

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY WILL HOLD A PUBLIC MEETING AT 8:30 P.M. ON TUESDAY, MARCH 5, 2013 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Centerville Redevelopment Agency Board may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

Tentative
Time:

8:30 **A. ROLL CALL**

B. MINUTES REVIEW AND ACCEPTANCE – February 19, 2013 meeting

C. NEW BUSINESS

1. Review and approve conceptual development for Lot 201 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Dayton West office building and parking structure site plan and development for architectural review and compliance with Governing Documents
2. Review and approve conceptual development plan for Lot 202 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Chick-Fil-A site plan and development for architectural review and compliance with Governing Documents
3. Discuss issues relating to development proposed for north end of Iggy's island parcel

D. ADJOURNMENT

Steve H. Thacker
Executive Director

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, February 19, 2013 at 9:23 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Directors Justin Y. Allen
 Ken S. Averett
 John T. Higginson, Vice Chair
 Lawrence Wright

DIRECTORS ABSENT Ronald G. Russell, Chair
 Sherri Lyn Lindstrom

STAFF PRESENT Steve Thacker, RDA Executive Director
 Blaine Lutz, Finance Director
 Lisa Romney, City Attorney
 Katie Rust, Recording Secretary

MINUTES REVIEW AND ACCEPTANCE

The minutes of the February 5, 2013 RDA meeting were reviewed. Director Wright made a **motion** to approve the minutes. Director Allen seconded the motion, which passed by unanimous vote (4-0).

STUDY OF POTENTIAL NEW PROJECT AREA

Blaine Lutz, Finance Director, explained the possibility of creating a Community Development Area (CDA) north of the Legacy Parkway and west of I-15. The proposed resolution begins the legal process to do so, but does not commit the RDA to create the CDA. The resolution includes all of the property north of Parrish Lane (excluding the properties included in the Legacy Crossing at Parrish Lane CDA) to 1275 North. The City may or may not decide to ultimately include all of the properties if the CDA is eventually created.

Director Averett made a **motion** to approve Resolution No. 2013-01 authorizing the drafting of a project area plan and budget for a proposed CDA (Barnard Creek Community Development Project Area) on the City's west side. Director Wright seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

Director Wright made a **motion** to adjourn the RDA meeting at 9:40 p.m. Director Allen seconded the motion, which passed by unanimous vote (4-0).

Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

REDEVELOPMENT AGENCY OF CENTERVILLE CITY

Staff Backup Report

Item No. RDA No. 1

Date of City Council Meeting: March 5, 2013

Short Title: Dayton West/MTC Conceptual Development Plan Approval

Initiated By: Staff

Scheduled Time: 8:45 p.m.

RECOMMENDATION

Review and approve conceptual development plan for Lot 201 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Dayton West/MTC office building and parking structure for compliance with Governing Documents.

BACKGROUND

See Staff Report and Attachments for City Council Agenda Item No. 5

Recommended Action Item No. 1: The RDA hereby approves conceptual site plan and proposed development for the office building and parking structure for Lot 201 of the Centerville Corporate Park Subdivision, Amended, subject to issues outlined in the Staff Report dated March 5, 2013.

REDEVELOPMENT AGENCY OF CENTERVILLE CITY

Staff Backup Report

Item No. RDA No. 2

Date of City Council Meeting: March 5, 2013

Short Title: Chick-Fil-A Conceptual Development Plan Approval

Initiated By: Staff

Scheduled Time: 8:45 p.m.

RECOMMENDATION

Review and approve conceptual development plan for Lot 202 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Chick-Fil-A restaurant for compliance with Governing Documents.

BACKGROUND

See Staff Report and Attachments for City Council Agenda Item No. 6

Recommended Action Item No. 2: *The RDA hereby approves conceptual site plan and proposed development for the Chick-Fil-A restaurant for Lot 202 of the Centerville Corporate Park Subdivision, Amended, subject to issues outlined in the Staff Report dated March 5, 2013.*

CENTERVILLE RDA BOARD

Staff Backup Report

Item No. RDA No. 3

Date of RDA Meeting: March 5, 2013

Short Title: Review – "Island" Parcel (Iggy's)

Initiated By: Blaine Lutz

Scheduled Time: 8:35

RECOMMENDATION

Review proposed plans for the division and development of the property for Wasatch Running (web page; <http://www.wasatchrunningcenter.com/>). Give direction to staff.

BACKGROUND

An application has been submitted to the City for the development of a Wasatch Running store in the "Island" parcel, north of Iggy's. The RDA retained the right to approve a number of development related issues on this property under the Agreement for Development of Land (ADL) between the RDA and Mackey Investments and the subsequent amendment to the ADL. The property is also subject to provisions and RDA review under the Parrish Lane Gateway Neighborhood Development Plan. Staff has reviewed the related documents and met with the property owner and the proposed developer. The Planning Commission has also given conceptual approval to the site plan (see attached Staff Report and minutes).

We are preparing a second amendment to the ADL, and other potential required documents, but would like to conceptually review the issues related to the proposed development and lot split for the property under the governing documents.

ADL amendment issues:

Approval of use – The ADL requires that the RDA approve the use on the property. The First Amendment to the ADL allowed for the possibility of a second restaurant. The developer has proposed a retail use.

Approval of User – The ADL requires the approval of the specific user of the site.

Approval of design – The ADL provides that the RDA has the right to approve all or part of the construction plans.

Approval of transfer of site to end user- The ADL requires the RDA to approve any transfer of ownership of the property. Mackey investment desires to split the lot and sell the north parcel to Wasatch Running. The RDA may also need to approve the ability to split the lot.

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

OWNER:	RUSS MACKEY MACKEY INVESTMENTS 1377 TOMAHAWK DRIVE SALT LAKE CITY, UTAH 84103
APPLICANT:	GLEN GERNER 190 CLUB HOUSE COURT NORTH SALT LAKE, UT 84054
PROPERTY:	782 WEST PARRISH LANE
ACREAGE:	.56 ACRES
ZONING:	COMMERCIAL – VERY HIGH (C-VH)
APPLICATION:	CONCEPTUAL SITE PLAN ACCEPTANCE

BACKGROUND

In January of 2008, development on the island parcel adjacent to Market Place Drive, Parrish Lane and the Frontage Road was approved. The approval included an Iggy's Restaurant to the south, and a possible restaurant on the northern portion of the lot. It was determined in 2008 that the second building would be reviewed later by the City when an application was submitted. Recently, staff has received an application for Wasatch Running Center for the conceptual proposal for a retail store specializing in running attire. Although it does not match the original intent of a café style restaurant, staff believes the running center may be a better fit for the island parcel. The applicant is now ready for a conceptual review by the Planning Commission.

CONCEPTUAL SITE PLAN REVIEW & PLANNING STAFF ANALYSIS

C-VH Zone Uses Allowed

According to the Table of Uses in Section 12-36-1 of the City's Zoning Ordinance, specialty retail is a permitted use in the C-VH Zone. Specialty retail is defined as a retailer that sells a select merchandise line of goods for a particular and usually selective clientele.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 4, Northwest Centerville [12-480-5]. In relation to commercial development, an appropriate boundary is established along Parrish Lane. It indicates that high to very-high intensity commercial uses must be located within 500 feet of Parrish Lane. Furthermore, the General Plan establishes Parrish Lane as the "dominant commercial center of Centerville" [12-430-2(3)]. Therefore, the General Plan is in support of a retail establishment in this location.

C-VH Zone Development Standards 12-34-1

Development Standards for a Commercial - Very High Zone			
Development Standards	Required	Actual	Compliance
Building Standards			
Distance Between Buildings	6 Feet	142 Feet	Yes
Maximum Height	45 Feet	28 Feet	Yes
Setbacks			
Front	20 Feet	30 Feet	Yes
Street Side Yard	20 feet	25 Feet	Yes
Rear	None	72 Feet	N/A
Side Yard	8/10 feet	50 Feet	Yes
Side Yard	(Minimum total width of both side yards: 18 feet)		
Floor Area per Building, Maximum	No Maximum	Main Level: 3,725 SQF Upper Floor: 2,000 SQF (storage)	Yes

Commercial Development Standards**Parking 12-52**

Table 12-52-1, indicates that general retail requires 1 parking space per 250 square feet of gross floor area. The Wasatch Running Center has 3,725 square feet of gross floor sales area that requires 15 stalls. The upper floor, 2,000 square feet, is designated as storage only which requires one space per 1,000 square feet. This will account for two additional required stalls for a total required amount of 17 stalls. It appears that 23 stalls measuring 9' x 20' have been provided; including one handicap stall. Since the Ordinance only requires parking stalls to be measured at 9' x 18,' the applicant may reduce the stall length by two feet. One concern is the effect Iggy's will have on the Wasatch Running Center concerning parking. Yet, in speaking with the applicant, he believes that his busy hours will be different then the restaurant. In addition, staff believes the parking for both users will be sufficient since the island parcel has a parking agreement with the MTC which will allow the Wasatch Running Centers employees and Iggy's employees to park at the MTC.

Landscaping 12-51

The applicant has submitted a site plan showing the general location of landscaping, it appears the applicant will be doing a mix of grass and areas of more drought tolerant plants. Staff is comfortable with the idea, since it adds elements of the Iggy's landscaping along with landscaping similar to In-N-out across the street. However, a more formal landscaping plan is required for the final site plan depicting the following detail:

- Actual location of all vegetation
- Types and number of trees, shrubs and other plantings
- Irrigation plan
- Percentage of overall landscaping and parking lot landscaping

The following is a brief summary of required landscaping detail to be depicted on the final landscaping plans:

Required Landscaping Summary 12-51	
Guidelines	Required
Total Area Landscaping	15%
Total Required Trees	1 Tree per 500 square feet of landscaping
Trees for Street Frontage	1 per 25 linear feet
Building Frontage/Foundation	50%
Total Interior Parking Lot Landscaping	7%
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree
	For every six required stalls: 2 shrubs

Screening 12-51-110

According to 12-51-110 of the Zoning Ordinance, the dumpster area must be screened from view by a wall or fence that is at least six-feet in height, provides complete visual screening and be compatible in material and color with the main building. The site plan indicates the location of the dumpster area but does not depict how it will be built and screened. The applicant must show this on the final site plan.

Signage

All signage require a separate permit and must be reviewed by staff for approval at the time a sign permit application has been submitted following Section 12-54 of the Zoning Ordinance. It appears the applicant is proposing wall signage only on the north and south walls. Yet, if the applicant desires more signage, this must be depicted on the final elevation plans.

PARRISH LANE GATEWAY DESIGN 12-63

The General Plan has established Parrish Lane as the “dominant commercial center of Centerville” [12-430-2(3)]. In order to enhance the economic and aesthetic value of the community, the Parrish Lane Gateway Standards have been established. The Zoning Ordinance defines the Parrish Lane Gateway as being: “property that has frontage on Parrish Lane, is part of a larger project that has frontage on Parrish Lane, or has a significant visual presence on Parrish Lane, between Main Street and the Legacy Highway right-of-way” [12-63-020(b)].

Architecture 12-63-040

Articulation 12-63-040(a)

“A building *should* reflect a human scale and be inviting to the public.” This *must* include breaking up the mass of the building with the stepping of the building horizontally and vertically. In addition, the entrance must be accessible from the public sidewalk.

- Staff Response: The building design is very contemporary with a neo-modern design. The structure has been drawn with rectangular forms, straight lines and square bump outs. The articulation is designed in such a way that does not only give architectural relief to the pedestrians but all vehicles traveling on Marketplace Drive, the Frontage Road and Parrish Lane. The applicant has also included a pathway from the sidewalk to the front of the building. They have also connected this path to the crosswalk in the parking lot that connects to Iggy’s that has already been put in place.

Public Amenities 12-63-040(b)

The creation of public amenities to enhance the pedestrians comfort and experience *should* be encouraged.

- Staff response: The site plan does not indicate any public amenities except for the pathway to the sidewalk. Staff would suggest the applicant look at a few options such as benches in front of his store, or an outdoor drinking fountain for runners, walkers and bikers that are passing by or visiting the establishment. The building does have a front canopy and appears to have addressed ADA accessible requirements. Staff also requests that on the outside of the building, decorative lighting be added that draws attention to the modern straight-line style of the building.

Colors and Materials 12-63-040(c)

The color and material used *should* harmonize with the existing and surrounding development by providing *required* architectural upgrades for visual relief.

- Staff Response: Elevations were submitted, yet according to Section 12-63-040(c)(1), a storyboard is required as part of review for the final site plan approval. As mentioned previously the building has a very unique architectural design. The use of glass, panelized rain screen (outer aluminum wall

panels), steel and brick are the main materials on the building. Although the applicant has submitted plans indicating a conceptual color, the applicant will need to indicate the actual colors on the color board provided at the time of Final Site Plan Application submittal. The colors appear to be earth tone in shades of green, tan, orange and grey. Staff believes the architecture is a perfect blend of the surrounding area, yet adds a new modern element to the Parrish Lane corridor. Many of the elements and neo modern style is currently already found along Parrish Lane with the metal panels of Dairy Queen, the long lines and rectangular design of the Legacy apartments and although under a differing approval process, the newly remodeled Wendy's and the Existing MTC Building also have similar elements to the proposed building. The structure has no stucco, yet uses brick to tie in to the island parcel and Iggy's. Staff believes that since this is a retail store and not a restaurant, it should have a unique design, yet still meet the intent of the Parrish Lane Guidelines. It appears the applicant has met the upgrade requirements for a primary facade of 25%, the secondary wall at 15%, and all other walls at 5%. Yet in order to emphasize the architecture, again it is requested that outdoor lighting be placed on the building.

Screening 12-63-040 (d)

Screening *must* be used in order to mitigate the visual impact of utility equipment, service areas and dumpster locations.

- Staff Response: Any roof or wall mounted equipment must be properly screened from view. The applicant will need to show how this will be accomplished at the time of final site plan submittal. This screening should be integrated with the design of the building and should be a part of the building design. In addition, landscaping may be used to satisfy the screening element on the outside of the building. Although the plans indicated the location of the dumpster and how it will be fully screened, more detail is required, such as material, color and height.

Landscaping and Features 12-63-050

Overall Design Concepts 12-63-050(a), Ground Cover 12-63-050(d), Plant Material 12-63-050(e)

Landscaping found on site *should* contribute to the overall character of the community. The landscaping *must* include pedestrian circulation and an overall design that adds variety and interest.

- Staff Response: Since the submitted plans are conceptual, the landscaping is very general. All requirements in regard to the landscaping will need to be submitted following the criteria found in Chapter 12-51 of the Zoning Ordinance. A summary of these requirements can be found on page

three of the staff report. The original desire of the applicant was to use all drought tolerant vegetation. Although encouraged by the Ordinance, staff believe it didn't entirely contribute to the character of the community. Since the Wasatch Running Center will be sharing the island parcel with Iggy's, it was recommended that some elements be added. However, the Ordinance, therefore as long as 25% of the landscaping is grass or high water plants they will meet the intent of the Ordinance. The new site plan shows grass along the edges of the property, helping it to blend in with Iggy's and drought tolerant vegetation to blend in with the style of In-N-Out Burger. Although more detail is required, staff is supportive of the way the applicant has blended the surrounding style of landscaping with their own ideas. Staff would recommend that in order to add more variety, the grass portions of the landscaping should have a curving motion. The overall design of the landscaping should have a theme that carries throughout the development, including the parking lot. This could include rock features throughout all the planting beds, or the same type of plantings, decorative gravel, or perhaps specific shaped plantings beds.

Great emphasis by the City has been placed within this location for pedestrian circulation. Staff strongly encourages the Wasatch Running Center to emphasize any area that may attract pedestrians to their establishment by using stamped concrete where possible, and enhanced landscaping around pedestrian pathways. As stated in Section 12-63-050(e) of the Zoning Ordinance, vegetation should be selected as to give pedestrians a sense of comfort and safety while enhancing the community image. The applicant has already shown a pathway from the sidewalk to the front of the building, yet will need to indicate specific plantings and locations of all vegetation.

When the island parcel went through previous conceptual approvals, a wall feature on the corner of Parrish Lane and Market Place Drive and Market Place Drive and the Frontage Road was requested. Mr. Gerner will also be required to construct the landscaping feature, in order to blend in with the rest of the development in the immediate area. In addition, extra plantings should be placed around the wall and decorative rock or gravel be used where possible.

Site Grading, Drainage 12-63-050 (b)(c)

Existing land features *should* be kept as part of the design with drainage being integrated in to other landscaping elements.

- Staff Response: The island parcel has already been mostly graded and no natural features will be salvaged. The applicant will need to ensure that all proper drainage and required grading be accomplished, in accordance to all City Standards.

Water Features and Art and Furnishings 12-63-050(f)(g)

A way to enhance the unique character of a development is to add water features, public art or street furniture, which *should* be encouraged on each development.

- Staff Response: The applicant has proposed furnishings in the patio area, but will not be adding other street related furniture. In addition, there is no water or art features that have been proposed. Staff believes that through wall lighting elements, and landscaping features such as decorative rock and gravel, the artistic design of the property is being satisfied. More importantly, it will also be satisfied with the entryway monument wall on the northwest corner and the unique architectural design of the building itself.

Maintenance 12-63-050(h)

Projects *should* demonstrate that maintenance factors have been considered in the landscaping design.

- Staff Response: All of the onsite landscaping must be maintained by the owner. The final landscaping plans must show an irrigation plan has been established.

Off Street Parking – Layout 12-63-060

Surface Parking Lot Design and Overall Design Concepts 12-63-060(a)(b)

Parking *should* be designed to provide sufficient and safe vehicular and pedestrian traffic with minimized curb cuts and enhanced internal landscaping.

- Staff Response: The applicant has indicated the location of parking stalls, drive isles and parking lot islands, that meet and exceed the minimum requirements found in Chapter 12-52 of the Ordinance. The final site plans will need to show the percentage of parking lot landscaping, which must be 7% of the total parking lot area [12-51-070(e)(1)(B)], and the types of vegetation to be planted. As a reminder, they will need to have one tree and two shrubs planted for every six required parking stalls. With the street side berming, landscaping and trees. All ingress and egress has already been constructed with the Iggy's development

Off Street Parking – Lighting 12-63-070

Standards and Lighting Plans

Parking lot lighting *should* be designed to illuminate the parking and loading areas, but decrease the impact on surrounding development.

- Staff Response: When the applicant submits the final application, he will need to submit an overall lighting plan. As stated previously, staff is recommending more wall lighting be placed on the building. In addition, the entire parking lot area will need to have lighting. The lights must be designed as to not shine on adjacent properties, yet giving adequate light for pedestrians and vehicles to see potential danger. The mounting height and style must match the Iggy's Restaurant to the south. Finally, the development must have the City's standard light pole for the Parrish Lane area along the street frontage. The applicant will need to work with the Public Works Director on the exact style and location of installment. This location will then need to be depicted on the final site plan.

Streetscape Standards 12-63-070(a)-(j)

Although the development is located along Market Place Drive and the Frontage Road, it is still considered within the Parrish Lane Gateway and will still be *required* to meet all applicable streetscape improvements.

- Staff Response: The applicant has not indicated any detail on the streetscape standards and will need to show this information on the final plans. An undulating berm along Market Place Drive and along the Frontage Road is required. Since there is no park strip, this berm must be located on the inside of the sidewalk and must be at least 15 feet wide and no more than two feet wide. Staff suggests that applicant look at Iggy's berm and match the style, height and design. Any pedestrian crossing through the parking lot area must be designated with stamped colored concrete.

Other Development Issues:

The following additional development concerns must be addressed as part of the final site plan application:

- A Soils Report must be conducted and reviewed by the City Engineer.
- All easements and utilities must be shown on the final site plan.
- The applicant will need to work with the City Engineer and the Public Works Director to establish what development fees will still need to be covered.
- A bond must be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving a building permit.
- The RDA must review the conceptual design to approve a change in the use on the island parcel.
- The property owner and the applicant have expressed a desire to divide the island parcel into two lots. It is recommend that this process be accomplished by Mackey Investment prior to Mr. Gerner receiving final site plan approval. It may however be done simultaneously if the applicant and property owner so desire.

PLANNING STAFF RECOMMENDATIONS

Conceptual Site Plan - Suggested Motion for the Conceptual Site Plan Acceptance:

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the Wasatch Running Center located at 782 West Parrish Lane, with the following conditions:

1. All parking stalls shall be reduced to 9' x 18' to meet City Standards.
2. A soils report shall be submitted to City staff for review and approval as part of the final site plan application.
3. A landscaping plan shall be submitted with the final site plan, following all applicable standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and shall depict the following detail:
 - a. Location and type of all vegetation
 - b. The total number of trees and shrubs
 - c. Overall landscaping and parking lot percentages
 - d. An irrigation plan
 - e. A decorative wall shall be created on the north-west corner and shall match in style and design to In-N-Out Burger, MTC, Iggy's or something similar
 - f. A undulated berm shall be designed along all street frontages that is 15 feet wide and two foot tall, this berm shall match the existing berm already established on the southern half of the island parcel
 - g. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds. This theme shall have similarities to Iggy's as to blend in with the rest of the island parcel
 - h. Vegetation around all walkways should be emphasized
 - i. At least 25% of ground cover shall be in grass or other high water plants
 - j. All grass areas shall having a curving motion as to add verity to the landscaped areas
4. Screening detail shall be depicted as part of the final site plan submittal, indicating that all ground and roof-mounted equipment have been properly screened from view.
5. Public amenities, such as a bench or outside drinking fountain should be considered to enhance the pedestrian experience.
6. To emphasize the unique architecture of the building, decorative lighting should be added to the building.
7. Parking lot lighting shall be depicted on the final site plan and shall match that of Iggy's
8. Streetscape Standards such as street trees and pedestrian lighting shall be depicted on the final site plan and shall meet the required City Standards.
9. All easements and utilities shall be shown on the final site plan.
10. Proper drainage and grading, meeting all applicable City Standards, shall be depicted on the final site plan for review and approval by the City Engineer.
11. The applicant shall meet with the City Engineer and the Public Works Director to establish what development fees still need to be covered.
12. A bond shall be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving a building permit.

13. The RDA shall review the conceptual design to approve a change in the use on the island parcel.
14. If the property owner and the applicant desire to subdivide the island parcel, this shall be accomplished by Mackay Investment prior to Mr. Gerner receiving final approval; or they may have the subdivision application and the final site plan application reviewed simultaneously.
15. All proposed signage shall be depicted on the final elevation drawings.
16. A storyboard shall be submitted with the final site plan application depicting all colors and materials to be used on the proposed building.
17. The applicant shall submit a final site plan application in accordance with Section 12-21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and approved by the Planning Commission.
18. All related professional services fees shall be paid to Centerville City.

SUGGESTED REASONS FOR THE ACTION:

1. A complete conceptual site plan application has been submitted [12-21-110(d)(1)].
2. The use of specialty retail is allowed within the C-VH Zone [12-36].
3. With the above conditions being address, the proposed development will meet the Parrish Lane Guidelines [12-63].
4. A final site plan shall be required prior to any onsite construction taking place [12-21-110(e)(1)].



The Wasatch Running Center is a specialty running (walking/fitness) store with a limited selection of triathlon apparel and accessories. WRC Sandy has been in business for nine years and does about \$2 million per year in sales with a 5-mile radius population a bit larger than the Centerville Parrish Lane parcel on which I hope to put WRC Centerville. There is little indirect competition and less direct competition in the area, which makes Centerville an ideal location for a Wasatch Running Center.

The Wasatch Running Center offers top quality running and fitness products and the highest levels of service and expertise to help customers get the right products and guidance to make running (and walking) exercise more effective and enjoyable. WRC Sandy has been at its current location for nine years with five full-time staff and seven part-time staff, and we're growing every year. Our combined full-time staff has over 50 years running biz experience, and over 100 years running experience. A WRC location on Parrish Lane in Centerville would compliment and add to the business mix in the area by bringing in more tax revenue from current business customers and by drawing new customers to the area. Runners tend to be more healthy, active, educated, and affluent than the average population and Centerville is a great community. For these reasons I am requesting permission and authorization to put a Wasatch Running Center at Parrish Lane, Centerville next to Iggy's Sports Grill.

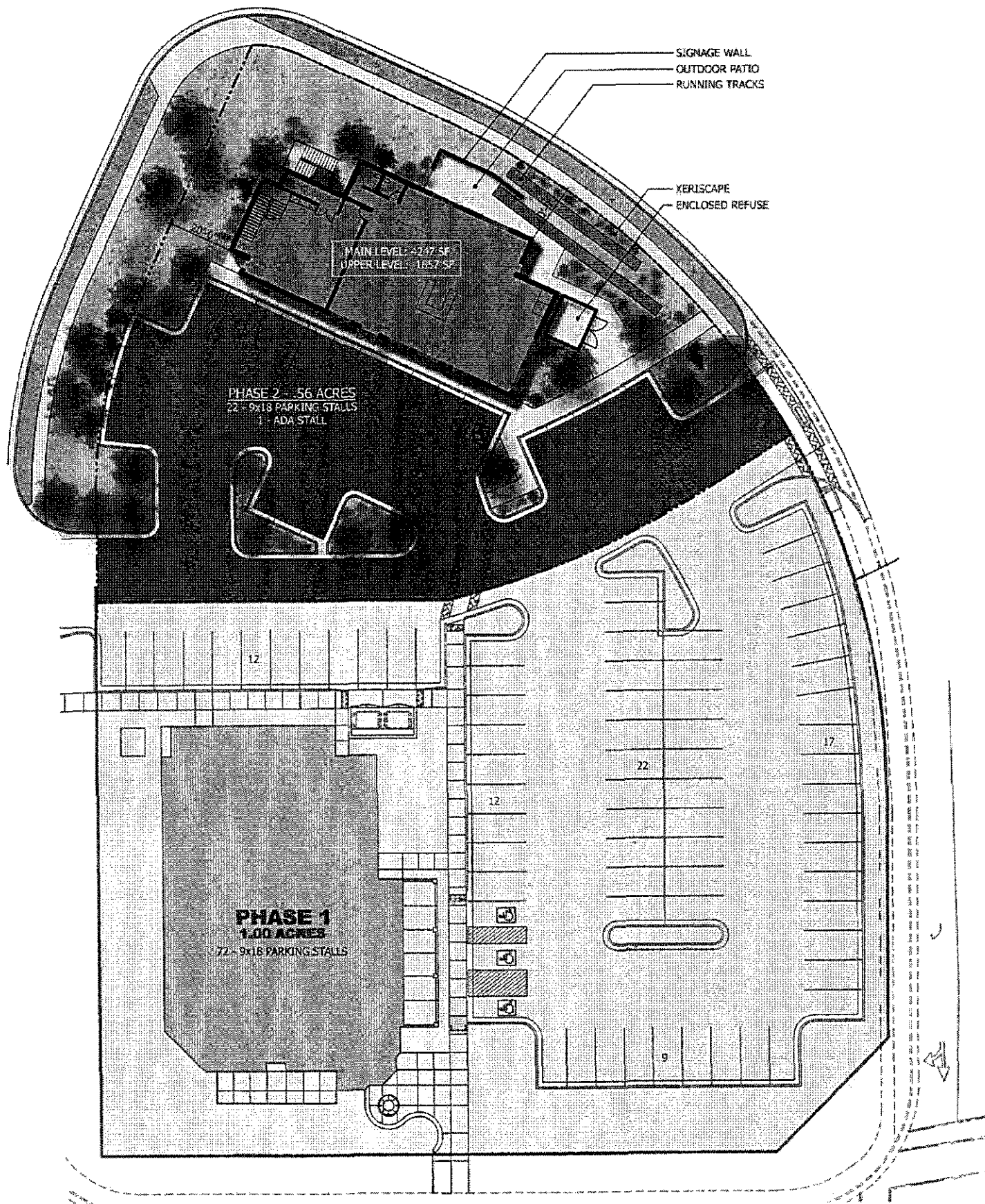
I propose a 6,000 sf building on the 4,000 sf building envelope on .56 acres next to Iggy's Sports Grill, 782 West Parrish Lane. The 4,000 sf main floor would be sales floor, stock room, and restrooms, with the second floor containing offices, break room, and storage space. The additional 2,000 sf beyond the 4,000 sf pad should not require additional parking spaces required by Centerville City for this commercial parcel. We are in negotiations with Iggy's for cross easement and shared parking during the busiest hours for each business.

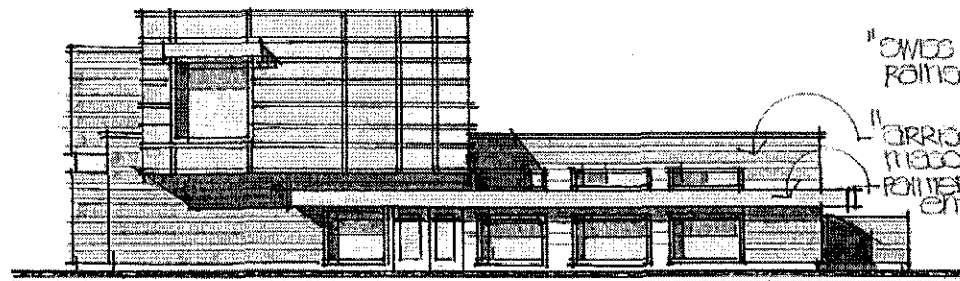
As a south Davis County resident, I would love to have a WRC Centerville close to my home and close to my running neighbors.

With appreciation,

Glen Gerner
Owner
Wasatch Running Center
8946 South State Street
Sandy, Utah 84070
801-566-8786 Store
435-901-9041 Mobile

Attached: Renderings of WRC Davis County

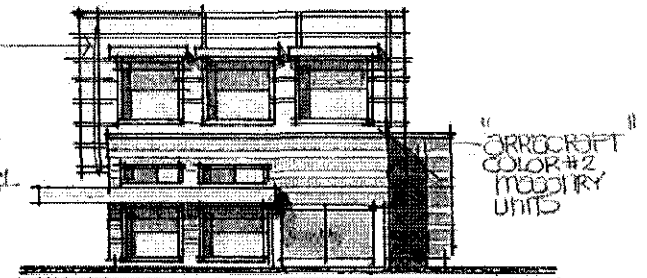




SOUTHWEST elevation
1/10

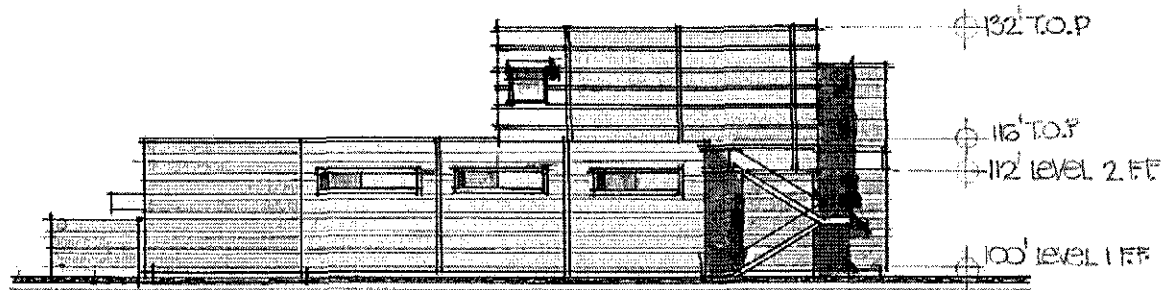
"SWISS REARL" PANEL
Rainscreen

"ARRICRAFT" #1 COLOR
MODULAR UNITS
PAINTED STEEL CHANNEL
ENTRANCE CANOPY



SOUTHEAST elevation
1/10

"ARRICRAFT"
COLOR #2
MODULAR UNITS



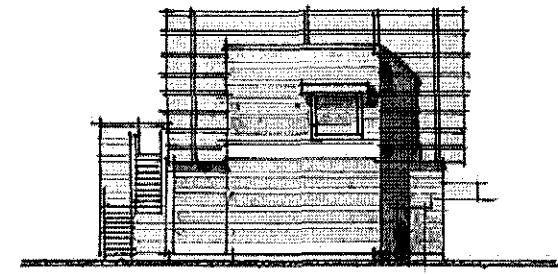
NORTHEAST elevation
1/10

Ø 132' TO P

Ø 116' TO P

Ø 112' LEVEL 2 FF

Ø 100' LEVEL 1 FF



NORTHWEST elevation
1/10

1 The motion was seconded by Commissioner Markham and passed by unanimous roll-call
2 vote (6-0).

3
4 **PUBLIC HEARING - WASATCH RUNNING CENTER - 782 WEST PARRISH**
5 **LANE - Consideration of a conceptual site plan for Wasatch Running Center, to operate a**
6 **retail shoe store, to be located in the island behind Iggy's, 782 West Parrish Lane, in the C-**
7 **VH Zone. Glen Gerner, WRC Assets, Applicant.**
8

9 Brandon Toponce, Assistant Planner, reported the applicant proposes to build a retail
10 store specializing in running attire on the island parcel adjacent to Iggy's Restaurant. The
11 General Plan supports a retail establishment in this location and specialty retail is a permitted use
12 in the C-VH Zone. The proposed conceptual building and site layout meet development
13 standards (Section 12-34-1).

14 The proposed layout requires 17 parking stalls and the applicant proposed 23, along with
15 a shared parking agreement with Iggy's. The applicant will need to show the percentage of
16 parking lot landscaping and the types of vegetation to be planted at final site plan approval. The
17 applicant has submitted a landscaping plan which mirrors elements of the Iggy's site and the In-
18 N-Out site across the street with a mix of grasses and drought tolerant plants. A more formal
19 landscaping plan will be required at final site plan approval which must include the addition of a
20 wall feature with additional landscaping and an undulating berm. The applicant will be required
21 to screen the dumpster from view with at least a 6-foot high screen of compatible materials and
22 colors of the main building. In addition, all roof-mounted equipment will also need to be
23 screened appropriately. The applicant will also be required to submit a signage application
24 according to City ordinances.
25

26 The location of the proposed retail store is subject to the Parrish Lane Design Guidelines.
27 The proposed building design is contemporary with a neo-modern design. The articulation is
28 such that it provides architectural relief on all sides of the buildings. The applicant has submitted
29 elevation drawings, but will be required to submit a storyboard for the final site plan approval. It
30 appears the color and materials for the proposed building match buildings within the surrounding
31 area. The site also includes a pathway from the sidewalk to the front of the building, which also
32 connects to the crosswalk through the parking lot to Iggy's. The applicant should include some
33 public amenities. Staff suggests a drinking fountain, exterior benches, and outdoor decorative
34 lighting. The applicant will be required to light the parking lot and will be required to submit an
35 overall lighting plan at final site plan approval. Lighting must be designed to not shine on
36 adjacent properties, must match Iggy's lighting, and the City's standard light poles must be
37 placed along the Parrish Lane frontage per City staff approval.

1 Cory Snyder, Community Development Director, explained this site is part of the
2 Redevelopment Agency project area. He also explained the many documents and ordinances that
3 govern this particular site, including the shared parking agreement. He explained the “shalls” and
4 “shoulds” of the Parrish Lane Design Guidelines pointing out those items that are most important
5 in order to maintain the goals for the Parrish Lane corridor.

6
7 Commissioner Holbrook said the staff report states the second floor of the proposed
8 building is storage only, but the letter from the applicant states there will be offices on the second
9 floor. He questioned if an elevator or other form of exit is required if there are offices. Mr.
10 Toponce explained a second exit will likely be required if offices are located on the second floor,
11 but no elevator is required unless patrons are accessing the second floor.

12
13 Glen Gerner, applicant, said two stairways are planned for access to the second floor. He
14 said he is planning offices, a conference room, and storage space on the second floor. No patrons
15 will be allowed to access the second floor. He said he plans to maximize the ground floor as
16 much as possible and is hoping to get 6,000 square feet. He realizes this will increase the number
17 of parking stalls needed, but he believes there is room for both. He said he is accepting of the
18 conditions as suggested and will continue to work with staff until full compliance is met. He said
19 he will likely install a drinking fountain at the rear of the building along with an air station for
20 cyclists. He said the store does not cater specifically to cyclists, but does cater to tri-athletes.

21
22 Chair Merrill opened the public hearing. There was no comment; he closed the public
23 hearing.

24
25 Commissioner Holbrook made a **MOTION** for the Planning Commission to accept the
26 conceptual site plan for the Wasatch Running Center located at 782 West Parrish Lane, with the
27 following conditions:

28
29 ***Conditions:***

- 30 1. All parking stalls may be reduced to 9' x 18' to meet City Standards.
- 31 2. A soils report shall be submitted to City staff for review and approval as part of the
32 final site plan application.
- 33 3. A landscaping plan shall be submitted with the final site plan, following all applicable
34 standards found in Chapter 12-51 and 12-63 of the Zoning Ordinance and shall depict
35 the following detail:
 - 36 a. Location and type of all vegetation
 - 37 b. The total number of trees and shrubs
 - 38 c. Overall landscaping and parking lot percentages
 - 39 d. An irrigation plan

- e. A decorative wall shall be created on the north-west corner and shall match in style and design to In-N-Out Burger, MTC, Iggy's or something similar
 - f. An undulated berm shall be designed along all street frontages that is 15 feet wide and two foot tall, this berm shall match the existing berm already established on the southern half of the island parcel
 - g. Depiction of a landscaping theme throughout the site that may include, rock features, types of gravel, or specific shape of planting beds. This theme shall have similarities to Iggy's as to blend in with the rest of the island parcel
 - h. Vegetation around all walkways should be emphasized
 - i. At least 25% of ground cover shall be in grass or other high-water plants
 - j. All grass areas shall having a curving motion as to add variety to the landscaped areas
4. Screening detail shall be depicted as part of the final site plan submittal, indicating that all ground and roof-mounted equipment have been properly screened from view.
 5. Public amenities, such as a bench or outside drinking fountain should be considered to enhance the pedestrian experience.
 6. To emphasize the unique architecture of the building, decorative lighting should be added to the building.
 7. Parking lot lighting shall be depicted on the final site plan and shall match that of Iggy's.
 8. Streetscape Standards such as street trees and pedestrian lighting shall be depicted on the final site plan and shall meet the required City Standards.
 9. All easements and utilities shall be shown on the final site plan.
 10. Proper drainage and grading, meeting all applicable City Standards, shall be depicted on the final site plan for review and approval by the City Engineer.
 11. The applicant shall meet with the City Engineer and the Public Works Director to establish what development fees still need to be covered.
 12. A bond shall be established for all onsite improvements by the City Engineer and posted by the applicant prior to receiving a building permit.
 13. The RDA shall review the conceptual design to approve a change in the use on the island parcel.
 14. If the property owner and the applicant desire to subdivide the island parcel, this shall be accomplished by Mackay Investment prior to Mr. Gerner receiving final approval; or they may have the subdivision application and the final site plan application reviewed simultaneously.
 15. All proposed signage shall be depicted on the final elevation drawings.
 16. A storyboard shall be submitted with the final site plan application depicting all colors and materials to be used on the proposed building.

17. The applicant shall submit a final site plan application in accordance with Section 12-21-100 of the City's Zoning Ordinance, which shall be subsequently reviewed and approved by the Planning Commission.

18. All related professional services fees shall be paid to Centerville City.

Reasons for Action (findings):

1. A complete conceptual site plan application has been submitted [Section 12-21-110(d)(1)].
2. The use of specialty retail is allowed within the C-VH Zone [Chapter 12-36].
3. With the above conditions being addressed, the proposed development will meet the Parrish Lane Guidelines [Chapter 12-63].
4. A final site plan shall be required prior to any onsite construction taking place [Section 12-21-110(e)(1)].

The motion was seconded by Commissioner Randall and passed by unanimous roll-call vote (6-0).

PUBLIC HEARING - CHICK-FIL-A RESTAURANT - 552 NORTH FRONTAGE ROAD - Consideration of a conceptual site plan for Chick-Fil-A Restaurant, to operate a new location with drive-through, to be located at 552 North Frontage Road, in the C-VH Zone. Robert Lombardi, 4G Development & Consulting, Inc., Applicant.

Cory Snyder, Community Development Director, reported the applicant proposes to build a Chick-Fil-A fast food restaurant within the Centerville Corporate Park Subdivision. The site is located within the Parrish Lane Design Guideline area and will be required to follow applicable standards. The applicant will also be required to secure a conditional use permit for the use. Mr. Snyder reviewed the proposed site plan. He said the applicant will be required to include landscaping, berming, and a wall per streetscape standards. The proposed pedestrian pathway from the sidewalk to the front door of the building is required to be of a colored stamped concrete. There is a buffer and pedestrian pathway already established along the north property line. The applicant will also be required to connect their building to the pedestrian pathway on the north property line. The applicant proposes a patio area and courtyard, both of which contribute to the public amenity requirements.

Mr. Snyder explained there are some issues with cross access and circulation for the site. Access and parking is shared per an agreement with the Management Training Corporation (MTC) building to the east, but the Chick-Fil-A proposes to access their business via the MTC property. In addition, some of the parking stalls proposed for the Chick-Fil-A site are also on the MTC property. The applicant will need to work with the MTC to resolve these issues. The