



**Project #20-58
Smith's Fuel Center
Located at 750 North Main Street**

REPORT SUMMARY...

Project Name: Smith's Fuel Center
Proponent / Owner: Roger Gough / Smith's Food and Drug Centers Inc.
Project Address: 750 North Main Street
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: December 10, 2020
Submitted By: Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-058, Smith's Fuel Center, for five fuel dispensing units and attendant kiosk located at 750 North Main, TIN #05-025-0002.

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

DESIGN REVIEW PERMIT

The LDC 17.43 requires Design Review Permit approval for new commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.

Project Proposal

This is a proposal for a new fuel center for Smith's Marketplace, complete with a 185 SF kiosk to be used for a filling station attendant and concession sales. The proposal also includes streetscape improvements along Main Street, landscaping improvements and a 3,986 SF overhead canopy with five (5) multi-product fuel dispensers. The total project site is approximately .40 acre of the 7-acre parcel. The subject site is currently lined for parking on the northwest corner of Smith's Marketplace.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits both convenience markets and gasoline stations in the COM zoning district. The COM zoning designation is the City's primary economic zone and permits a wide range of commercial uses.

Lot Coverage

The LDC 17.10.080 limits lot coverage to a maximum of 60% (building(s) footprint). The project site is approximately .40 acres (17,424 SF) in size and with a 185 SF kiosk (1%) and 4,000 SF overhead canopy (23%). As shown, the lot coverage complies with maximum allowances in the LDC.

Setbacks

The LDC requirements for setbacks in the Commercial zone are as follows (as measured from property lines to overhead canopy of the fueling center):

Front (Bld. Height 0'-40'):	10'
Side:	8'
Rear:	10'
Parking Side/Rear	5'

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Front (West):	25'
Side (South)	53'
Side (North)	40'
Parking Side (South):	53'
Parking Rear (East):	45'

As proposed, the project setbacks comply with the requirements in the LDC.

Access & Circulation

Vehicular driveway access is proposed at two existing access points, one along 800 North and the other on Main street. These access points allow for fuel center traffic access to and from the north and west. The new fuel center will not be interfered with the existing pedestrian circulation from the parking lot to Smith's Marketplace. As Proposed, the project complies with the requirements in the LDC.

Parking

The LDC 17.31.040 requires one parking stall per every 250 SF of convenience market and one (1) stall per employee for gas stations. A 185 SF kiosk would require one (1) stall. The applicant indicated one (1) employee on-site per shift in the kiosk totaling two (2) total stalls required. The fuel center has 13 parking stalls, meeting the minimum parking requirements for a gas station.

With the construction of the fuel center within the Smith's Marketplace parking lot, parking stalls for Smith's use has been altered but exceeds minimum requirements. The LDC 17.31.040 requires one (1) parking stall per every 500 SF of big box store (greater than 100,000 SF). The following parking study illustrates the breakdown of parking stalls:

- Parking Study:
- Existing Smith's Marketplace – 119,646 SF
- Existing Stalls – 402 stalls
- Stalls Removed w/ Fuel Center – 64 stalls
- Remaining stalls – 338 stalls
- Required stalls for Big Box (1/500) – 239 stalls

With the removal of 64 stalls to construct the fuel center, 338 stalls remain for the use of Smith's Marketplace, exceeding the minimum 239 stall requirement. As proposed, the project complies with the LDC.

Building Orientation & Design

The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. There are no specific codes for fuel center architecture and orientation, so the design standards for the COM zone will be used as they apply. This proposal meets at least three of the design criteria.

The proposed kiosk and overhead canopy design is standard for Smith's fuel centers and similar to the layout at the Smith's 400 North location. The kiosk and canopy have clear overall horizontal articulation with changes in material and rooflines. The kiosk is proposed with stone veneer and stucco as the primary building materials and allowed in the Commercial zone. The

kiosk fenestration is lacking, but because of the size and security needed for kiosk operations, staff recommends approval of the fenestration design as proposed.

The LDC allows for buildings to have primary entrances not oriented towards the street if the building façade facing the street has similar architectural features and visual interest as the primary entrance/façade. The kiosk fronts Main Street but its primary orientation is toward the interior parking. The Main Street frontage mirrors the architectural details of the entrance, except for faux windows instead of transparency. As proposed, the project complies with the requirements in the LDC.

The LDC 17.10.080 limits base building height to 40' in the Commercial zone. The highest point of both the kiosk and the canopy is 19'. As proposed, the project complies with the requirements in the LDC.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. Park strip improvements, screening of trash enclosure and interior parking lot planting requirements apply.

The LDC requires a minimum of eighteen (18) SF of interior landscape planting area for each stall contained in the parking area. For the fuel center project area with thirteen (13) parking stalls, a minimum of 235 SF of landscaping is required. As shown on the site plan, more than 235 SF of planting area is designated for this purpose. The trash enclosure shall be screened from view with landscape materials. Additionally, the proponent is addressing the mailbox location and concrete park-strip along Main Street west of the proposed fuel center. The mailbox is expected to be relocated and replaced with trees and grass.

The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For the .40-acre fuel center portion of the parcel, 8 trees and 20 shrubs, flowers and ornamental plants would be required as per the LDC. As conditioned with a landscaping plan, the project meets the requirements of the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

Staff Summary

The proposed fuel center is compatible with the surrounding land use and architecture, and, as conditioned, meet the requirements for development in the Commercial zone. It also improves the appearance of the dilapidated park-strip along Main Street.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Water	• Fire
• Environmental	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 11/28/20 and the Utah Public Meeting website on 12/2/20. Public notices were mailed to all property owners within 300 feet of the project site on 11/20/20.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW

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. A minimum of 1 stacking space for self-serve bays shall be provided.
3. A performance landscaping plan, prepared in accordance with §17.32 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:
 - Street trees required along public streets every 30'. Coordinate species and location with the City Forester.
 - A total number 8 trees and 20 shrubs, perennials and grasses shall be provided.
 - The trash enclosure shall be buffered and screened from 800 N and Main Street with shrubs and vegetation.
4. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
5. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
6. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
7. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
8. 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. *Water—contact 716-9622*
 - The water main line serving this new building will have to have a RP (ASSE1013) installed and tested as it enters the building before any possible connections or branch offs. As per 2018 IPC code, Utah Amendments and Drinking Water rules.
 - If a deep bury yard hydrant is to be installed it must be after the RP (ASSE1013) backflow assembly. (Suggest looping the line from inside building after the RP to outside to feed the yard hydrants).
 - PROJECT SHALL COMPLY WITH ALL CURRENT PLUMBING CODES, UTAH STATE AMENDMENTS, UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 - b. *Environmental — contact 716-9760*
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep.
 - Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

c. *Engineering— contact 716-9153*

- Site Plan calls for a 6" sewer lateral. Based on the number of fixtures in building the maximum size the City will allow is 4" at a minimum slope of 2%.
- Site plan shows an oil water separator, however, plans provided do not show drainage area to the separator and associated piping/surface flow, nor does it show drainage piping from the separator to site/City drainage system. At a minimum all area around the pumps needs to drain to the oil water separator.
- The current catch basin that drains north half of the existing parking lot has been isolated from parking lot per site plan.
- Other drainage comments will be addressed at plan review for building permit.
- Provide a development agreement for all work to be done in UDOT or City right of ways.
- Based on current criteria from State Storm Water standards development is not increasing impervious area by more than 10%, therefore no addition storm water detention/retention ponds or retention of the 80% storm event is not required.
- If discharging storm water to catch basin in 800 N and Main Street, there may be additional requirements from UDOT due to the gas station where that connects to storm drainage system under Main Street which is a UDOT road.

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 conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate landscaping and screening in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. Main Street and 800 N provides access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.
6. 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.
7. The project met the minimum public noticing requirements of the LDC and the Municipal Code.

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.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 11-3-20	Received By RH	Scheduled Meeting Date Dec. 10, 2020	Zone COM	Application Number PG 20-058
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review		<input type="checkbox"/> Conditional Use		<input type="checkbox"/> Subdivision
<input type="checkbox"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Zone Change
<input type="checkbox"/> Administrative Design Review				
PROJECT NAME SMITH'S #477 FUEL CENTER				
PROJECT ADDRESS 750 NORTH MAIN STREET			COUNTY PLAT TAX ID # 05 - 025 - 0002	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) ROGER GOUGH			MAIN PHONE # 801-974-1529	
MAILING ADDRESS	CITY	STATE	ZIP	
1550 NORTH REDWOOD ROAD	SALT LAKE CITY	UTAH	84104	
EMAIL ADDRESS roger.gough@sfdc.com				
PROPERTY OWNER OF RECORD (Must be listed) SMITH'S FOOD & DRUG CENTERS INC			MAIN PHONE # 801-974-1529	
MAILING ADDRESS	CITY	STATE	ZIP	
1550 NORTH REDWOOD ROAD	SALT LAKE CITY, UTAH		84104	
EMAIL ADDRESS roger.gough@sfdc.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) CONSTRUT 5 MULTI-PRODUCT FUEL DISPENSING UNIT FUEL CENTER COMPLETE WITH FUEL CENTER CANOPY, ATTENDANT KIOSK AND ASSOCIATED CONCESSION SALES - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 7.08	
			Size of Proposed New Building (square feet) KIOSK 185 sf CANOPY 3,986 sf	
			Number of Proposed New Units/Lots FUEL CENTER	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

Part of { SW
SE
NE
NW

Section 27
28
33
34

Township 12 North, Range 1 East

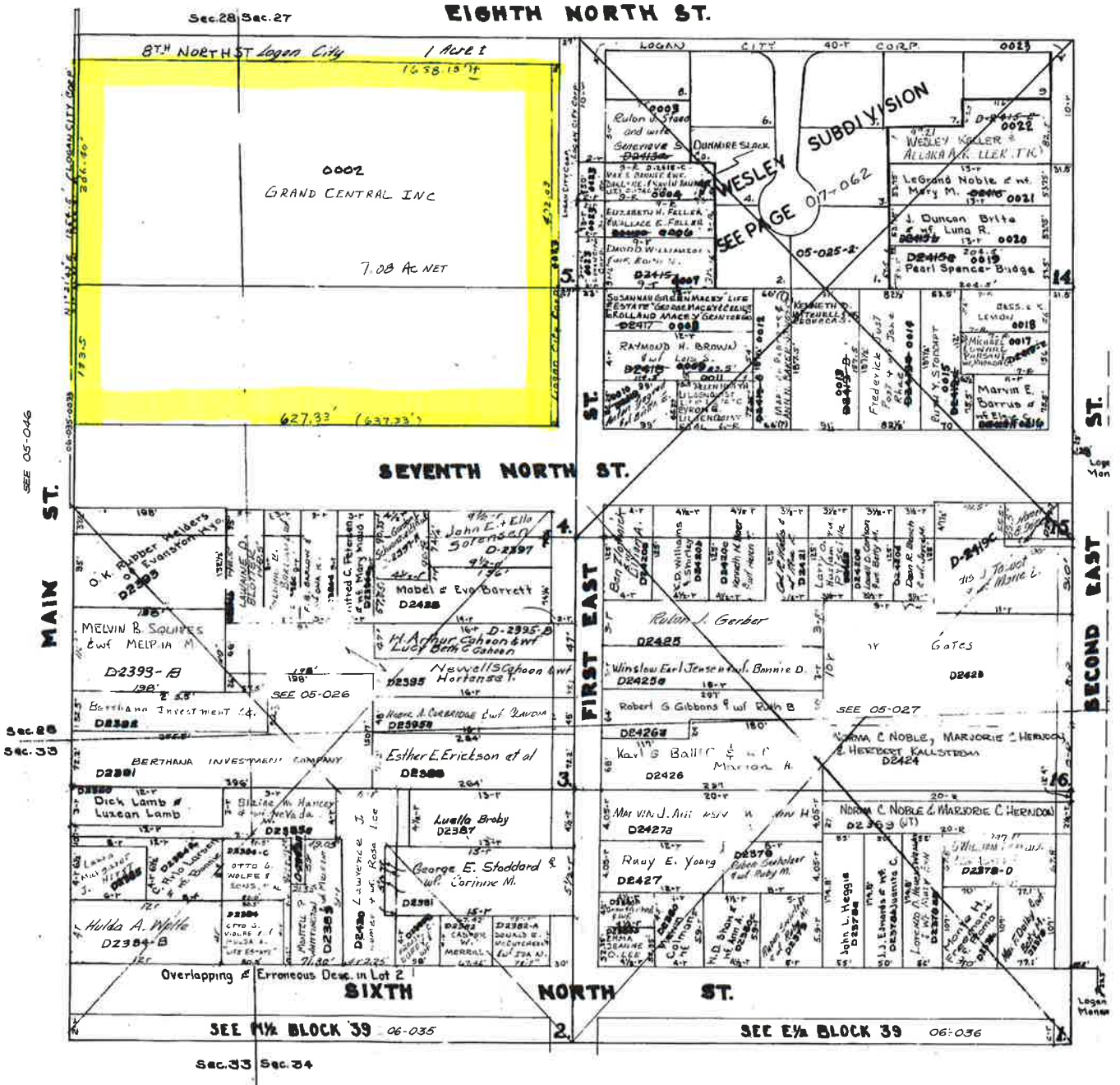
Scale 1 Inch = 100 Feet

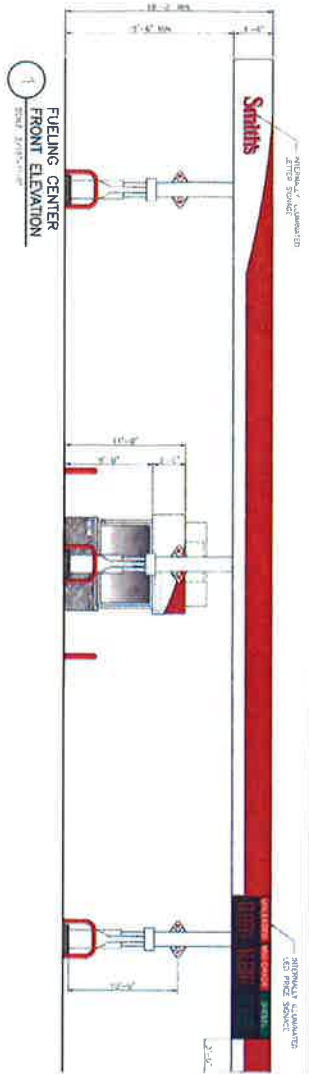
5/2 BLOCK 22 PLAT "A" LOGAN FARM

05-025

TAX UNIT 27

SEE 05-024

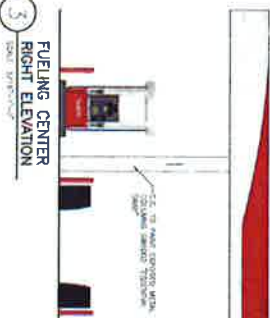




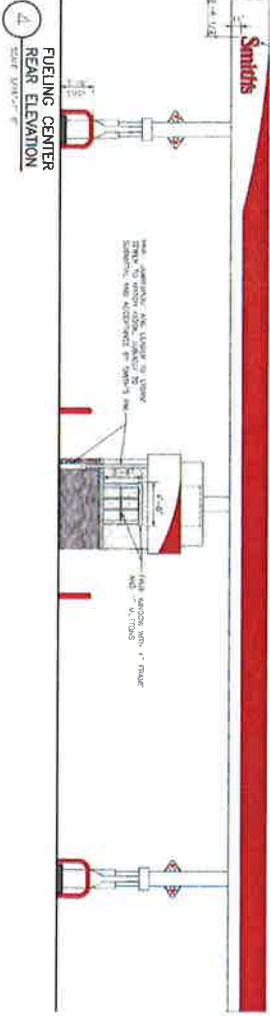
1 FUELING CENTER FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 FUELING CENTER LEFT ELEVATION
SCALE 1/8" = 1'-0"



3 FUELING CENTER RIGHT ELEVATION
SCALE 1/8" = 1'-0"



4 FUELING CENTER REAR ELEVATION
SCALE 1/8" = 1'-0"



5 FUELING KIOSK FLOOR PLAN
SCALE 1/8" = 1'-0"



6 TRASH ENCLOSURE FRONT ELEVATION
SCALE 1/8" = 1'-0"



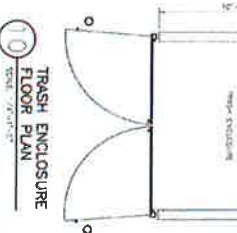
7 TRASH ENCLOSURE LEFT ELEVATION
SCALE 1/8" = 1'-0"



8 TRASH ENCLOSURE RIGHT ELEVATION
SCALE 1/8" = 1'-0"



9 TRASH ENCLOSURE REAR ELEVATION
SCALE 1/8" = 1'-0"



10 TRASH ENCLOSURE FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON DRAWINGS.
3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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NO.	DESCRIPTION	DATE

NO.	REVISIONS

REVISIONS

DATE

DESCRIPTION

The Kroger Co.

Supplemental Project/Order

COMPONENT

REGISTERED PROFESSIONAL ARCHITECT

Galloway

6112 E. Valley Drive, Suite 230
Overland Park, KS 66111
913.775.8888
GallowayUSA.com

EXTERIOR ELEVATIONS & SIGNAGE

A2.0

