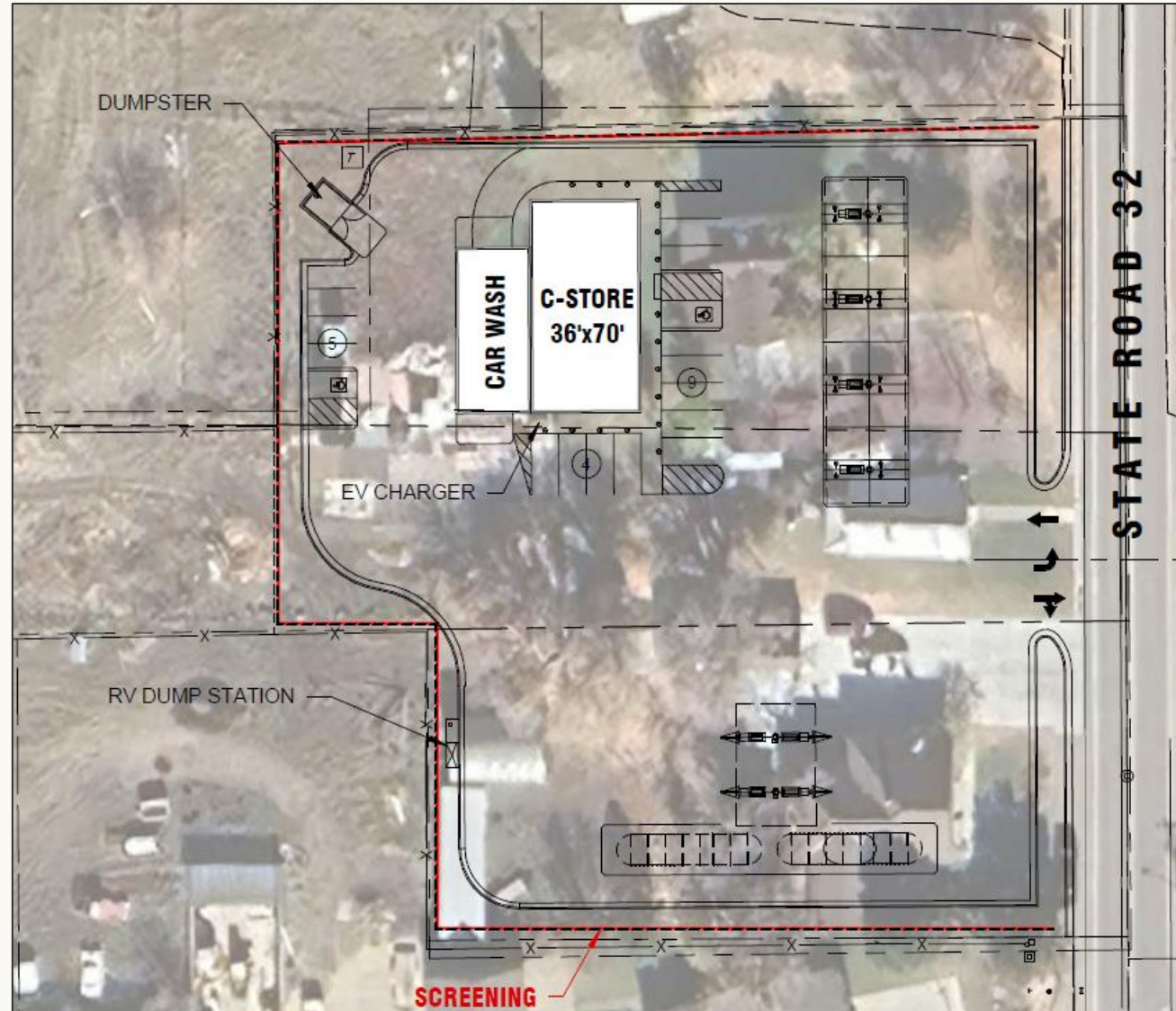
Catalog Number:
SBWFT18 E030LDS T5 30K

1	2	3	4	5	6	7																																																																																																
1 FIXTURE ORIENTATION 3 (Pendant)	2 LIGHT SOURCE & WATTAGES TIR Performance Platform CPS36W18 (30W TIR Performance Platform) CPS39W18 (39W 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) E039LDS (39W 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 Motion Sensor Finish have additional charges. <table><thead><tr><th>Finish</th><th>Color</th><th>Price</th><th>Finish</th><th>Color</th><th>Price</th></tr></thead><tbody><tr><td>Aspen Green</td><td>99</td><td>10K</td><td>Copper Clay</td><td>50</td><td>50K</td></tr><tr><td>Cast Bronze</td><td>11</td><td>11K</td><td>Slate</td><td>18</td><td>18K</td></tr><tr><td>Ultr</td><td>12</td><td>12K</td><td>Black White</td><td>61</td><td>61K</td></tr><tr><td>Black</td><td>81</td><td>81K</td><td>Painted Chrome</td><td>78</td><td>78K</td></tr><tr><td>Forest Green</td><td>42</td><td>42K</td><td>Patented Copper</td><td>71</td><td>71K</td></tr><tr><td>Bright Red</td><td>43</td><td>43K</td><td>Textured Black</td><td>72</td><td>72K</td></tr><tr><td>White</td><td>44</td><td>44K</td><td>White Black</td><td>73</td><td>73K</td></tr><tr><td>Bright Blue</td><td>45</td><td>45K</td><td>Textured Mechanical Bronze</td><td>76</td><td>76K</td></tr><tr><td>Sunny Yellow</td><td>46</td><td>46K</td><td>Textured White</td><td>77</td><td>77K</td></tr><tr><td>Aspen Green</td><td>47</td><td>47K</td><td>Textured Silver</td><td>78</td><td>78K</td></tr></tbody></table> <table><thead><tr><th>Comments</th><th>Color</th><th>Price</th><th>Comments</th><th>Color</th><th>Price</th></tr></thead><tbody><tr><td>Matte</td><td>50</td><td>50K</td><td>Textured Ocean Stone</td><td>88</td><td>88K</td></tr><tr><td>Architectural Bronze</td><td>91</td><td>91K</td><td>Skystone</td><td>92</td><td>92K</td></tr><tr><td>Patina White</td><td>92</td><td>92K</td><td>Oil Rubbed Bronze</td><td>93</td><td>93K</td></tr><tr><td>Carbon Graphite</td><td>96</td><td>96K</td><td></td><td></td><td></td></tr></tbody></table> Consult factory for additional custom RAL colors.	Finish	Color	Price	Finish	Color	Price	Aspen Green	99	10K	Copper Clay	50	50K	Cast Bronze	11	11K	Slate	18	18K	Ultr	12	12K	Black White	61	61K	Black	81	81K	Painted Chrome	78	78K	Forest Green	42	42K	Patented Copper	71	71K	Bright Red	43	43K	Textured Black	72	72K	White	44	44K	White Black	73	73K	Bright Blue	45	45K	Textured Mechanical Bronze	76	76K	Sunny Yellow	46	46K	Textured White	77	77K	Aspen Green	47	47K	Textured Silver	78	78K	Comments	Color	Price	Comments	Color	Price	Matte	50	50K	Textured Ocean Stone	88	88K	Architectural Bronze	91	91K	Skystone	92	92K	Patina White	92	92K	Oil Rubbed Bronze	93	93K	Carbon Graphite	96	96K			
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White	44	44K	White Black	73	73K																																																																																																	
Bright Blue	45	45K	Textured Mechanical Bronze	76	76K																																																																																																	
Sunny Yellow	46	46K	Textured White	77	77K																																																																																																	
Aspen Green	47	47K	Textured Silver	78	78K																																																																																																	
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Architectural Bronze	91	91K	Skystone	92	92K																																																																																																	
Patina White	92	92K	Oil Rubbed Bronze	93	93K																																																																																																	
Carbon Graphite	96	96K																																																																																																				

Fuel & Convenience Store – Concept Plan Overview

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

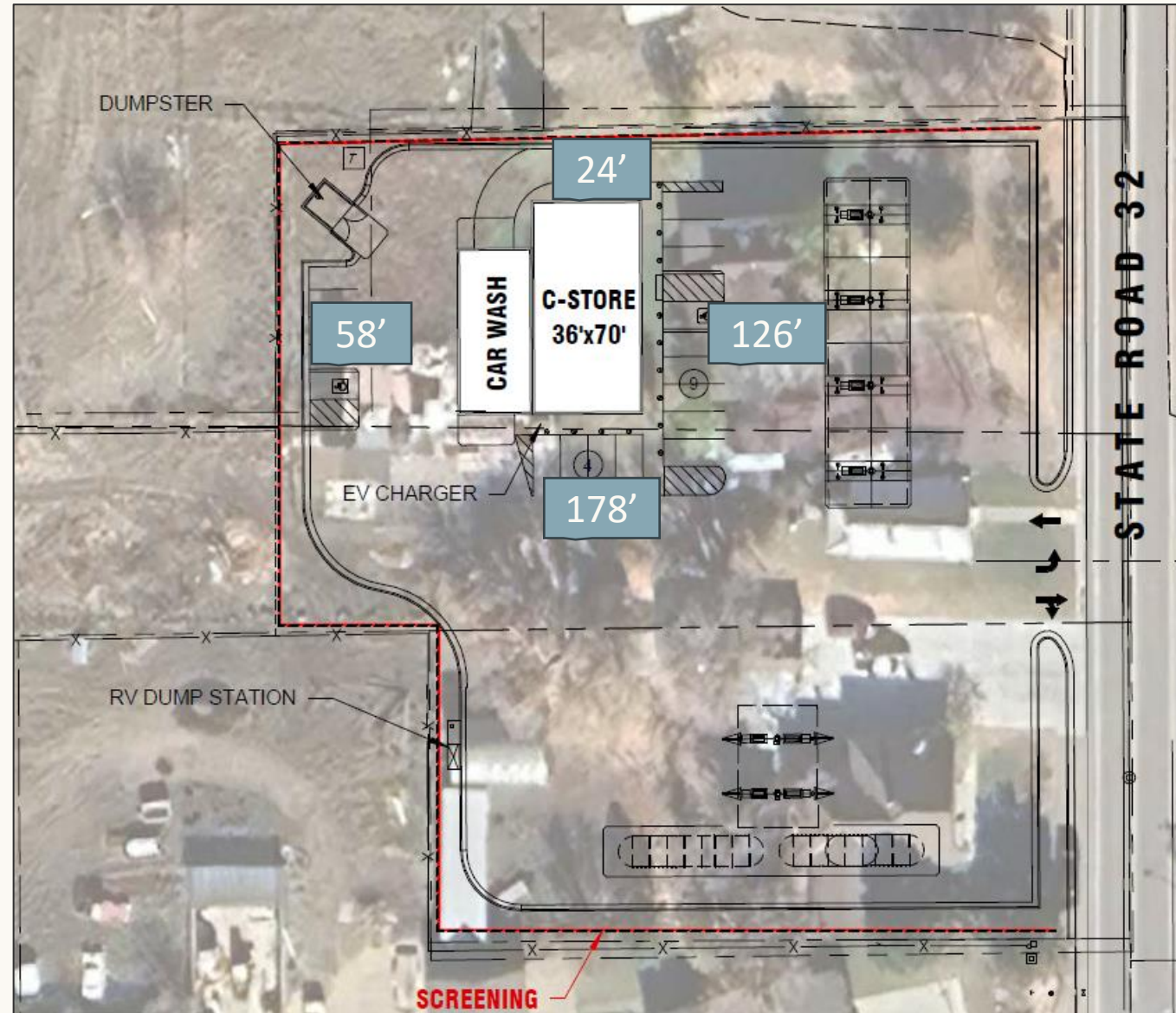
Fuel & Convenience Store – Site Plan



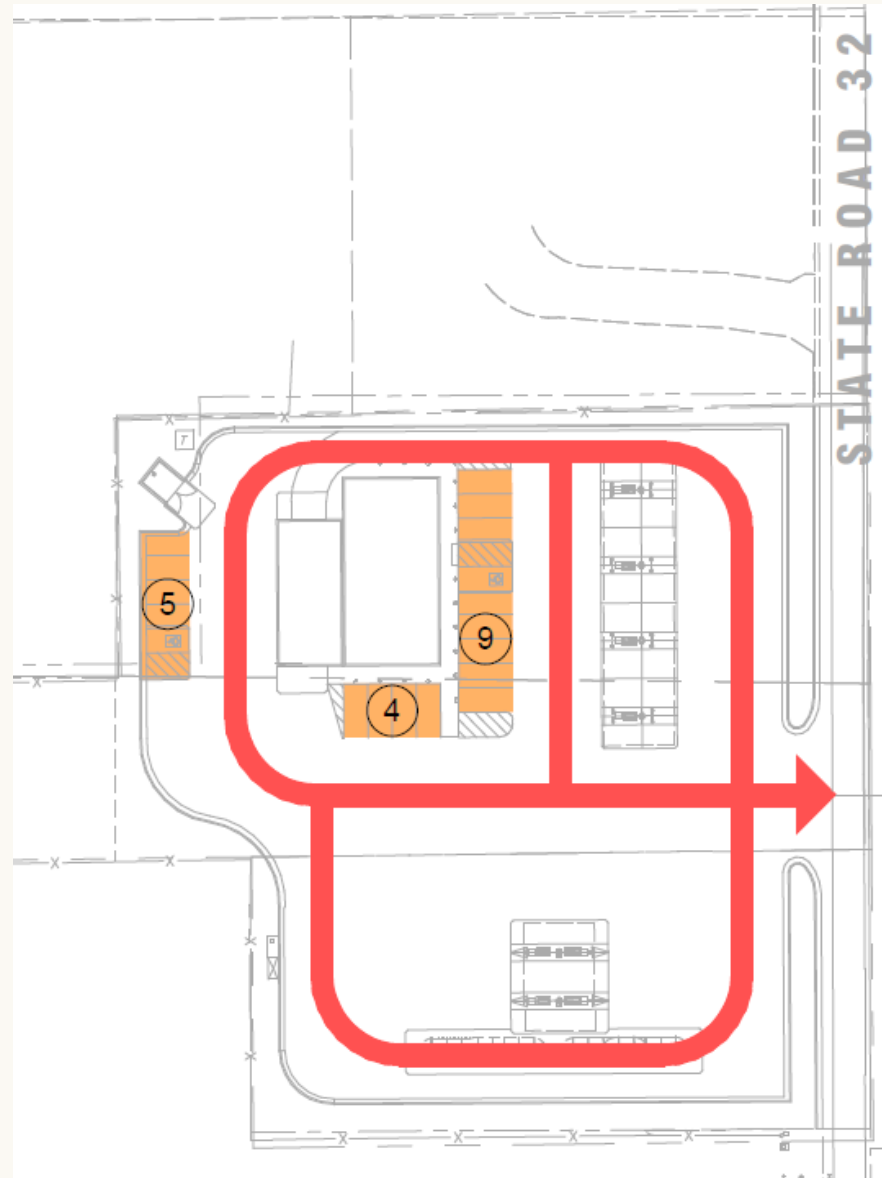
Fuel & Convenience Store – Development Regulations

- 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)

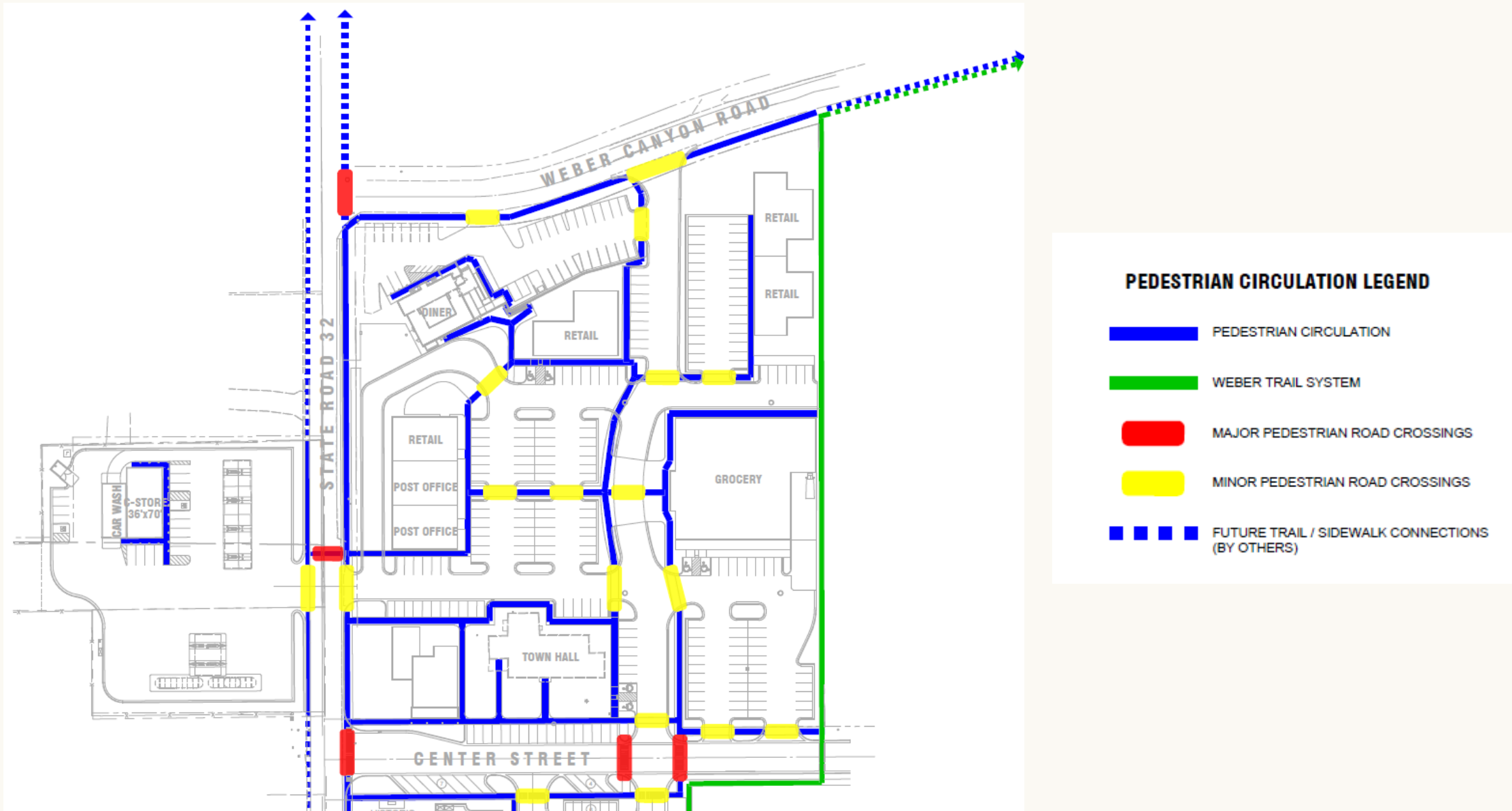
Fuel & Convenience Store – Setbacks



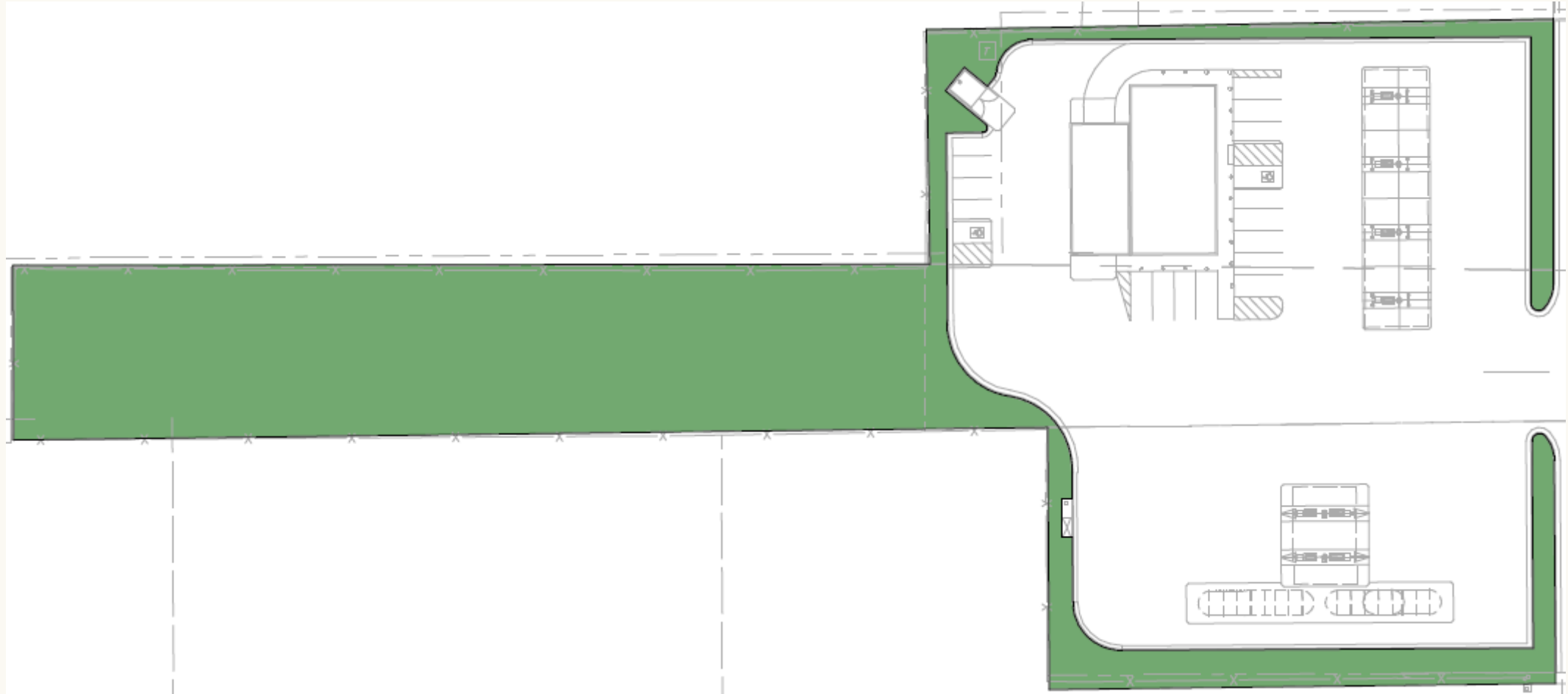
Fuel & Convenience Store – Access



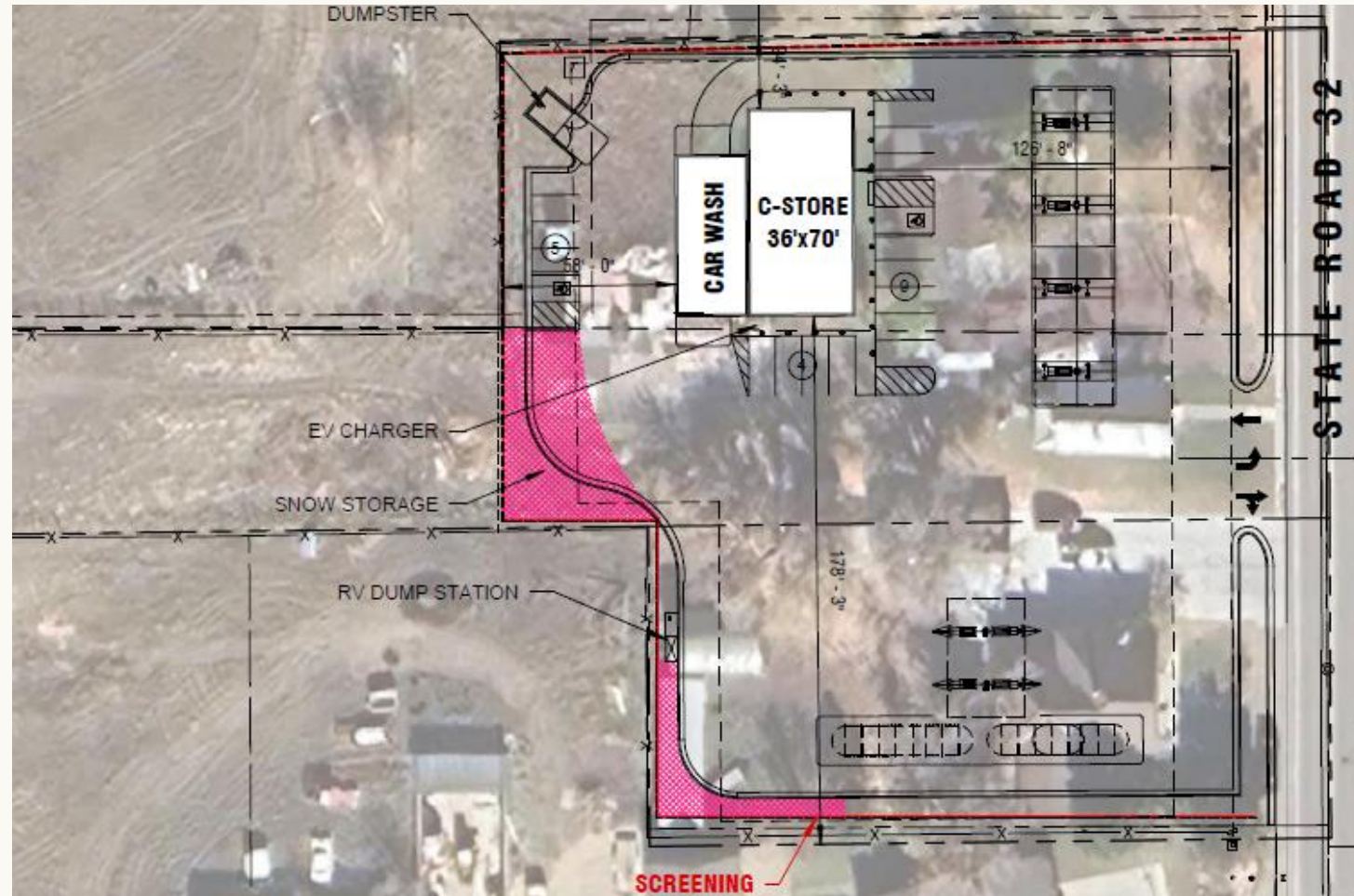
Fuel & Convenience Store – Connectivity



Fuel & Convenience Store – Greenspace



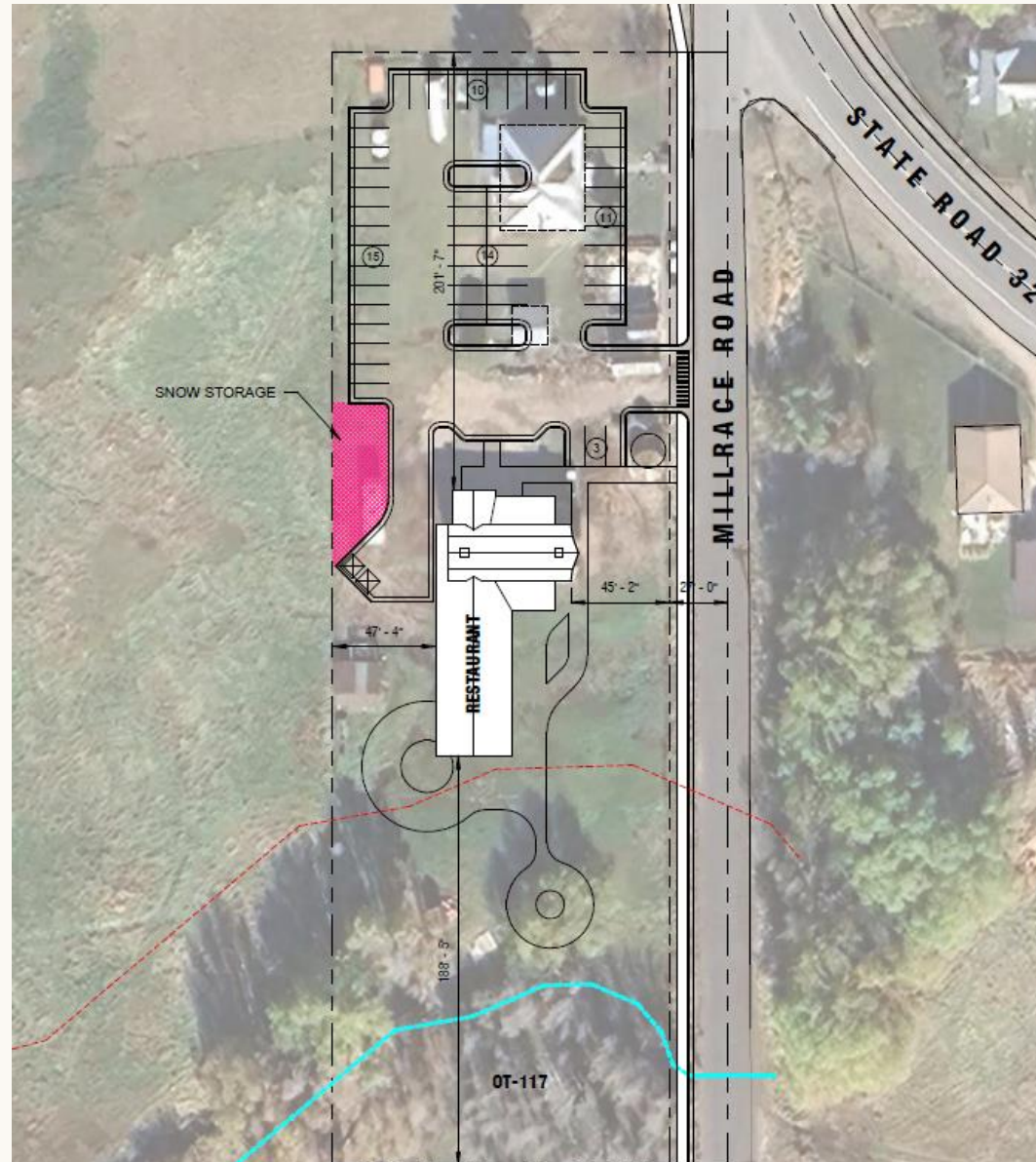
Fuel & Convenience Store – Snow Storage



Restaurant – Plan Overview

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

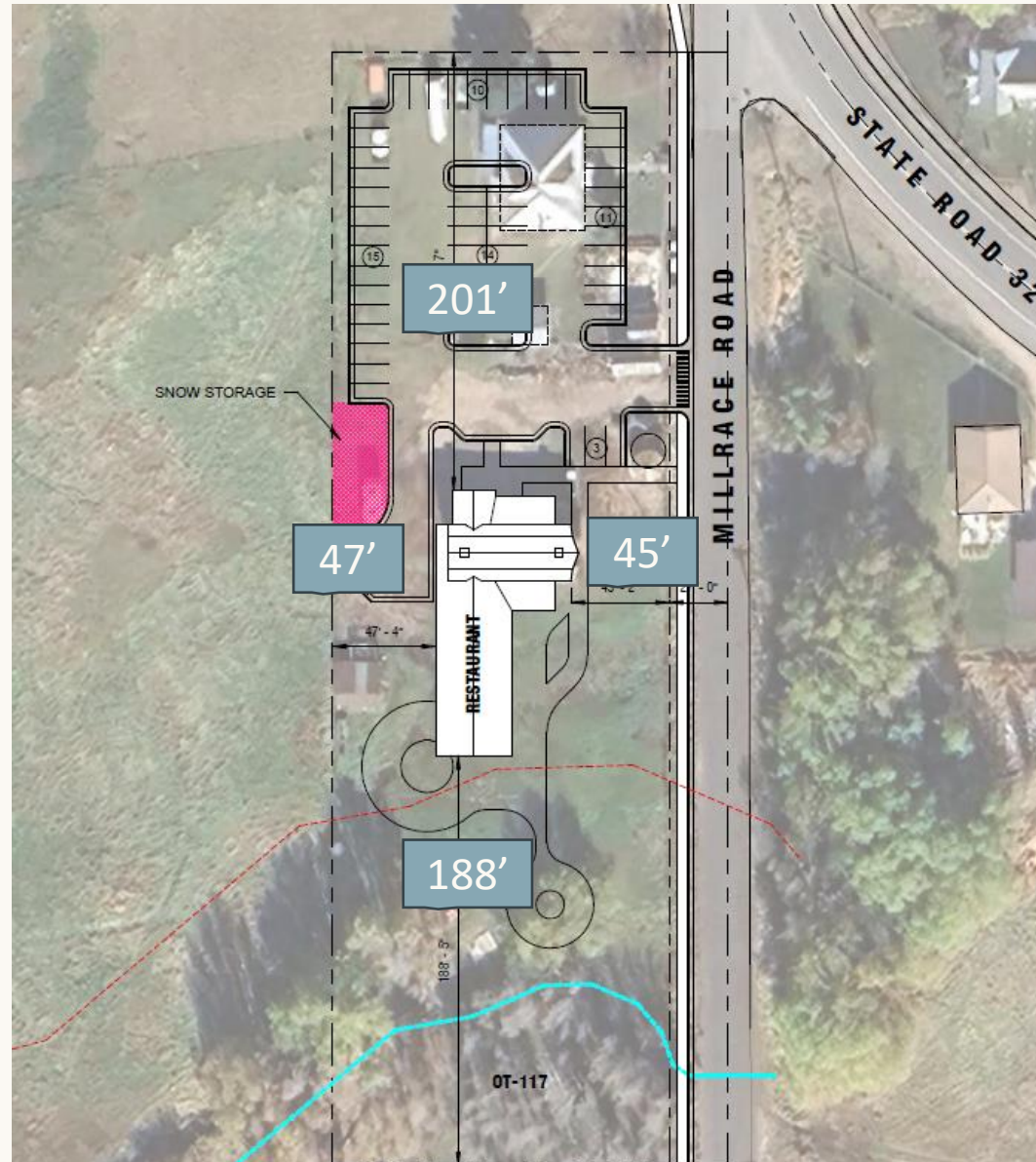
Restaurant – Site Plan



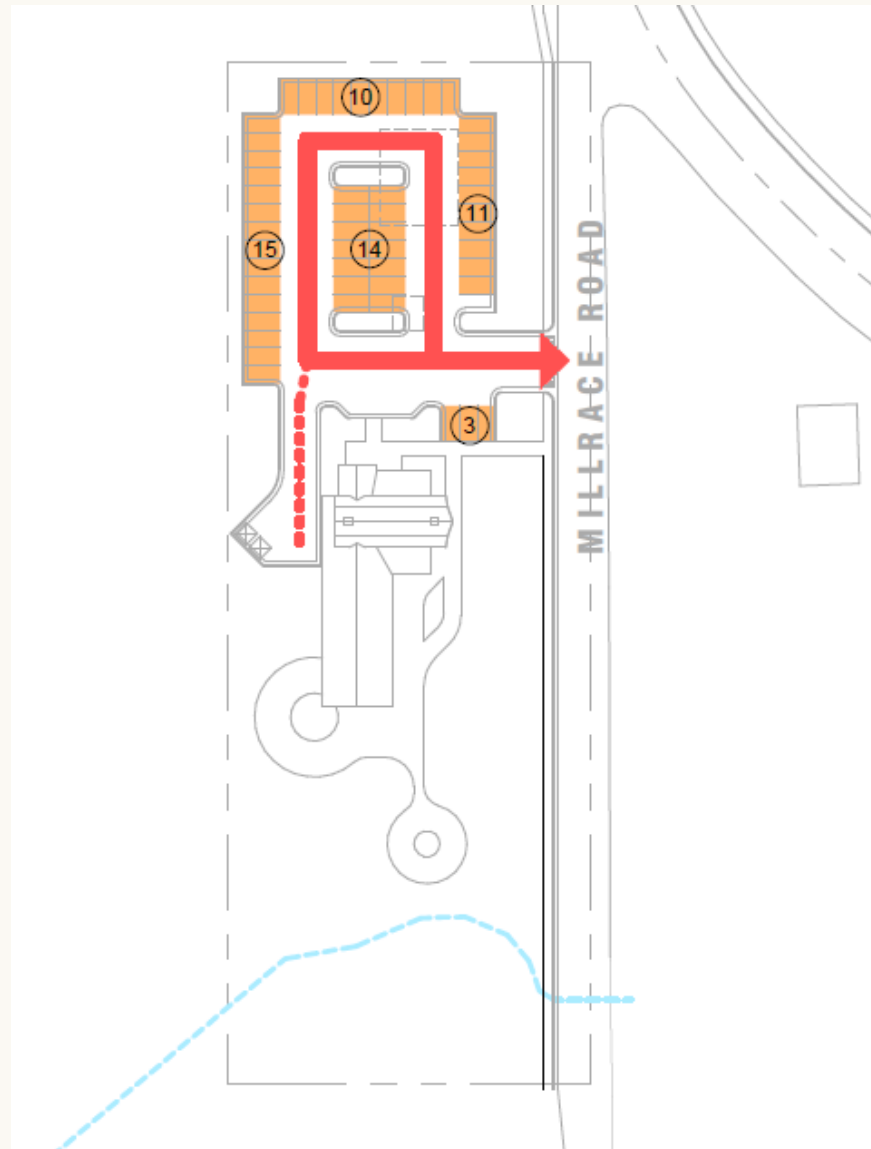
Restaurant – Development Regulations

- 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)

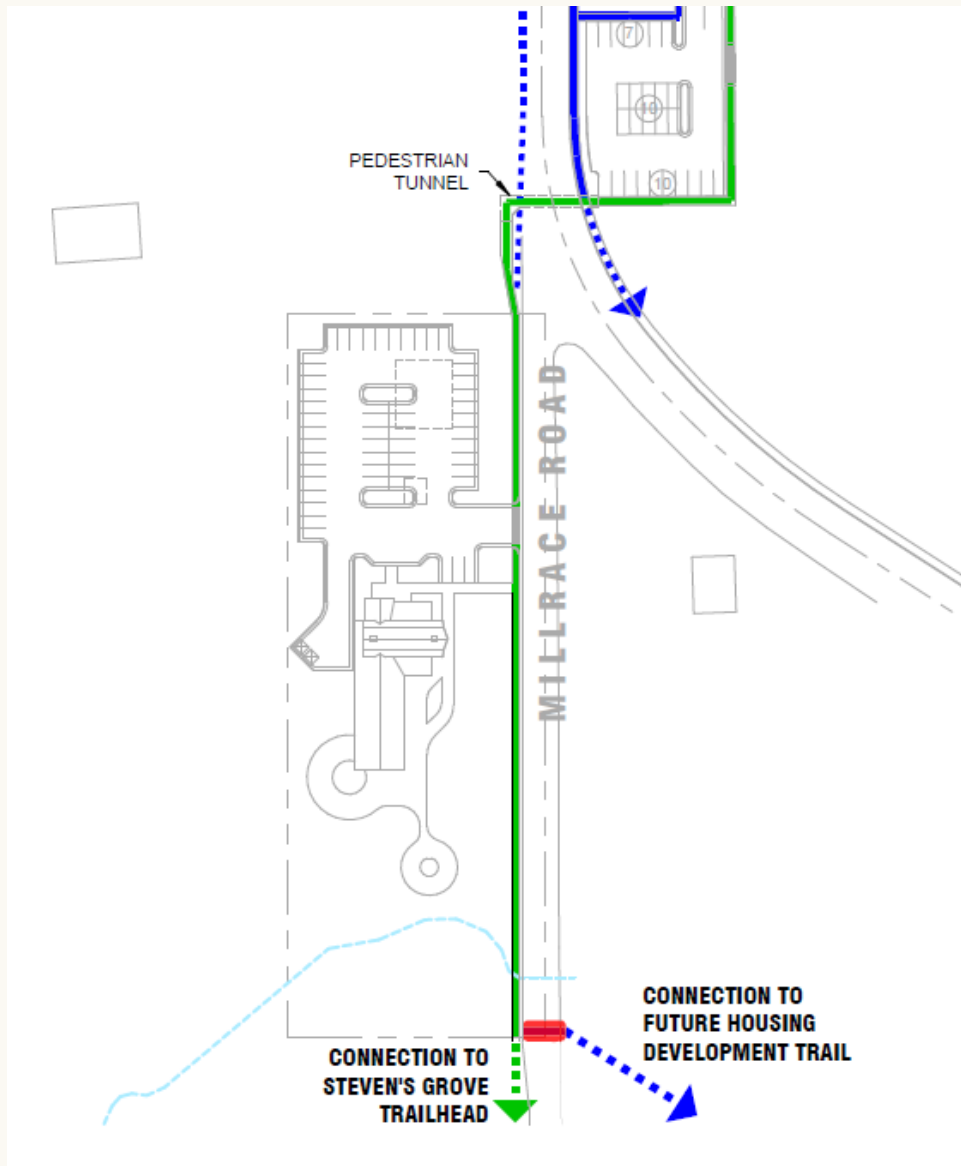
Restaurant – Setbacks




Restaurant – Access



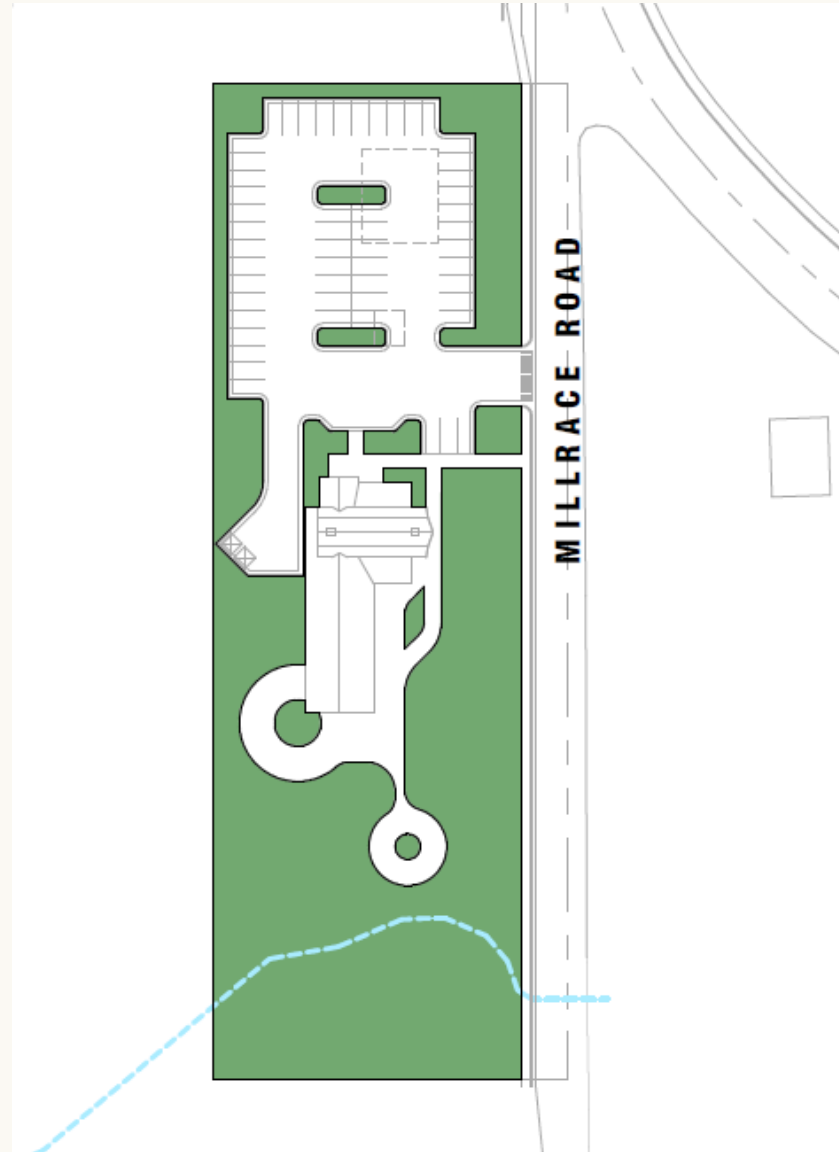
Restaurant – Connectivity



PEDESTRIAN CIRCULATION LEGEND

-  PEDESTRIAN CIRCULATION
-  WEBER TRAIL SYSTEM
-  MAJOR PEDESTRIAN ROAD CROSSINGS
-  MINOR PEDESTRIAN ROAD CROSSINGS
-  FUTURE TRAIL / SIDEWALK CONNECTIONS (BY OTHERS)

Restaurant – Greenspace Plan



Restaurant – Snow Storage

