

CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, MAY 8, 2013, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City 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, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: www.centervilleut.net.

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

- 7:00** **A. Welcome and Roll Call**
 B. Opening Comment / Legislative Prayer
 C. Minutes Review and Acceptance – April 24, 2013
 D. Commission Business
- 7:05** **1. PUBLIC HEARING | GAS STATION EXPANSION | 1011 SOUTH MAIN STREET**
 Consideration of a conceptual site plan for the expansion of the existing gas station; which includes: convenience store, fuel and food service uses, located on the corner of Pages Lane and Main Street, in the C-H Zone. Dell S. Nichols, Commerce Real Estate Solutions, Applicant
- 2. PUBLIC HEARING | CHICK-FIL-A RESTAURANT | 540 NORTH FRONTAGE ROAD**
 Applicant requested to postpone this item until May 22, 2013 meeting
- 3. PUBLIC HEARING | CODE TEXT AMENDMENT | SIGNS IN PARRISH GATEWAY AREA**
 Applicant requested to postpone this item until May 22, 2013 meeting
- 7:25** **4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**
 a. Upcoming Meetings
 • PC Meeting May 22, 2013: Chick-Fil-A Restaurant final site plan & CUP; Code Text Amend., Signs in Parrish Gateway Area; Deseret Industries Parking Lot Expansion Final Site Plan & CUP; Woods Park Preliminary Subdivision & Exchange of Title, Ice Breakers Shaved Ice CUP
- 7:30** **E. Adjournment**

PRELIMINARY DRAFT

PLANNING COMMISSION MINUTES OF MEETING

Wednesday, April 24, 2013

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

MEMBERS PRESENT

Tamilyn Fillmore

Brian Holman (arrived at 7:40 p.m.)

Steven Markham

Kevin Merrill, Chair

Debra Randall

MEMBERS ABSENT

David Hirschi

Scott Kjar

STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Katie Rust, Recording Secretary

VISITORS

Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

OPENING COMMENT/LEGISLATIVE PRAYER Commissioner Randall

MINUTES REVIEW AND APPROVAL

Minutes of the Planning Commission meeting held March 27, 2013 were reviewed. Commissioner Randall requested an amendment, and made a motion to approve the minutes as amended. Commissioner Markham seconded the motion, which passed by unanimous vote (4-0).

PUBLIC HEARING – CHITOSE JOHNSON SUBDIVISION – 200 EAST 1200 SOUTH

Consideration of a small subdivision waiver/lot split for the Chitose Johnson Subdivision, located on Lot 2 of the Bangerter Subdivision, 200 East 1200 South, in the R-M Zone. Ron Marshall, Maple Hills Realty, Applicant.

Cory Snyder, Community Development Director, explained the applicant desires to subdivide Lot #2 within the Bangerter Subdivision into two lots. The lot is oddly configured within the existing Bangerter Subdivision with most of the lot area located between the commercial areas to the north and the homes of the same subdivision. There is a typical lot with stem that intersects with 1200 South creating full access to the property. The owner would like to build two homes at this time, with the possibility of further development in the future. Mr. Snyder stressed that in the future the subdivision rules could change and there is no guarantee that a proposed layout today for two lots may or may not inhibit future development.

1 A small subdivision is defined as a subdivision of not more than two lots. Since the
2 property is being subdivided only into two developable lots, the applicant submitted a Small
3 Subdivision Waiver Application. Lot #2 of the Bangerter Subdivision has about 80 feet of street
4 frontage. The R-M Zone requires that each lot have a minimum frontage of 60 feet. Thus, the
5 lot does not have enough frontage to divide into two lots. However, there is sufficient area to
6 create and dedicate a public street. Thus, if the owner and applicant are willing to consider
7 constructing and dedicating a public street that would serve as a road access into the major
8 portion of the 3.31 acres and provide the needed turn-around, it would be possible to create the
9 desired two lots. If this is the case, the proposed subdivision does not qualify for a small
10 subdivision waiver, but could proceed forward with a preliminary and final subdivision plat
11 approval. Staff recommends the Planning Commission accept the conceptual subdivision plan
12 with conditions listed in the staff report. The owner can then choose to incorporate a dedicated
13 road in the plan or look at other options.

14
15 The applicant, Ron Marshall, explained that the owner desires to build two homes on the
16 property and is prepared to dedicate a road to the City. The homes will be built in strategic
17 locations in case further development is possible in the future. Mr. Marshall showed on a map
18 where the two homes would be located and explained the balance of the property would
19 continue as farm land. The owner would like to begin construction as soon as possible.

20
21 At 7:21 p.m. Chair Merrill opened a public hearing.

22
23 Craig Adams – Mr. Adams lives in Bountiful near the property in question. He asked for
24 clarification on the number of homes that will be built at this time. Mr. Marshall explained that
25 two single-family homes will be built. Any future development of the property would also involve
26 single-family homes.

27
28 Chair Merrill closed the public hearing at 7:22 p.m.

29
30 Commissioner Fillmore made a **motion** to accept the conceptual subdivision for Lot #2
31 of the Bangerter Subdivision, with the following directives:

32
33 **Directives:**

- 34 1. The subdivision is subject to submitting and receiving the applicable preliminary and
35 final subdivision approvals by the City.
- 36 2. The preliminary and final subdivision plans need to provide sufficient area to create
37 and dedicate a public street (i.e., 50-foot right-of-way).
- 38 3. Each lot must meet the zoning requirements for the Residential-Medium (R-M) Zone
39 concerning street frontage and lot width.
- 40 4. The issue of installing either a cul-de-sac or a temporary turn around (if future
41 development is desired) will need to be addressed with the preliminary and final
42 subdivision plan submittals.
- 43 5. The preliminary and final subdivision submittal need to provide the proper public
44 utility easements on each lot consisting of one 10-foot easement along a public road
45 and two other 7-foot side or rear yard easements on each lot.
- 46 6. All required utility provider sheets shall be received by the City prior to the
47 recordation of the subdivision.

7. The applicant will need to pay all applicable impact fees and post the related bonds for sewer, culinary water, and irrigation lateral extensions prior to recordation of the subdivision, as prepared by the City Engineer in accordance with City ordinances.
8. The applicant will need to provide the correct addresses for the new lots, as deemed acceptable by the Zoning Administrator in accordance with City Ordinances.

Reasons for the Action (Findings):

- a. The Planning Commission finds that the subdivision for two lots is consistent with the goals of the Centerville City General Plan concerning development within Neighborhood 1, Southeast Centerville known as Extreme South Main Street Area [12-480-2(d)].
- b. The Planning Commission finds that the subdivision could not qualify for the small subdivision waiver, in accordance with the criteria found in Section 15-2-107 of the Subdivision Ordinance.
- c. The Planning Commission finds that the property is currently zoned Residential-Medium (R-M) and that the subdivision, with the directives, could meet the applicable development standards found in Chapter 12-32 of the Zoning Ordinance in regard to layout and proper street frontage.
- d. The Planning Commission finds, with the directives, that the general requirements for all subdivisions can likely be addressed and satisfied [15-5].

The motion was seconded by Commissioner Randall and passed by unanimous vote (4-0).

PUBLIC HEARING – DESERET INDUSTRIES – 94 EAST PAGES LANE
Consideration of a conceptual site plan for Deseret Industries, which consists of
demolition of the old bank building at 92 East Pages Lane, and converting the space to
parking lot for the D.I., located at 94 East Pages Lane, in the C-H Zone. Craig Ames,
P.G.A.W. Inc., Applicant

Commissioner Markham disclosed that he works for the LDS Church, but does not work for a division that would have influence over the current issue before the Planning Commission. The Commission did not feel it necessary for Commissioner Markham to recuse himself from the issue. Brandon Toponce, Assistant Planner, explained the request to demolish the former bank building at 92 East Pages Lane and expand the parking lot for the Deseret Industries, creating an additional 36 stalls on the site. The applicant originally discussed keeping the lot separate from the other portion of the Deseret Industries parking lot. According to the Table of Uses, within 12-36 of the Zoning Ordinance, a parking lot within the C-M Zone is allowed with a conditional use permit. However, after staff reviewed the project, it was clear the applicant had two choices, the conditional use permit process or combining the property and approving the modification with the Deseret Industries parking approvals of 2005. Mr. Toponce described the two options available to the applicant, including landscaping requirements. Parking must be placed 15 feet from the back of the curb line and meet all City Standards for parking stall and parking isle measurements found in Table 12-52-1 of the Zoning Ordinance. The applicant will close off the driveway from Pages Lane into the center of the lot and replace the curb, gutter, park-strip and sidewalk in this location.

Staff recommended the Planning Commission accept the conceptual site plan, with the conditionals specified in the staff report for Options 1 and 2. Commissioner Fillmore asked why the 2005 modifications would apply in the second option. Staff explained that when the Family

Services office was added in 2005, the applicant requested a waiver of the landscaping requirements to maximize the parking. A total landscaping requirement of 2.4% for the overall site is required by the 2005 amended site plan.

Commissioner Brian Holman arrived at 7:40 p.m. Commissioner Randall pointed out that the building to be demolished is referred to in the staff report as both a computer store and a bank building. She requested a consistent reference to prevent confusion. Chair Merrill asked if a reciprocal use agreement for parking would be in place between the Deseret Industries and the adjacent gas station.

Craig Ames, representing the applicant, stated that the owner has elected to go with Option 1, keeping the lot completely separate from the rest of the Deseret Industries site. He stated he is not aware of a parking agreement with the adjacent gas station, but cross-access privileges are in place. He described landscaping intended for the site. The applicant intends to return quickly with a final site plan and apply for final site plan approval at the same time. The applicant will not be pursuing Option 2.

Commissioner Fillmore made a **motion** to accept the conceptual site plan for the Deseret Industries located at 94 East Pages Lane, with the following conditions:

Conditions:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Zoning Ordinance.
2. The applicant shall receive a conditional use permit approval for allowing a stand-alone parking lot subject to the standards found in Section 12-21-100 of the Zoning Ordinance.
3. The site plan shall be modified to include the 15-foot parking stall setback along Pages Lane.
4. Three (3) trees shall be planted along Pages Lane.

Reasons for the Action (Findings):

1. The conceptual site plan adequately depicts how the property may be developed [Section 12-21-110(d)(2)].
2. A complete conceptual application has been provided by the applicant [Section 12-21-100(d)(1)].
3. The site is located within the South Main Street Corridor Zone and is subject to regulations for the Pages Lane Mixed-Use Area.
4. Minor arterial requires a 15-foot setback from the back of curb to the edge of the parking lot [Section 12-51-070(f)(A)(ii)].

Commissioner Holman seconded the motion, which passed by unanimous vote (5-0).

TRAINING FOR COMMISSIONERS

Lisa Romney, City Attorney, provided training for the Commission regarding land-use ordinances (zoning ordinance/zoning code). A copy of her presentation is attached.

ADJOURNMENT

At 8:17 p.m. Chair Merrill made a **motion** to adjourn the meeting. Commissioner Randall seconded the motion, which passed by unanimous vote (5-0).

Kevin Merrill, Chair

Date Approved

Katie Rust, Recording Secretary

Zoning Ordinance Enactments and Amendments

PLANNING COMMISSION TRAINING
BY CITY ATTORNEY

APRIL 24, 2013

Utah Definition of Land Use Ordinances

- Land use ordinances are defined by State law as any planning, zoning, development or subdivision ordinances of the city, but specifically excludes the general plan.

Authority to Adopt

- Municipalities in Utah are authorized to adopt land use ordinances or zoning ordinances regulating use and development of property within the city.
- Must ensure that the regulations are uniform for each class or kind of buildings throughout each zoning district, but the regulations in one zone may differ from those in other zones.
- Land use ordinances must be consistent with the stated purposes set forth in the Utah Land Use Development and Management Act.

Purposes of Utah Land Use Statutes

- Provide for the health, safety, and welfare of the community and its present and future inhabitants and businesses
- Promote the prosperity, improve morals, peace and good order, comfort, convenience, and aesthetics of the community
- Protect the tax base
- Secure economy in government expenditures
- Protect urban and nonurban development
- Provide fundamental fairness in land use regulations
- Protect property values

Page 12	Zoning
Article 1	General Provisions
Chapter 12.01	Purpose and Authority
Chapter 12.02	Planning Department
Chapter 12.03	Enforcement
Article 2	Administration and Enforcement
Chapter 12.04	Comprehensive Review and Official
Chapter 12.05	Administrative and Discretionary Review Procedures
Chapter 12.06	Administrative
Chapter 12.07	Setback
Article 3	Base Zones
Chapter 12.08	Zone Schedule
Chapter 12.09	Special Use Zone
Chapter 12.10	Industrial Zone
Chapter 12.11	Commercial Zone
Chapter 12.12	Residential Zone
Chapter 12.13	Public Use Zone
Chapter 12.14	Special Use Zone
Chapter 12.15	Table of Use Allowed
Article 4	Special Purpose and Overlay Zones
Chapter 12.16	Historic
Chapter 12.17	Regional Development Overlay Zone
Chapter 12.18	Residential
Chapter 12.19	Business
Chapter 12.20	Industrial
Chapter 12.21	Special District Zones
Chapter 12.22	Planned Urban Residential Zone
Chapter 12.23	Special District Zones
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Chapter 13.00	Special District Zones

Initiation of Zoning Ordinance Amendment

- An amendment to the Zoning Ordinance may be initiated by:

- City Council
- Planning Commission
- Property owner affected by the proposed amendment
- Agent of property owner affected

Planning Commission's Role

- Planning Commission is required by law to review and make a recommendation to the City Council regarding all Zoning Ordinance enactments or amendments
- Planning Commission is required to provide notice and hold a PUBLIC HEARING regarding any proposed Zoning Ordinance enactments or amendments
- City Council makes the final decision regarding Zoning Ordinance enactments or amendments based on Planning Commission recommendation
- City Council is required by Ordinance to hold a PUBLIC HEARING on any proposed Zoning Ordinance enactments or amendments

Decision-Making Factors

- Whether the proposed amendment is consistent with the goals, objectives and policies of the General Plan;
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity;
- The extent to which the proposed amendment may adversely affect adjacent property; AND
- The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse control

Additional Considerations

- What action will reasonably promote the public interest, conserve the value of other properties, avoid incompatible development, encourage appropriate use and development of land, and promote the general welfare of the community.

Legislative Decision

- The adoption of Zoning Ordinance or amendments is a legislative decision
- Courts give cities broad discretion in making legislative decisions
- Your recommendations regarding Zoning Ordinances should promote public good and general welfare
- Ultimate decision by City Council will be upheld if it is reasonably debatable that such action and policy will promote general welfare
- Legislative decisions are presumed valid and upheld unless there is no reasonable basis for the decision

Interaction

- Zoning Ordinances are a tool to implement the policies of the General Plan
- Zoning Ordinances provide the details and regulations regarding land use and development within the City

The End

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

**STAFF REPORT
AGENDA: ITEM 1**

APPLICANT: **PETROLEUM WHOLESALE
C/O JOHN COOK
P.O. BOX 4456
HOUSTON, TX 77210**

AGENT: **DELL S. NICHOLS
COMMERCE REAL ESTATE SOLUTIONS
170 SOUTH MAIN, SUITE 1600
SALT LAKE CITY, UTAH 84101
DNichols@comre.com**

PROPERTY: **1011 SOUTH MAIN STREET
CENTERVILLE, UTAH 84014**

ZONING: **COMMERCIAL HIGH (C-H)/ SOUTH MAIN STREET CORRIDOR
(OVERLAY) ZONE (SMSC)**

APPLICATION: **CONCEPTUAL SITE PLAN ACCEPTANCE FOR
AMENDING THE GAS STATION SITE BY DEMOLISHING
THE CAR WASH AND EXPANDING THE MAIN
BUILDING**

BACKGROUND

The applicant, Petroleum Wholesale, desires to enlarge and expand a legally existing, but non-conforming structure for the purposes of demolishing the existing car wash facility and adding a fast-food restaurant use to their approved gas station/convenience store.

In the long past and because of a bankruptcy action, the existing uses and structures on this property became vacant approximately in the Fall of 2006 and, by ordinance, 12 months later the existing site and uses were presumed abandoned. Notwithstanding and in accordance with Section 12-22-100(b), this "presumption of abandonment" may be "rebutted" by the owner upon evidence showing "no intent to abandon the use, structure, or other nonconformity" which is heard by the City's Board of Adjustment. Thus on January 16, 2013, a petition, to "overcome the presumption of abandonment" was presented before the Board and they made the following findings:

1. In accordance with Section 12-22-100(b), the petitioner has provided sufficient evidence that they have actively and continuously marketed the lot or structure for sale or lease. Therefore, the presumption of abandonment is deemed "Rebutted."
2. Any demolitions, additions, alterations and similar changes are not approved by this decision and shall be subject to the applicable review, approval, or permitting requirements of the City's Zoning Ordinance.

Furthermore, the existing building was constructed sometime prior to the current South Main Street Corridor Zone (SMSC) regulations that were adopted in June of 2008. The current building on the site is non-conforming as to the regulations of the SMSC Zone. According to Section 12-22-160(c.2), the non-conforming structure "may be enlarged upon authorization by the Board of Adjustment" upon specific findings determined by the Board. On April 9, 2013, the Board granted authorization to the owner's request for the property located at *1011 South Main Street*, as follows:

1. In accordance with Section 12-22-160(c.2), the request for authorization for expansion and enlargement of the non-conforming structure is approved, as presented to the Board on April, 9, 2013.
2. The Board's authorization shall also be subject to the provisions of adequate parking to support the development as a whole, as depicted with the request and in accordance with the current regulations of the Zoning Ordinance.
3. The proposed addition's use (i.e. fast-food) is subject to obtaining a conditional use approval from the City's Planning Commission.
4. All other resulting changes (e.g. car wash demolition, CUP and site plan approvals, etc.) shall be subject to the applicable review, approval, or permitting requirements of the City's Zoning and Building Permit Ordinances.

Thus, the applicant is now seeking the Planning Commission's approval to alter their site layout with regards to landscaping and parking to accommodate the proposed addition and to add the fast-food restaurant use. Staff has determined that the changes are a significant alteration to the original site plan approval, thus the amendment needs to be reviewed and approved by the Planning Commission [Section 12-21-110(i)].

Additionally, the proposed on-site traffic circulation includes the use of a proposed fast-food use, which requires a CUP approval from the Commission [Section 12-35-Table of Uses]. Thus, staff directed the applicant to submit for conceptual site plan acceptance, in preparation of submitting a CUP application in conjunction with a final site plan submittal.

CONCEPTUAL SITE PLAN 12-12-110(d)

Table of Uses Allowed 12-36 – Within the Zoning Ordinance, the Table of Uses allows a fast-food restaurant with a conditional use permit in the Commercial-High (C-H) Zone. The conditional use permit will be applied for at the time of the final site plan application. Within Chapter 12-12 of the Zoning Ordinance, a fast-food restaurant is defined as the following:

An establishment that sells ready-to-eat food and beverages quickly, and has one (1) or more of the following:

- (a) Food and beverage orders are not taken at the customers table;
- (b) Food and beverages are generally served in disposable wrapping or containers;

(c) Food and beverages are offered directly to the customer in motor vehicles from a “drive-up” service window.

General Plan

The Centerville City General Plan indicates this area is within Neighborhood 1, Southeast Centerville [12-480-2]. In relation to commercial development, the plan indicates that this area serves a large part of Centerville and is a major contribution to the City’s tax base. New development should be encouraged to be as attractive as possible.

Furthermore, the General Plan established a South Main Street Corridor Plan that involves this site [12-480-7]. The site is located in what is known as the Pages Lane Mixed-Use District. The plan for redeveloping this area was to encourage a “traditional neighborhood development pattern. This pattern primarily is to create mixed-use nodes.

It is the opinion of staff that this proposal depicts the inherent conflict where existing developed land rights is at a crossroad with expected future mixed-use development. Thus, the proposal does not fully capitalize on the future development opportunities and design expectations that are also desired by the General Plan. Nonetheless, staff does not see that the proposal is consistent with the overall expectations of the General Plan, which had and does envision a neighborhood base of commercial uses for this area.

Applicable SCP Development Standards

Staff has reviewed the plans and found, subject to the terms and conditions of the Board’s previous authorization, the site would likely meet the remaining applicable development standards and the regulations of the South Main Street Corridor (SCP) Zone.

SCP Development Standards 12-48-Tables 1, 2, 3			
Development Standard	Required	Actual	Compliance
Landscaping Standards			
9% On-site	2,784 sq. ft.	2,910 sq. ft. (9.4%)	Yes
Parking Regulations			
60% of Ordinance Requirements*			
Convenience Store	8 stalls* (1 per 200 sq. ft.)	23 stalls	Yes
Fast-Food	15 stalls* (1 per 100 sq. ft.)		

Applicable Commercial Development Standards

According to Section 12-22-080, all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area. The proposed changes increase the

building by nearly 50%. Thus, the following tables and narratives address those ordinance requirements identified by staff.

Required Landscaping Summary 12-51			
Guidelines	Required	Actual	Compliance
Total Required Trees	1 Tree per 500 square feet of landscaping	Not Shown (6 required)	Undetermined
Trees for Street Frontage	1 per 25 linear feet	Not Shown (14 required)	Undetermined
Building Frontage/Foundation	50% of Building Frontage	Not Shown	Undetermined
Total Interior Parking Lot Landscaping	7%	Not Provided	Undetermined
Total Interior Parking Lot Trees and Shrubs	For every six required stalls: 1 tree	Not Shown (4 required)	Undetermined
	For every six required stalls: 2 shrubs	Not Shown (8 required)	Undetermined
Public Street Landscaping	15 feet (arterials)	18' & 15'	Yes

Screening 12-51-110

A service and loading area is located on the east side of the proposed addition. All service and loading areas must be screened from public view. Additionally, trash receptacles must be screened from view by a wall or fence that is at least 6 feet in height. Not only should the wall provide complete visual screening, it should also be compatible with the color and material as the rest of the building. The submitted site plan indicates the location of the dumpster and how it will be completely screened from view; yet does not indicate the material being used nor the height. Additional detail including material, color and height of the walls and gate will need to be indicated on the final site plans. In addition to the dumpster, any wall or roof-mounted equipment will need to be screened from view of the public street. Upon staff's review of the building elevations, this likely can be accomplished. However, there is no information on the submitted plan addressing the screening of wall-mounted equipment.

Signage

All signing requires separate permits and must be approved by the Zoning Administrator as part of the sign permit application. However, the final site needs to indicate the location of any monument or freestanding signs that might be kept or changed. The signing plan will need to be evaluated with regards to the applicable ordinance provisions of Chapter 12-54-Signs.

PLANNING STAFF RECOMMENDATION

PROPOSED ACTION: I hereby make a motion for the Planning Commission to accept the conceptual site plan for the proposed changes to the existing gas station, 1011 South Main Street, with the following directives:

1. The applicant shall submit a final site plan application meeting the standards found in Section 12-21-110(e) of the Ordinance.
2. The applicant shall receive a conditional use permit approval for allowing the fast-food use subject to the standards found in Section 12-21-100 of the Ordinance, prior to or as part of any final site plan submittal.
3. The final site plan submittal shall also address the following:
 - a. Provide a landscaping plan that addresses the following:
 - i. Site and street tree requirements
 - ii. Parking lot landscaping requirements
 - iii. 50% building foundation landscaping
 - b. An updated site plan that addresses the following:
 - i. The screening of the service and loading area from public view
 - ii. The dumpster area design including the use of materials, color and height of the walls and gate
 - iii. The screening of any site, wall, or roof-mounted utility service equipment
 - c. An updated sign plan that addresses the following:
 - i. Indicate the location of any monument, wall, or free-standing signs that are being maintained or changed

SUGGESTED REASONS FOR THE ACTION:

- a) The Planning Commission finds that on January 16, 2013, the presumption of abandonment of the site was deemed "Rebutted" by the Board of Adjustment.
- b) The Planning Commission finds that on April 9, 2013, the Board granted authorization to the owner's request to expand and enlarge the non-conforming building of this site.
- c) The Planning Commission finds that the conceptual site plan submittal has adequately shown how the property may be developed [Section 12-21-110(d)(2)].
- d) The Planning Commission finds that the proposal remains consistent with the overall expectations of the General Plan, which had and does envision a neighborhood base of commercial uses for this area [Section 12-480-2].
- e) The Planning Commission's directives provide feedback regarding the applicable standards for developing within the C-H Zone and/or the SCP Zone standards of the City's Zoning Ordinance.
- f) The Planning Commission finds that the proposed fast-food use requires a conditional use permit, as depicted in the Table of Uses, Chapter 12-36.
- g) The Planning Commission finds that all existing sites with non-conformities with regards to site landscaping, screening, or other issues, shall be brought into conformance upon the occurrence of any increase more than 30% of the building floor area, as described in Section 12-22-080.



LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

NOTE:

PROPERTY IS LOCATED IN THE C-H ZONE
FRONT SETBACK: 20'
SIDE STREET SETBACK: 20'
SIDE INTERIOR SETBACK: 5'

PARKING STATISTICS	
NO ACCESSIBLE STALLS	1
STANDARD STALLS	2
TOTAL	2

LANDSCAPED AREA	2,815	8.8
BUILDING AREA	5,086	16.6
PAVED AREA	22,961	74.2
TOTAL	30,862	100.0

LEGEND

- | | | | |
|---|-------------------------------|---|--|
|  | SECTION CORNER |  | EXIST STORM DRAIN DOUBLE BOX |
|  | EASEMENT |  | PRO STORM DRAIN DOUBLE BOX |
|  | PRO MANHOLE |  | EXIST STORM DRAIN CULVERT |
|  | EXIST MANHOLE AND CAP |  | PRO STORM DRAIN CULVERT |
|  | EXTENSION READING AND CAP |  | EXIST OGH |
|  | EXIST WATER METER |  | PRO OGH |
|  | PRO WATER LATERAL |  | EXIST UTILITY MANHOLE |
|  | EXIST WATER MAINHOLE |  | EXIST UTILITY POLE |
|  | PRO WATER MAINHOLE |  | EXIST GAS VALVE |
|  | EXIST WATER VALVE |  | EXIST TREE |
|  | PRO WATER VALVE |  | EXIST SHRUB |
|  | EXIST FLAG IN GROUND |  | EXISTING VERTICAL SURVEYING ACCESS FOR ACCURATE SURVEY |
|  | PRO FLAG IN GROUND |  | EXIST BOUNDARY |
|  | EXIST SECONDARY WATER VALVE |  | PRO BOUNDARY |
|  | PRO SECONDARY WATER VALVE |  | BOUNDARY AREA WITHIN BOUNDARY |
|  | EXIST IRRIGATION VALVE |  | PUBLIC DRAINAGE EASEMENT |
|  | PRO IRRIGATION VALVE |  | EXPOSING 30' CURB AND GUTTER |
|  | EXIST SANITARY SEWER MANHOLE |  | PROPOSED 30' CURB AND GUTTER |
|  | PRO SANITARY SEWER MANHOLE |  | EXIST DITCH FLUSH LINE |
|  | EXIST STORM DRAIN CLEANOUT |  | EXIST FENCE |
|  | PRO STORM DRAIN CLEANOUT |  | PRO FENCE |
|  | EXIST STORM DRAIN CATCH BASIN |  | EDGE OF ASPHALT |
|  | PRO STORM DRAIN CATCH BASIN |  | EDGE OF EASEMENT |



HORIZONTAL GRAPHIC SCALE



CENTERVILLE GAS STATION EXPANSION

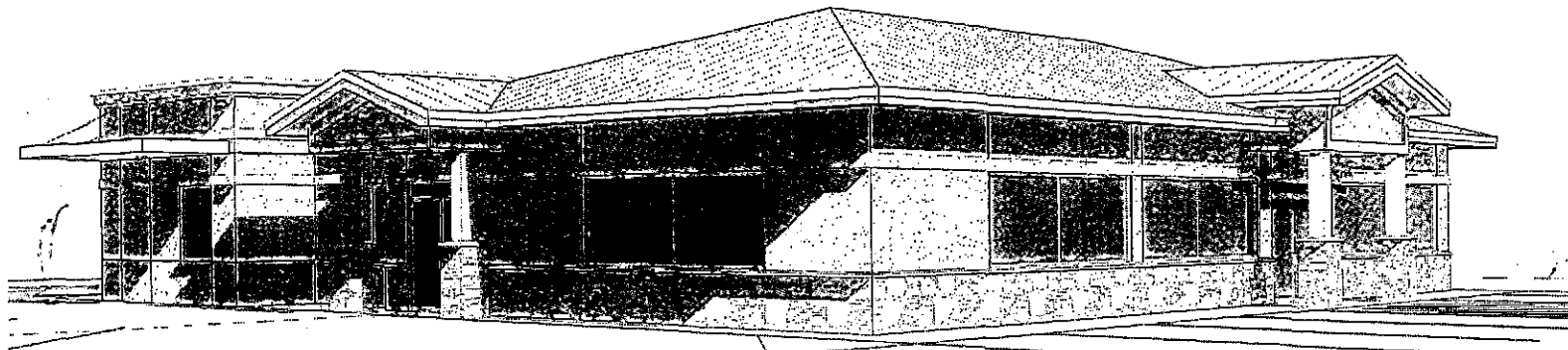
1011 SOUTH MAIN STREET
CENTERVILLE, UTAH

CONCEPTUAL SITE PLAN

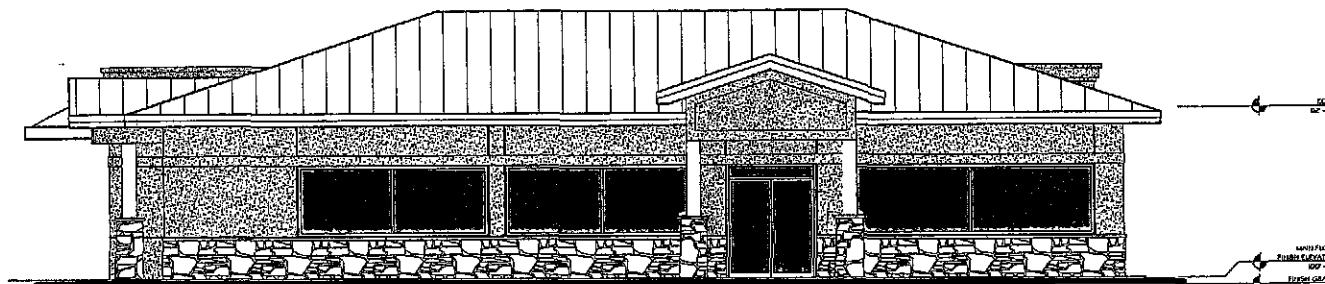
PROJECT NUMBER	PROJECT DATE
L2077	4/25/94
EXTENSION BY	EXTENSION BY
LTS	
CONTRACT MANAGER	
MAINTENANCE	

1 of 1

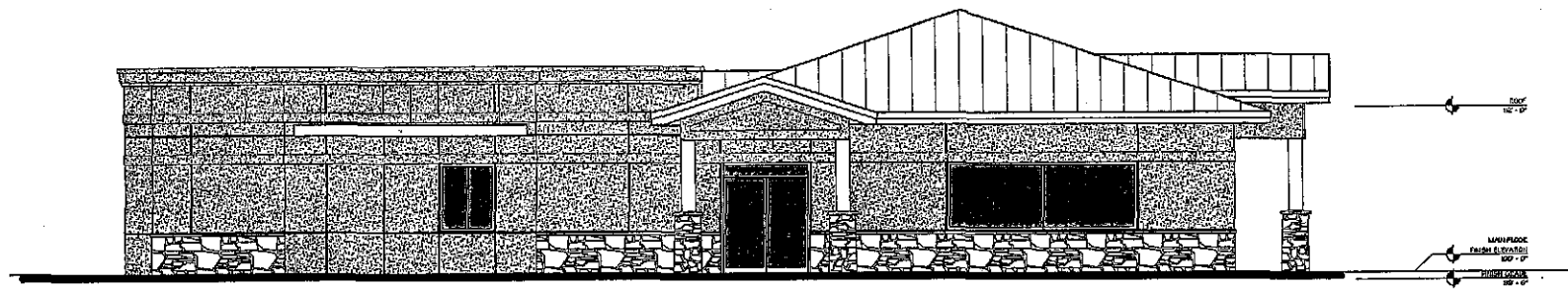
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1 NORTHWEST PERSPECTIVE
A2.1



2 WEST ELEVATION
1/4" = 1'-0"
A2.1



3 NORTH ELEVATION
1/4" = 1'-0"
A2.1

PROJECT NUMBER
12015

ISSUE DATE:
MARCH 12, 2013

REVISIONS:
No. Date

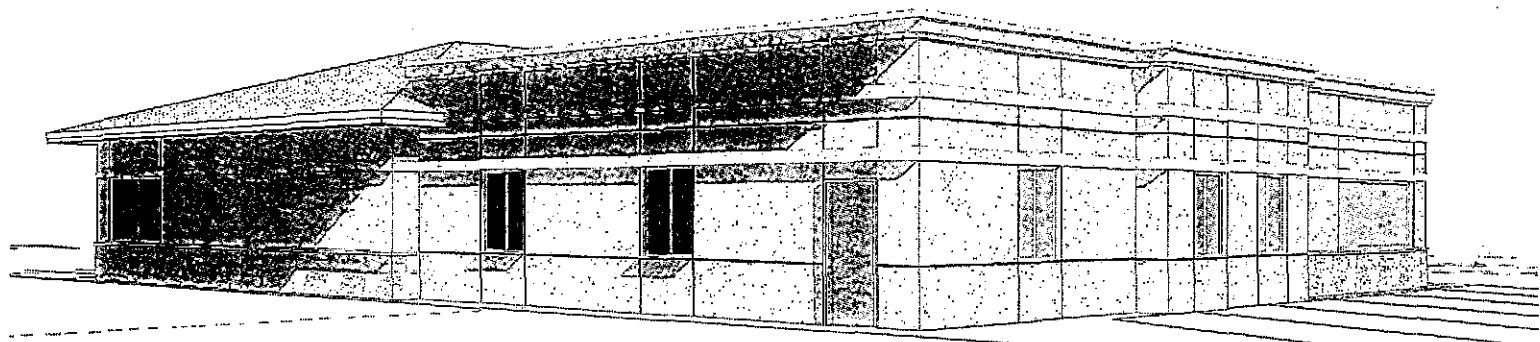
CENTERVILLE RETAIL
CENTERVILLE, UTAH

WEST AND NORTH
ELEVATIONS AND
PERSPECTIVE

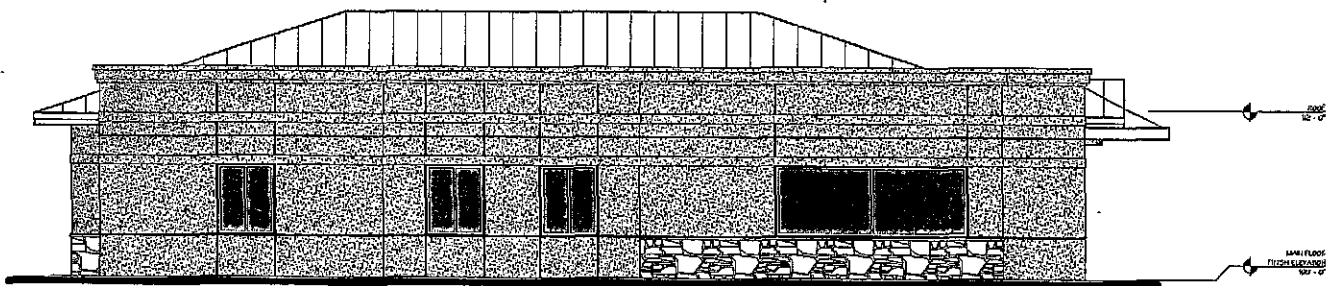
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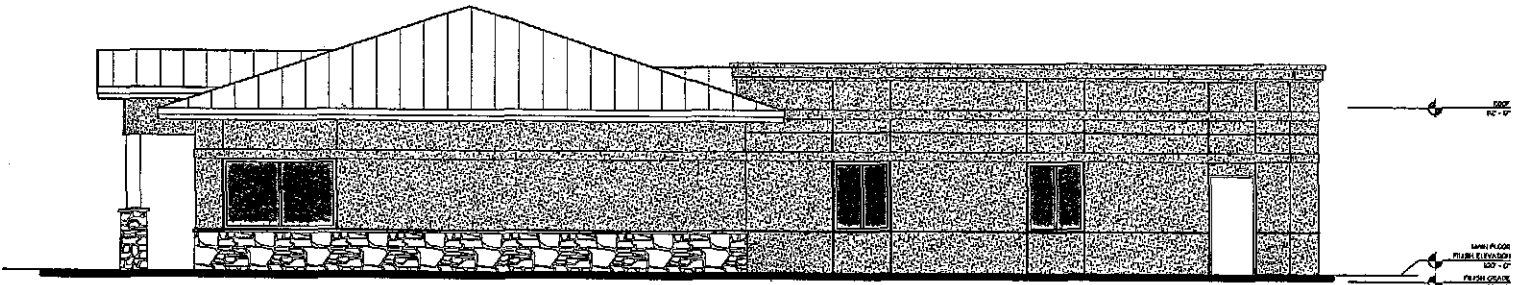
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1
A2.2
SOUTHEAST PERSPECTIVE



2
A2.2
EAST ELEVATION
1/4" = 1'-0"



3
A2.2
SOUTH ELEVATION
1/4" = 1'-0"

PROJECT NUMBER
12015

ISSUE DATE:
MARCH 12, 2013

REVISIONS:
No. Date

CENTERVILLE RETAIL
CENTERVILLE, UTAH

SOUTH AND EAST
ELEVATIONS AND
PERSPECTIVE

A2.2

JZ
ARCHITECTS

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