



Legislation Details (With Text)

File #: CPC CU 16-00117 Version: 2 Name:
Type: Planning Case Status: Passed
File created: 11/22/2016 In control: Planning Commission
On agenda: 12/15/2016 Final action: 12/15/2016
Title: A conditional use to allow a convenience store/gas station within an M-1 (Light Industrial) zone district addressed at 2961 North El Paso Street and located at the southeast corner of East Fillmore Street and North El Paso Street. (Quasi-Judicial)

Presenter: Michael Schultz, Principal Planner, Planning & Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. CPC Staff Report_Maverik Gas Station CU, 2. Figure 1 - Project Statement, 3. Figure 2 - Development Plan, 4. 7.5.704 Conditional Use Review, 5. 7.5.502.E Development Plan Review

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 12/15/2016, 2, Planning Commission, approved, Pass

A conditional use to allow a convenience store/gas station within an M-1 (Light Industrial) zone district addressed at 2961 North El Paso Street and located at the southeast corner of East Fillmore Street and North El Paso Street. (Quasi-Judicial)

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Proposed Motion:

CPC CU 16-00117 - CONDITIONAL USE
Approve the conditional use development plan based upon the finding that the request complies with the conditional use review criteria in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications.

- 1. Add a note that a geo-hazard study was not conducted for this proposed development.
2. The parking on the adjacent lot one-way in and out, add a note and directional arrow of the traffic flow for the adjacent lot.
3. Note the general dimensions of the convenience store building.
4. Ensure ADA access route is accommodated from the ADA access aisle to the front entry of the building.
5. Within the "Parking" portion of the table, note 19 spaces required. Within the "Parking Ratio" portion of

the table replace “car” with “space(s)”.

6. Provide a minimum of one bike rack (2 stall rack) adjacent to the building.
7. Note adjacent zone districts to the subject property.
8. Provide a detail of the garbage enclosure.
9. Clarify enclosure on the south side of the building.
10. Label diameter and material for all existing and proposed utilities.
11. Complete the Wastewater Master Facility Form and submit to CSU.
12. Label what is proposed for existing electric facilities.
13. Provide a copy of the HGL Response form.
14. Show and label all existing gas lines in El Paso Street and Fillmore Street.
15. Show and label the existing wastewater service for the site. Label “To be removed / abandoned”.
16. Show existing fire hydrant alignment.
17. Show the existing wastewater main in Fillmore Street.
18. The existing water mains are not drawn correctly. Revise accordingly. Also, show existing 20-inch water main in Fillmore Street.
19. Limit the max height of proposed trees beneath overhead electric lines to 12-feet.
20. On the grading plan label all existing and proposed contours.
21. On the grading plan tie in all existing contours crossing proposed contours.
22. On the grading plan, refer to COS DCM Vol. 1 Table 8-2 for approved inlets.
23. On the Utility and Public Facility plan, label the 72" RCP on N. El Paso St. as “public”.
24. Move the striped stop bar behind the public sidewalk.
25. Ensure sufficient public improvement easement is provided for the future bus stop along E. Fillmore Street.