



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 18, 2018

To: Planning Commission

From: Community Development Department

Subject: 7-Eleven Commercial Site Plan Review Planned Center-Convenience (CvC)
711 West 9000 South Street SPR-07-18-5461

[Civic Center, Community #2] 1.76 Acres

Public Notice: In addition to the posting of the meeting agenda, this project was noticed for this meeting to property owners within 500 feet of the subject property, by U.S. Mail delivery. A Neighborhood meeting was held on this project on September 12, 2018. The neighborhood meeting was well attended. (Please see attached notes and attendance log from Neighborhood meeting.)

DESCRIPTION OF REQUEST

The applicant is requesting that the Planning Commission review and approve a site plan for a new retail convenience store with gasoline sales and 24/7 operation, which also requires Conditional Use review. An associated staff report will address the conditional use application. There is also a commercial subdivision application associated with this project. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The applicant, Mr. Logan Johnson, representing Wright Development Group, is requesting that the Planning Commission determine that preliminary commercial site plan review is complete, for a proposed new 3,050 square foot 7-Eleven branded retail convenience store with gasoline sales and 24/7 operations, on the southwest corner of 700 West Street (AKA Riverside Drive) and 9000 South Street.

The 1.76-acre property is vacant, and was purchase years ago by the Larry H. Miller group for the purpose of developing a Miller owned convenience store with gasoline sales, which was approved by the City but was never built. The Miller group is now selling the property to Wright

Development, who desires to subdivide the property and to construct the 7-Eleven store on the eastern one-half of the property as a first phase of development.

ANALYSIS

Access. 9000 South Street is a UDOT controlled five-lane arterial street. 700 West Street is a Sandy City controlled street. Development of this CvC zoned property is dependent upon two driveway accesses. One access on 9000 South to be right-in-right-out and located at the west edge of the subject property, and to be developed as shared access. The other access will be on 700 West Street and located at the southern edge of the subject property, in order to line-up across the street with an existing "Tee" intersection. Shared access and reciprocal driveway connection and easement between the subject property and the vacant and separately owned CvC property to the west is mandatory for any of this property to develop.

UDOT is considering the 9000 South Street access request of the applicant. Sandy City Transportation and Public Works have approved the 700 West access, with conditions and possible restrictions. Traffic congestion and accident concerns were expressed by the neighbors at the September 12, 2018 neighborhood meeting. These concerns will be addressed in the associated Conditional Use staff report, but the City Transportation Engineer has not determined that any anticipated traffic generated by the proposed use will cause the intersection of 9000 S. and 700 West to drop a level of service from what now exists.

Building Siting and Massing. The proposed sitting of the building meets all zoning required setbacks. The building is a single story high, with the highest portion being approximately 21 feet above the finished grade. There is also a canopy for the gasoline sales area, which also meets the zoning requirements. Staff has no concerns about the building siting or massing as proposed.

Parking. Parking will be provided at the ordinance-required level for 5 parking stalls per 1,000 square feet of gross building square footage. On-site parking and vehicle circulation is adequate for the proposed development.

Garbage Dumpster. The proposed garbage dumpster was originally located on the south side of the building, between the building and facing the residences to the south. This was a concern about unwanted noise, smells and activities for the residential neighbors. The plan was changed and the dumpster enclosure has been shifted to the west side of the building and facing toward the vacant portion of the larger site.

Landscaping. Both street frontages will be landscaped and treated as front yard setbacks. A 10 foot landscaped buffer and 8 foot high masonry wall are proposed for the entire south property boundary of the 1.76-acre site. This represents a change to the plans in response to issues raised at the community meeting. Also in response to the concerns expressed by the neighbors, the landscape planting plan has been densified with more trees and more conifer trees to better buffer the adjacent residential uses on a year around basis. Landscaping will meet and exceed the City requirements.

Architectural Design & Materials. The building architectural design, materials and colors meet the provisions of the City's Architectural Design Requirements. (Please see the attached building elevation drawings and building renderings for details on the proposed new buildings.)

Land Use. A retail convenience store is a permitted use in the CvC zoning district, however, when adding gasoline sales, the use becomes a Conditional Use requiring consideration by the Planning Commission through the Conditional Use process and requirements. Also, proposed operations on a 24 hour, 7 day a week basis in proximity to residential uses or zoning also requires Conditional Use consideration. (Please see the associated staff report on the CUP application.)

Utility Services. All utility services are available to the site from prior infrastructure projects. Options for storm water drainage will also need to be worked out between the applicant, Sandy City and possibly UDOT. The storm water drainage concept proposed is a retention pond on the future development parcel to the west and owned by the applicant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the **two findings listed below and subject to the following nine conditions:**

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer and the Transportation Engineer, have preliminarily approved the proposed site plan.
- B. That two driveway connections are required to develop any portion of the CvC zoned property at this location. UDOT approval of the shared driveway on 9000 South Street is critical to the future development of the property.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front

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property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.

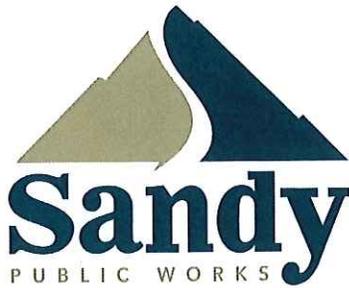
4. That the architectural design, colors and materials proposed for this development comply with the Sandy City Architectural Design Standards and shall be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage with a unified and coordinated signage design, as determined by City staff.

Planner:

Reviewed by:



Douglas L. Wheelwright
Development Services Manager



DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

Michael Gladbach, P.E.
Director

READY-FOR-PLANNING-COMMISSION MEMORANDUM

Date: September 25, 2018

To: Doug Wheelwright, Development Services Manager

From: Ryan C. Kump, P.E., City Engineer *Ryan Kump*
Britney Ward, P.E., City Transportation Engineer *Britney Ward*
David J. Poulsen, Development Engineering Coordinator *David J. Poulsen*

Project Name: 7-Eleven W 9000 S
Plan Case Number: SPR-07-18-005461
Project Address: 711 West 9000 South Street

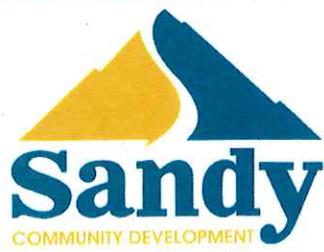
A review of the above-mentioned project has been made. Following is a list of comments from the Public Works Department:

1. THE PRELIMINARY SITE PLAN AND OTHER DOCUMENTS SUBMITTED BY THE DEVELOPER ARE GENERALLY ADEQUATE at this stage of the project with regard to Public Works Department concerns. A number of items will be required prior to final approval, including items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter, but these items are not required as part of this preliminary submittal.
2. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION DECLARE THAT PLANNING COMMISSION PRELIMINARY SITE PLAN REVIEW IS COMPLETE, and that final project documents be prepared by the developer for review by city staff members.
3. UTAH DEPARTMENT OF TRANSPORTATION APPROVAL OF THE ACCESS on 9000 South Street will be required for final approval.
4. PRIOR TO FINAL APPROVAL BY THE PUBLIC WORKS DEPARTMENT, the developer is required to complete all items mentioned in the drawing redlines, the "Plan Case Comments," and the "City Engineer Requirements" letter.



Subject Property

SPR-7-18-5461 SUB-7-18-5463 CUP-7-18-5462
7-Eleven Convenience Store
711 West 9000 South



PRODUCED BY DARRYLL WOLNIK
THE COMMUNITY DEVELOPMENT DEPARTMENT