



UPDATE
Project #15-034
Maverick – 1000 West 200 North
Located at the northwest corner of 1000 West and 200 North

REPORT SUMMARY...

<i>Project Name:</i>	Maverick Store – 1000 West
<i>Proponent / Owner:</i>	Todd Meyers / Raymond Family Properties LC
<i>Project Address:</i>	1000 West 200 North
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Commercial (COM)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	July 23, 2015 – continuation to September 10, 2015
<i>Submitted By:</i>	Amber Reeder, Planner II

The Planning Commission reviewed and held a public hearing on the Maverik 1000 West proposal on July 23, 2015. The Commission continued the project the August 27, 2015, meeting to allow for additional information on the CAT scale, west side parking and circulation, access issues and building design – specifically additional glazing/fenestration on the 1000 West and 250 North elevations, and additional front landscaping considerations (related to underground gasoline pump area). Maverik requested continuation to the September 10, 2015 meeting to allow for additional time for coordination with UDOT and the City on the layout of the west side of the lot. Maverik, UDOT, and the City Engineer met and discussed the alignment of the western access. The City initiated traffic count collection on 200 North and research on the 1100 West right-of-way. The City was able to complete that research and review it with Maverik on Wednesday, September 2, 2015. Maverik has submitted updated building elevations and conceptual landscape plan for around the convenience store. An updated site plan will be sent to the Commission prior to the meeting.

Building Elevations

Updated Elevations have been provided for the north, east, and west facades. The Planning Commission recommended at project continuation that additional glass be added around the door on the east elevation. The updated rendering indicates the additional windows around the door, which emphasizes the entrance. The east elevation was previously at 3% transparency and the glass doubles that to 6%. The wall does include a large gable feature around the door and, if considered, takes up 30% of the wall. There is also a set of trellis gazebos adjacent to this side of the building that sit between the building and view from 1000 North. The gazebos, landscaping, and lighting also make this building elevation more appealing. The gable structure and consideration for the additional adjacent features can be found to bring this elevation into compliance.

The north elevation has been modified to include a spandrel glass, column features, and cornice features. A conceptual landscape plan has been provided which indicates additional trees and shrubs between the building and the right-of-way. The interior functionality does not allow for view windows on this elevation, the spandrel glass covers 34% of the elevation. This elevation is in compliance with building form requirements.

The LDC 17.19.070 indicates that blank walls exceeding 30 linear feet are prohibited. Acceptable breaks include windows, balconies, wall articulation or changes in color or material. With the color and material changes along with columns and articulation, the project meets the blank wall requirements in the LDC.

The west elevation was also slightly modified to include an awning to provide architectural features and pedestrian protection. This elevation is on a frontage but is separated from view of 250 North by landscaping and is over 300' from 1100 West.

Site Layout

An updated site plan will be provided to the Commission electronically prior to the meeting and a hard-copy will be provided at the meeting. The west side of the site will be developed with an 1100 West alignment. 1100 West will be a developed right-of-way and there will be a centered access from 1100 West to the Maverik property. The three (3) high-flow diesel fueling stations will be shifted further west to allow for additional stacking space and stacking will be indicated on the plan. The CAT scale is to be relocated adjacent to the fueling stations as presented at the Commission hearing. This is to allow for better access and stacking according to CAT scale company review. A staging area and parking area will be indicated on the plan. Landscaping along frontages will be to standard to provide screening of staging and parking areas.

PUBLIC COMMENTS

No further comment has been received since the public hearing.

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #15-034, Maverick Store – 1000 West, in the Commercial (COM) zone located at the northwest corner of 1000 West and 200 North, TIN #05-062-0064.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. Building entrances are located on the east and south elevation. The Planning Commission allows for adjustment to orientation standards on the north and west elevation as the north elevation provides fenestration, architectural features and landscaping and the west is a side elevation.
3. The site layout is found to be compatible with the area and unique constraints of the site.
4. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Street trees along all adjacent streets provided every thirty (30) feet on center in parkstrip or property adjacent to the sidewalk where sidewalk is adjacent to the roadway.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 27,942 SF.
 - c) A total number 64 trees and a minimum of 5 varieties of species shall be provided. A minimum total of 161 shrubs, perennials and grasses shall be provided.
 - d) A minimum of 25% of the required plant material will be evergreen varieties.
 - e) Parking lot landscaping adjacent to 1000 West and parking areas of 250 North will meet the Type "B" guidelines of LDC§17.39.070.B.2. and §17.39.070.C for Parking Lot Interior Landscaping.
5. All dumpsters shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
6. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties, in particular the residential uses located to the east.
7. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.

8. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
9. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 - Minimum inside measurement for a double enclosure is 24 ft wide and 10 ft deep with four 6 ft gates. Gates need drop pins or latches to keep gates in the open position while they are being emptied. Bollards behind the dumpsters to protect the walls and an 8 ft concrete pad in front to protect the asphalt.
 - b. *Water—contact 716-9622*
 - Water meter must be to current Logan City standards.
 - Building water main must have high hazard rated back flow assembly as it enters building before any branch offs.
 - Landscape irrigation must have Back flow assembly rated for high hazard such as RPZ (ASSE-1013) or PVB (ASSE-1020).
 - If a fire suppression system is required it must have a minimum back flow assembly DCDA (ASSE-1048) installed on fire riser.
 - Kitchen sink and or Mop sinks that will have chemical or soap dispensers must comply with IPC#22 Utah state amendment 608.16.7
 - Dedicated water supply and go through an approved back flow assembly or device such as ASME A.112.1.2)
 - c. *Engineering—contact 716-9153*
 - Provide a 10' Public Utility Easement on all four property lines.
 - Existing site has 3 water services piped into property off of 250 North. Any water services not used shall be capped at City main water line.
 - Existing site has 3 sewer laterals piped into property off of 250 North and an 8" sewer main piped to manhole on 200 North. Verify location of all sewer laterals and cap any unused laterals or mains at City main sewer line.
 - Construct curb gutter and sidewalk per UDOT standards along 200 North (SR-30).
 - Construct sidewalk and park strip along 250 North.
 - Maintain all existing irrigation ditches and/or piping which may exist on parcel or in public right of way.
 - Storm water shall be designed and constructed to meet Logan City design and construction standards.
 - All accesses to SR-30 or SR-252 shall be approved by UDOT.
 - Public Works proposes that 1100 West be constructed to City standards and SR-30 access (es) is located to 1100 West. City will work to provide costs to construct all utilities in 1100 West and 50% of road construction costs.
 - d. *Forestry—contact 716-9749*
 - Street trees required on average of 30' centers on all street frontages.
 - e. *Business License—contact 716-9230*
 - A Business License for a Commercial Level 1 business will be required prior to occupancy and operation.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.

3. The building orientation and façade adjustments have been conditioned with additional landscaping and architectural features on the 250 North elevation that meet the intent of human scale and accessibility.
4. The proponent has expressed security concerns and internal functional layout limit the ability to provide entrances on all building facades.
5. The site layout is compatible and consistent with development in the area. The proponent has a need to provide for high volumes of vehicle traffic and large commercial vehicles and access to the site is limited by the UDOT roads and regulations on access points.
6. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
7. The proposed project provides adequate off-street parking.
8. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
9. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
10. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
11. Existing and proposed roadways provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

PROJECT NUMBER
15021

ISSUE DATE:
JULY 31, 2015

REVISIONS:
No. Date Description

NOTES:
1. SEE SHEET 15021-1 FOR THE MAVERIK STORE #XXX LAYOUT.
2. THE MAVERIK STORE #XXX IS A 5,046 SF STORE.
3. THE MAVERIK STORE #XXX IS A 5,046 SF STORE.
4. THE MAVERIK STORE #XXX IS A 5,046 SF STORE.
5. THE MAVERIK STORE #XXX IS A 5,046 SF STORE.



MAVERIK, INC. STORE #XXX
NWC of 200 North & 1000 West
LOGAN, UTAH

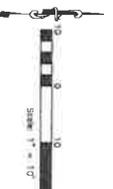
SHEET TITLE
PRELIMINARY LANDSCAPE

L1



Reeve & Associates, Inc.
1000 EAST 1000 SOUTH
SALT LAKE CITY, UT 84143
TEL: (801) 487-3300
WWW.REVEE-ASSOCIATES.COM

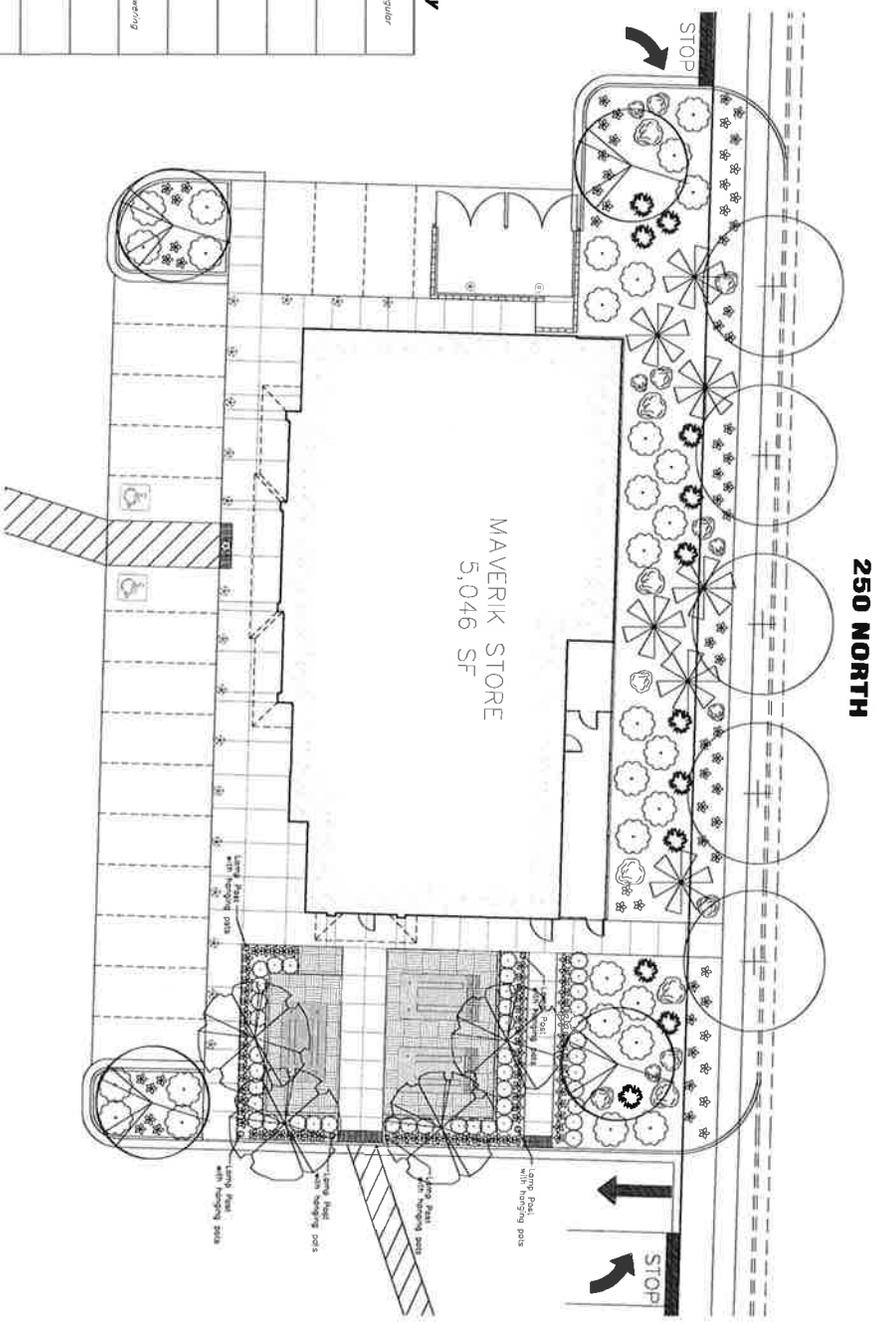
PROJECT NUMBER: 15021
DRAWN BY: JZM
CHECKED BY: JZM
DATE: 07/31/15



Seating Area Key

	Emergreen Tree - Dwarf or Regular
	Deciduous Street Tree
	Deciduous Shade Tree
	Deciduous Flowering Tree
	Emergreen Shrub
	Shrub Hedge
	Mixture of Perennial and Annual Flowers
	Deceptive Lamp Post with Hanging Flower Baskets
	Stamped Concrete Pavement or Decorative Concrete Pavement

NOTE: All beds shall have a 3" layer of Shredded Bark Mulch. Replenish annually to maintain mulch depth.
NOTE: Irrigation shall be designed by owner's licensed landscape contractor.



RESUBMITTAL 08/07/2015



MAVERIK 5000 STORE

LOGAN, UTAH



RENDERED FRONT PERSPECTIVE

- 1. All exterior finishes are to be as shown on the drawings.
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- 8. All exterior finishes are to be as shown on the drawings.
- 9. All exterior finishes are to be as shown on the drawings.
- 10. All exterior finishes are to be as shown on the drawings.



RENDERED FRONT ELEVATION



WWW.MAVERIK.COM

855.848.8484

PH: 435.734.1111

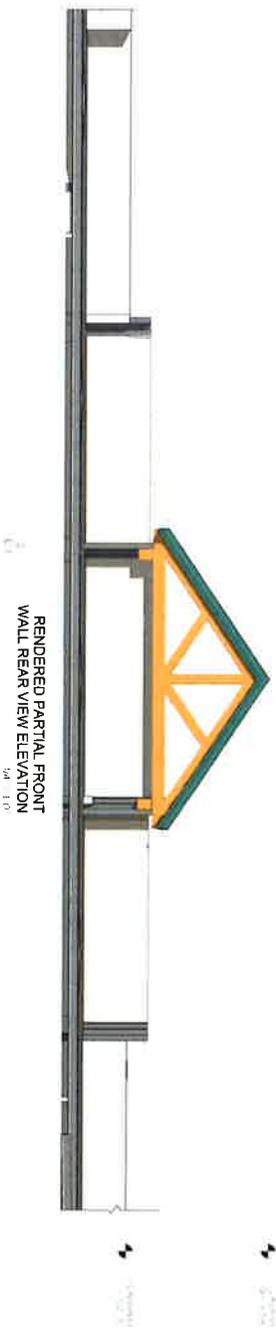
RESUBMITTAL 08/07/2015

MAVERIK 5000 STORE

LOGAN, UTAH



RENDERED REAR ELEVATION



RENDERED PARTIAL FRONT WALL REAR VIEW ELEVATION

- REVISIONS
1. Initial design for 5000 store
 2. Revise design for 5000 store
 3. Revise design for 5000 store
 4. Revise design for 5000 store
 5. Revise design for 5000 store



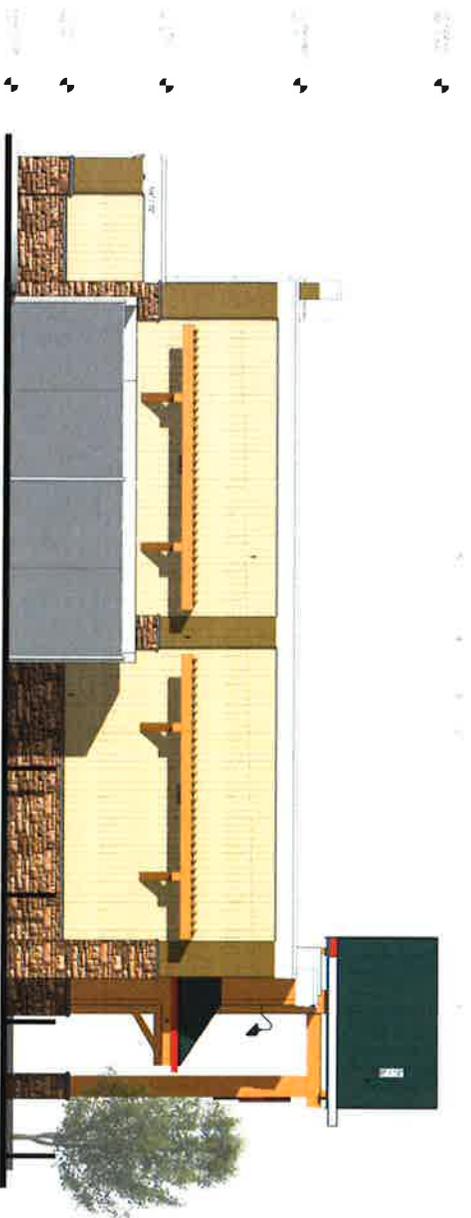
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MAVERIK 5000 STORE

LOGAN, UTAH



RENDERED RIGHT SIDE ELEVATION
1st - 1/2"



RENDERED LEFT SIDE ELEVATION
1st - 1/2"

- NOTES:
1. See general notes on sheet 01-GENERAL NOTES.
 2. See general notes on sheet 02-EXTERIOR FINISHES.
 3. See general notes on sheet 03-INTERIOR FINISHES.
 4. See general notes on sheet 04-MECHANICAL, ELECTRICAL, AND PLUMBING.
 5. See general notes on sheet 05-PAINTS AND COATINGS.
 6. See general notes on sheet 06-ACCESSORIES.



RESUBMITTAL 08/07/2015