



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Casey Stewart; 801-535-6260
Date: April 22, 2021 (for April 28, 2021 hearing)
Re: **PLNPCM2020-00862** Conditional Use for **7-Eleven Gas Station Rebuild**
PLNPCM2020-00956 Design Review for **7-Eleven Gas Station Rebuild**

CONDITIONAL USE & DESIGN REVIEW

PROPERTY ADDRESS: 1690 South 900 West
PARCEL ID: 15-14-253-051, 15-14-253-041
MASTER PLAN: Westside Master Plan
ZONING DISTRICT: CB (Community Business)

REQUEST: 7-Eleven store owners, represented by Horrocks Engineers, submitted two applications for a proposal to rebuild the current 7-Eleven store and gas station at approximately 1690 South 900 West. The applications are for conditional use approval to operate a gas station in the CB zoning district (Community Business); and for design review approval to exceed the 15-foot maximum setback of the CB zoning district with the new building, resulting in a setback of 70 feet from the front lot line along 900 West. The Planning Commission has final authority for the conditional use and design review.

RECOMMENDATION:

Conditional Use: Based on the plans presented and the findings in this report, staff recommends the Planning Commission approve the conditional use petition PLNPCM2020-00862 subject to the following conditions:

1. Prior to issuance of a permit for project construction, the applicant shall consolidate the lots to match the site plan proposed.

Design Review: Based on the plans presented, testimony, and the findings in this report, staff recommends the Planning Commission deny the design review petition PLNPCM2020-00956.

ATTACHMENTS:

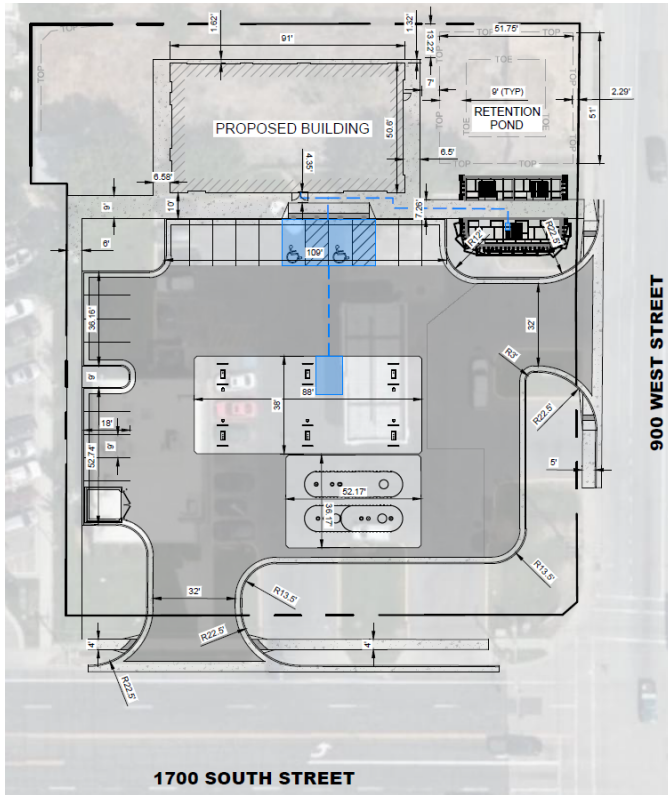
- | | |
|----------------------------------------------------------|-----------------------------------------------------------|
| A. Vicinity Map | F. Analysis of Standards –Conditional Use |
| B. Site & Landscape Plans | G. Analysis of Standards -Design Review |
| C. Building Elevations | H. Department Comments |
| D. Applicant's Project Description | I. Public Process and Comments |
| E. Existing Conditions & Photographs | |

PROJECT DESCRIPTION:

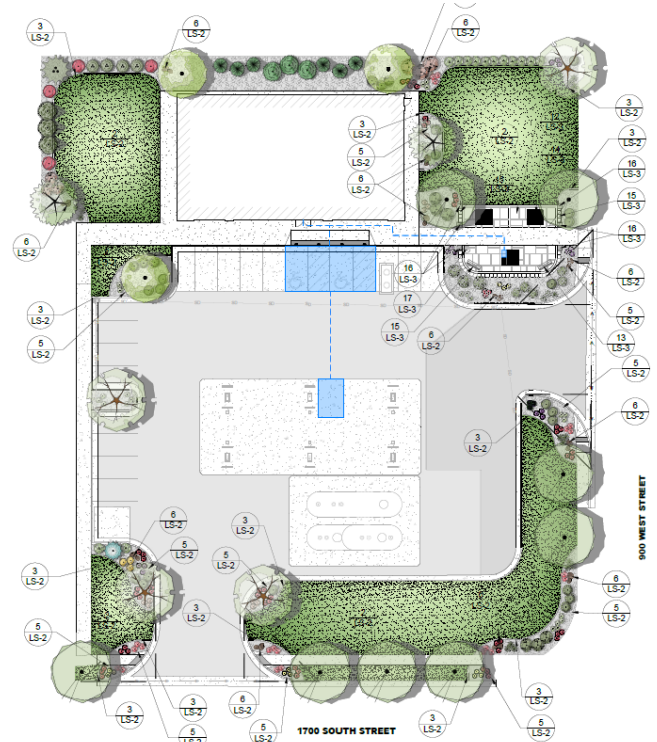
The proposal is to demolish the current 7-Eleven store and gas canopy and build a larger, new 7-Eleven store and gas canopy. Part of the project includes consolidating the current lot with a vacant lot to the north in order to accommodate the enlarged store, more gas pumps, the gas pump canopy, parking, landscaping and storm water detention. The gas station use is classified as a conditional use in the CB zoning district, requiring review through that process. The proposed building location is approximately 70 feet from what is considered the front property line (along 900 West) and does not comply with CB zone maximum setback of 15 feet. That modification requires review via the city's design review process as stipulated by the CB zone regulations.

Quick facts:

Site: 1 acre
Building: 4500 sq ft, 1 story
Parking: 18 stalls, 2 ADA
Gas pumps: 6 under a canopy
Access driveways: 2, one from each street



Landscape Plan



Site Plan

Parking: The project includes 18 parking stalls, which satisfy code requirements for minimum and maximum parking. The minimum parking requirement is 9 stalls based on a 4500 sq ft building. The minimum can be doubled when projects incorporate city-prescribed “transportation demand management” strategies such as interior secured bike storage available to employees and customers. The project includes interior secured bike parking along with exterior bike racks.

Modification to maximum setback: Through the design review process, the applicant is requesting modification to the 15-foot maximum setback of the CB zoning district, which stipulates that at least 75% of the building façade be located within 15 feet of the property line. The proposed building is located 70 feet from the front property line. This location is to accommodate an on-site detention basin for stormwater management, which is located between the front property line and the building.

To mitigate this distance discrepancy and facilitate pedestrian access and engagement, the applicant proposes a concrete sidewalk and gathering space directly from the public sidewalk along 900 West to the building main entrance. The gathering space includes multiple benches and tables near the sidewalk for use of customers and the general public.



KEY CONSIDERATIONS:

The key issues listed below have been identified through the analysis of the project and department review comments.

1) Building setback and history of 7-Eleven at this site

The proposed building is oriented toward the centrally located parking area and gas pumps for the ease of their primary customers, which predominantly arrive in vehicles. This orientation works well for the nature of the business and is typical of suburban gas stations. However, the orientation does not satisfy the design review standard that buildings be oriented to the public sidewalk (21A.59.060.B). The building's main entrance is oriented to the parking area and gas pumps and at such a distance into the property that it does not strictly meet this design standard.

The surrounding uses at this intersection have buildings similarly located with large setbacks from the public way. The existing development pattern is not dense, and existing buildings are often not built close to the sidewalk. Furthermore, gas stations in suburban areas in general tend to follow a similar design of larger setbacks with parking and gas pumps closer to the intersection to allow for more efficient vehicle traffic flow entering the exiting the site. Therein lies the irony of the proposed use, which has a significant focus on vehicles (gas sales) and access by vehicle but is in a CB zoning district that anticipates buildings closer to the street for easier pedestrian access and interaction.

The current 7-Eleven store and gas station have been at this site since before 1999 without demonstrating any detrimental effects to the neighborhood as discussed in the analysis of the conditional use standards. This raises the question as to how heavily this particular design standard, building near the sidewalk, should be considered for this type of project (gas station) when other design features of the project, such as multiple sidewalks accessing the building and outdoor landscaped gathering places, can facilitate pedestrian interaction.

Staff's recommendation to deny the design review petition is based on the building location not strictly meeting the design review standard. The following points, although not expressly stated in the design review standards, are provided for consideration:

- 1- The related conditional use application for the gas station demonstrates no adverse impacts as proposed and complies with the conditional use standards, per planning staff's analysis. Therefore, denying the conditional use petition appears improbable.
- 2- The same use, gas station, has existed at this site since before 1999 with no adverse impacts and has contributed to the development pattern of this intersection.
- 3- The other three corners at this intersection are different zoning districts, including M-1 (Light Manufacturing) and CG (General Commercial), which do not have a maximum setback regulation like the subject site and are not as focused on the pedestrian experience. Thus, this intersection does not anticipate a predominantly urban style, pedestrian focused environment with buildings near the sidewalks. The subject site is the only corner of this intersection that has zoning with some pedestrian design provisions, creating an unbalanced development pattern.

2) Master Plan compliance

The proposal is located within Westside Master Plan area at an intersection designated as a "regional node". *"Regional nodes are locations that are major magnets for large commercial uses, professional offices and multi-family developments. Regional nodes are served by at least one arterial street (preferably two) so that they are easily accessible by automobiles and public transportation. Streets serving these nodes should have bicycle facilities and the developments themselves should include mid-block routes and public spaces for pedestrians. A focus on public transit, bicycling and walking to these nodes is important for the long-term health of the community. They are major attractions for employment and community activities and alternative travel options encourage physical activity and better air quality."* (pg. 43, Westside Master Plan)

The site is served to two arterials, 900 West and 1700 South, with public transit service. The proposal includes a public gathering/resting space and bicycle racks for pedestrians near the sidewalk and bus stop along 900 West. The surrounding area is largely comprised of one and two story commercial and light industrial buildings. The master plan designates a continuation of similar regional commercial businesses and offices into the future as a transition "node" at this intersection between residential neighborhoods to the north and industrial uses to the south (pg. 44, Westside Master Plan). The proposed gas station use and site design support the master plan goals and policies for this node.

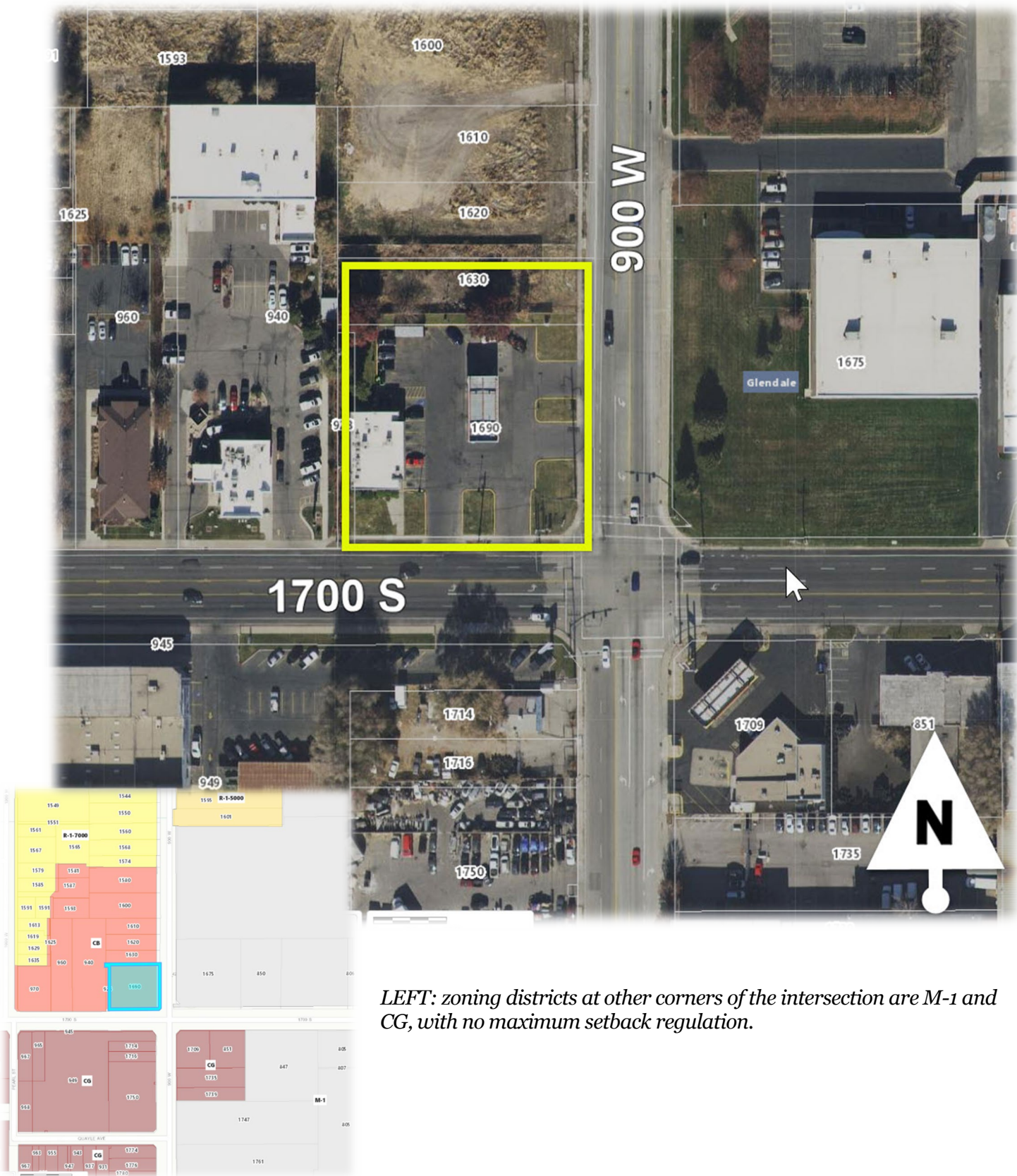
DISCUSSION:

In general, the proposed use is supported by the master plan and satisfies the conditional use standards for approval. The proposed project design mostly satisfies the standards for design review other than the building orientation. Despite the building setback and orientation, the site is designed to encourage pedestrian access, minimize vehicle and pedestrian conflicts and mitigate impacts to adjacent streets and properties, among other purposes.

NEXT STEPS:

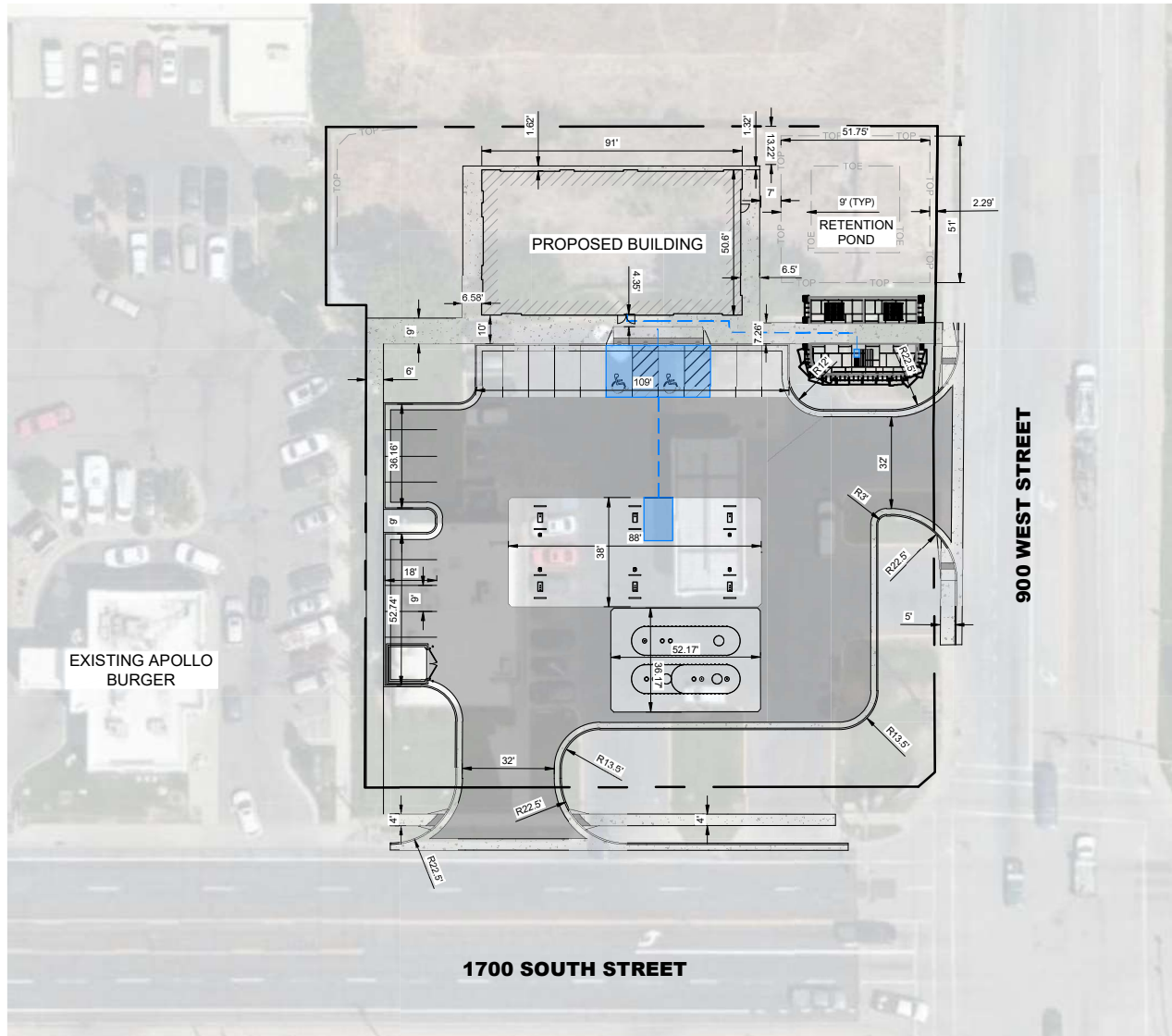
The planning commission has the final decision for both applications. If the entire proposal (both applications) is approved, the applicant may proceed with the project and obtain all necessary permits. If denied, the applicant would still be able to develop the project but subject to complying with the 15-foot maximum setback of the CB zoning district, or some other setback between what is proposed (70 feet) and the 15-foot maximum if the Planning Commission approved it.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Site & Landscape Plans

Q:\12019\UT-1764-1906-7\Eleven initial Project\roadProject Data\02 CAD\02.03 Sheet Files\Concepts & Exhibits\UT-1764-1906_Site Plan- Exhibit 2.0.dwg Taylor Date: 4/21/2021 10:43 AM



OWNER:

CITY:

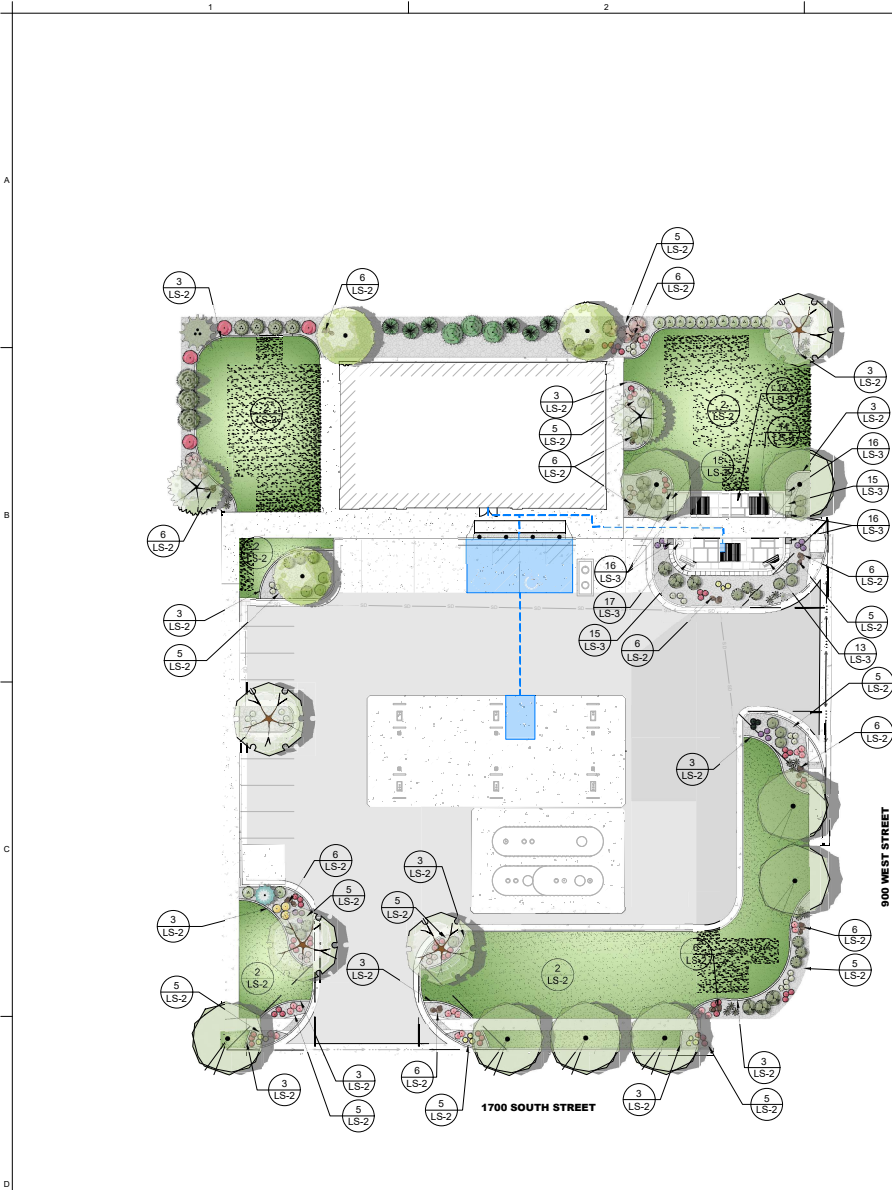
WARNING

0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

7-ELEVEN

PROPOSED SITE EXHIBIT

| DRAWING INFO | |
|----------------------------|----------|
| DATE | 04/21/21 |
| SCALE | 1" = 40' |
| REV # | DATE |
| *SEE 2nd SHEET FOR LISTING | |
| PROJ. NO. UT-1764-1906 | |



| PLANT SCHEDULE | | | | |
|----------------|--------------------------------------------------------------|-----------|-----|---------------------|
| SYMBOL | BOTANICAL / COMMON NAME | CONT. | QTY | REMARKS |
| 10 | CERCIS CANADENSIS EASTERN REDBUD | 2" CAL | 860 | 2 WATER ZONE - T04 |
| 9 | SYNCHIZA ADONIS ESPRESSO | 2" CAL | 860 | 8 WATER ZONE - T02 |
| 10 | AMERILUS SCOTLANDUM SWISSCOT | 6" HT | 860 | 8 WATER ZONE - T01 |
| 9 | KOLLEUTERA PANICULATA JPS-SUNLEAF TM | 8.8.8 | 2 | 4 WATER ZONE - T02 |
| 10 | AMERILUS SCOTLANDUM SWISSCOT | 6" HT | 860 | 8 WATER ZONE - T01 |
| 9 | PICIA ABIES VULPESINA NORWAY SPRUCE | 6" HT | 860 | 6 WATER ZONE - T03 |
| 10 | PICIA ABIES DENATA BLACK HILLS SPRUCE | 6" HT | 860 | 1 WATER ZONE - T03 |
| 9 | PICIA PUNGENS FASTIGIATA FASTIGIATE COLORADO SPRUCE | 6" HT | 860 | 1 WATER ZONE - T03 |
| 10 | PRINUS NIGRA ANELLO SENTINEL | 6" HT | 860 | 3 WATER ZONE - T03 |
| 9 | PRINUS SILVESTRE FASTIGIATA BRECT SCOTCH PINE | 6" HT | 860 | 3 WATER ZONE - T02 |
| 10 | JELOVA BERRIA NAGAWING SARGLEAF JELOVA | 7" CAL | 860 | 3 WATER ZONE - T04 |
| 8 | BERBERIS THUNBERGII 'SLADY TANGLO' SLADY BARBERRY | 2" GAL | 3 | 3 WATER ZONE - S03 |
| 9 | CARYOPHYLLUS CLANDONENSIS DARK KNIGHT DARK KNIGHT BLUEBERRY | 5" GAL | 15 | 15 WATER ZONE - S02 |
| 10 | CORNUS COSSYDORA 'WINECRANT' BLACK SMOKEUSH | 5" GAL | 4 | 4 WATER ZONE - S03 |
| 9 | PEROVSKIA ATRIPLICIFOLIA BLUE SPIRES RUSSIAN SAGE | 1" GAL | 15 | 15 WATER ZONE - P1 |
| 10 | PHYTOCAMPUS ORILLIFOLIA 'DIADEL' DIADEL WINDWAVE | 5" GAL | 3 | 3 WATER ZONE - S04 |
| 9 | PRINUS MUGO 'SLOWWOUND' SLOWWOUND | 5" GAL | 15 | 15 WATER ZONE - S02 |
| 10 | PRINUS X CISTENA PURPLE LEAF SAND CHERRY | 5" GAL | 3 | 3 WATER ZONE - S02 |
| 9 | RHAMNUS FRANGULA FINE LINE FINE LINE BLACKTHORN | 5" GAL | 13 | 13 WATER ZONE - S03 |
| 10 | PRINUS ARDAMICA 'GRD LOW' GRD LOW PRAGMANT BIANC | 5" GAL | 9 | 9 WATER ZONE - QV1 |
| 9 | YUCCA FLAMMULOSA 'GOLDEN SWORD' ADAM'S NEEDLE | 1" GAL | 18 | 18 WATER ZONE - S03 |
| 8 | ELPHORBIA POLYCHROMA BONFIRE MULTICOLOR CUSHION SPURGE | 1" GAL | 21 | 21 WATER ZONE - P1 |
| 9 | SEDUM SPECTABILE 'PURPLE EMPEROR' SHOWY SPOCKTOP | 1" GAL | 3 | 3 WATER ZONE - P1 |
| 10 | SEDUM SPURSUM 'DRAGON'S BLOOD' TWO ROW STONE CRIP | 1" GAL | 53 | 53 WATER ZONE - QV1 |
| 7 | CALAMAGROSTIS X ACUTIFLORA KARL FORSTER FEATHER REED GRASS | 1" GAL | 26 | 26 WATER ZONE - T02 |
| 8 | PANICUM VIRGATUM 'HOT ROD' SWITCH GRASS | 1" GAL | 11 | 11 WATER ZONE - T02 |
| 9 | PERNETIA ALPACOURDES 'HAMELY' HAMELY FOUNTAIN GRASS | 1" GAL | 12 | 12 WATER ZONE - T02 |
| 6 | POLYTAENIOS 'IMPERIAL BLUE' IMPERIAL BLUE KENTUCKY BLUEGRASS | 11.175 SF | | |

| LEGEND | | |
|--------|----------------------------------------------------|----------|
| SYMBOL | DESCRIPTION | QTY |
| ● | 24" ACCENT BOULDER | 24 |
| SYMBOL | DESCRIPTION | QTY |
| ■ | 4" DEPTH OF 24" COBBLE ROCK - OLYMPIUS COBBLE | 5,524 SF |
| ■ | BELEGARD HARDSCAPES CATALINA A LARGE UNIT PATTERNS | 660 SF |

NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR SIZING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
 - 3.1 6" DEPTH IN ALL PLANTER BED AREAS
 - 3.2 4" DEPTH IN ALL TURF SOA AREAS
 - 3.3 4" DEPTH IN ALL SEED BED AREAS
 - 3.4 2" DEPTH IN ALL RESTORATION AREAS THAT WERE PREVIOUSLY VEGETATED.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 4" SLIP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
- ROCK MULCH COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. MULCH MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE FOLLOWING DEPTHS:
 - 5.1 1/2" DIAMETER FRACTURED STONE 4"
 - 5.2 24" DIAMETER FRACTURED STONE 6"
 - 5.3 1/2" COBBLE MULCH 4"
 - 5.4 24" COBBLE MULCH 6"
 - 5.5 PULL MULCH MIN. OF 7' AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 4' AWAY FROM ALL TREES.
- ALL TREES IN TURF GRASS AREAS SHALL HAVE A MIN. 4" DIAMETER RING TO SEPARATE THE ROOT ZONE FROM THE TURF GRASS. EDGING AROUND RING SHALL BE AS SPECIFIED PER THE PLANS. THE RING SHALL BE SHOULDER CUT TO A DEPTH OF 2" BELOW THE TURF SOA ROOT MAT.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT PLAINS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
- BASE PLAN LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.

INFORMATION

TOTAL SITE AREA: 1.10 ACRES / 10,000 SF
PROVIDED LANDSCAPE AREA: 0.40 ACRES / 4,000 SF (35% OF SITE)
TURF GRASS AREA: 0.20 ACRES / 2,000 SF (18% OF LANDSCAPE AREA)
SHRUB BEDS: 0.11 ACRES / 1,100 SF (10% OF LANDSCAPE AREA)

TOTAL TREES PROVIDED: 36 (1 PER 400 SF OF LANDSCAPE AREA)
TOTAL STREET FRONTAGE: 443 LF
TOTAL PARK STRIP: 120 LF (FRESH REQUIRED 1 PER 30 LF)
PARK STRIP TREES PROVIDED: 4 (TOGETHER SPACING USED FOR TO DRIVEWAYS, UTILITIES, AND SIGHT TRIANGLES AN ADDITIONAL 4 TREES WERE PROVIDED ON THE BACK OF SIDEWALK WHERE PARKSTRIP IS NOT PRESENT AND UTILITIES PERMITTED.)

TOTAL SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES PROVIDED: 220 (1 PER 50 SF OF SHRUB BED AREA) ASSUMING AN AVERAGE COVERAGE OF 10 SF PER SHRUB. THIS PROVIDES APPROXIMATELY 50% VEGETATIVE COVERAGE IN ALL SHRUB BEDS.



HORROCKS
ENGINEERS

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www.horrock.com

WARNING

IF THIS DRAWING DOES NOT
MEET THE REQUIREMENTS OF
THE UTAH PROFESSIONAL
ENGINEERING ACT, IT IS NOT
TO BE USED.

DRAWING NO. 1700-SOUTH-STREET-LS-1

DATE: JAN 24, 2021

DESIGNED BY: TMD

CHECKED BY: RED

PROJECT: UT 724-1006

PRELIMINARY

NOT FOR CONSTRUCTION

7-ELEVEN
1800 SOUTH 900 WEST
SALT LAKE CITY, UT

LANDSCAPE PLAN

LS-1

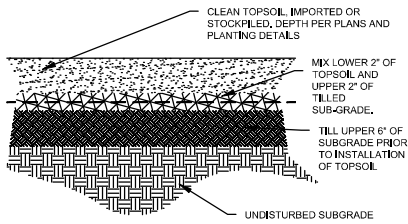
PAGE 21











NOTES:

1. CONFIRM SUBBASE FINISH GRADE WITH CONTRACTOR PRIOR TO INSTALLATION OF TOPSOIL.
2. CONTRACTOR RESPONSIBLE TO LEAVE TOPSOIL FINISH GRADE AT THE CORRECT LEVEL TO ACCOMMODATE TURFGRASS OR MULCH AND STILL BE $\frac{1}{4}$ "-1" BELOW ADJACENT HARDSCAPES.
3. CONTRACTOR RESPONSIBLE TO COMPACT AND ALLOW SETTLING OF TOPSOIL AND SUB-GRADE PRIOR TO PLANTING, SEEDING, OR LAYING OF TURF SOD.

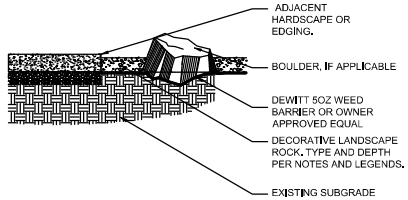
1 TOPSOIL

NOT TO SCALE

P-CO-35

NOTES:

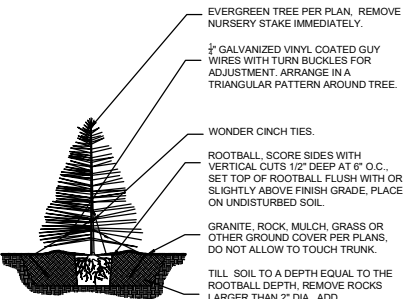
1. KEEP TOP OF DECORATIVE ROCK 1/2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.
3. ROCK/STONE MULCH COLOR AND SIZE PER LEGEND AND SPECIFICATIONS.



5 DECORATIVE LANDSCAPE ROCK

NOT TO SCALE

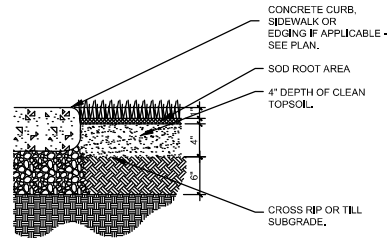
P-CO-22



9 CONIFER TREE

NOT TO SCALE

P-CO-21



NOTES:

1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING.
2. SOD SHALL BE 100% KENTUCKY BLUEGRASS OR BIO GRASS BIO-NATIVE AS SPECIFIED ON PLANS.

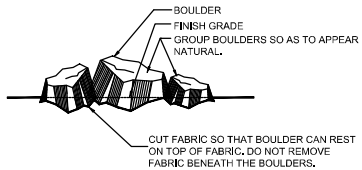
2 TURF SOD

NOT TO SCALE

P-CO-29

NOTES:

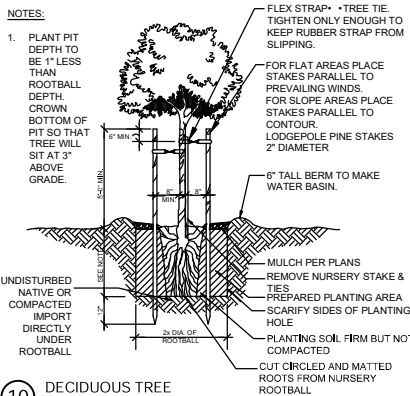
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.



6 ACCENT BOULDERS

NOT TO SCALE

P-CO-24



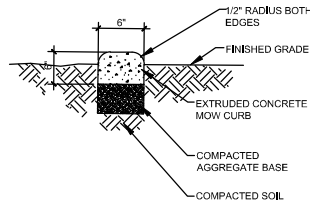
10 DECIDUOUS TREE

NOT TO SCALE

P-CO-27

NOTES:

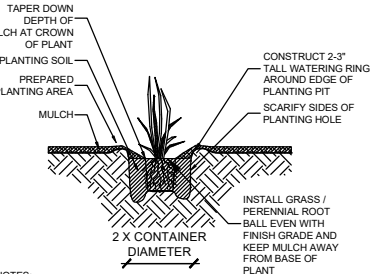
1. WHEN INSTALLING CONCRETE MOWCURB FOR CURVED PLANTER BEDS MAKE SURE THAT CURVES ARE SMOOTH AND EVEN.
2. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO BACKFILL.



3 CONCRETE MOWCURB

NOT TO SCALE

P-CO-31



NOTES:

1. EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.

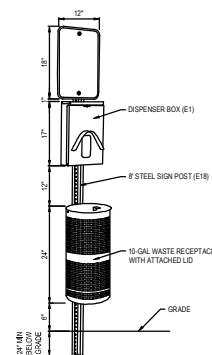
7 ORNAMENTAL GRASS

NOT TO SCALE

P-CO-25

NOTES:

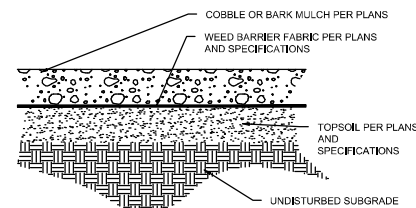
1. USE SUPERIOR PET WASTE ELIMINATOR STATION (ESGRS) OR OWNER APPROVED EQUAL.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. APPLY PAINT/POWDER COAT PER OWNERS INSTRUCTIONS. SUBMIT SAMPLES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
4. SIGNAGE TO BE APPROVED BY OWNER PRIOR TO MANUFACTURING OR INSTALLATION.



11 DOG WASTE DISPOSAL CENTER

NOT TO SCALE

P-CO-60



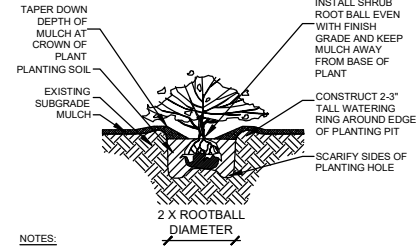
NOTES:

1. OVERLAP ALL WEED BARRIER SEAMS A MINIMUM OF 6".
2. INSTALL LANDSCAPE STAPLES EVERY 36" ON CENTER ALONG SEAMS.
3. CUT FABRIC AROUND ACCENT BOULDERS AS CLOSE TO THE EDGE OF THE BOULDER AS POSSIBLE.
4. CUT FABRIC IN AN "X" TO ALLOW INSTALLATION OF PLANT. FOLD BACK FLAPS UNDERNEATH THE FABRIC AND STAKE INTO PLACE. LEAVE ROOT BALL AREA UNCOVERED FOR AIR CIRCULATION TO ROOT MASS.

4 WEED BARRIER

NOT TO SCALE

P-CO-36



NOTES:

1. EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.
2. LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT MATERIAL HEALTH AND CONDITION PRIOR TO PLANTING.

8 SHRUB AND PERENNIAL

NOT TO SCALE

P-CO-28

WARNING

IF THIS BAR DOES NOT

MEET THE REQUIREMENTS

OF THE DRAWING, IT IS NOT TO SCALE

AND NOT TO BE USED

FOR ANY OTHER PURPOSE

WITHOUT THE WRITTEN

CONSENT OF HORROCKS

ENGINEERS

DATE: 1/24/2021

REVISIONS

REV # 1

DATE: 1/24/2021

DESIGNED: TMD

CHECKED: RED

PROJECT: UT 1744-1006

PRELIMINARY

NOT FOR

CONSTRUCTION

LANDSCAPE DETAILS

7-ELEVEN

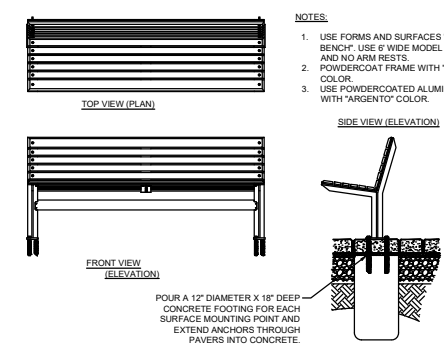
1800 SOUTH 900 WEST

SALT LAKE CITY, UT

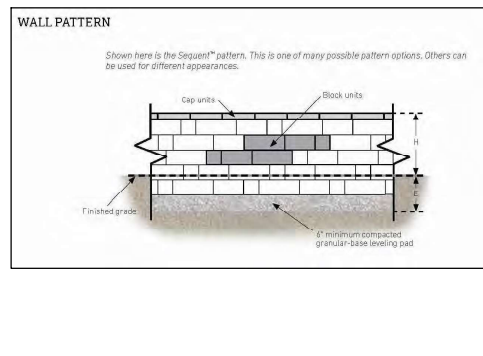
LANDSCAPE DETAILS

LS-2

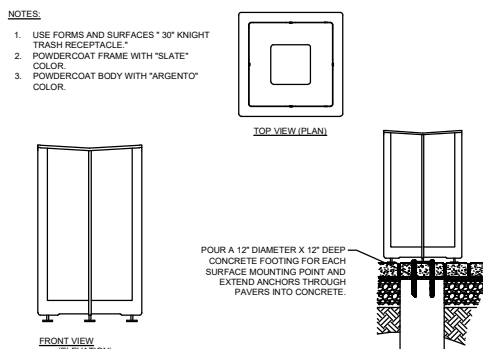
PAGE 22



13 FORMS AND SURFACES KNIGHT BENCH
NOT TO SCALE



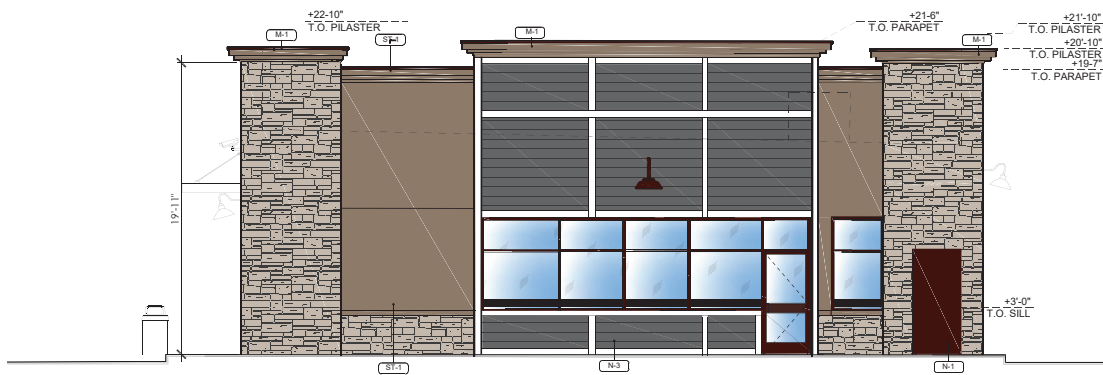
15 BELGARD SHELTON FREESTANDING SEAT WALL



17 FORMS AND SURFACES KNIGHT TRASH RECEPTACLE
NOT TO SCALE

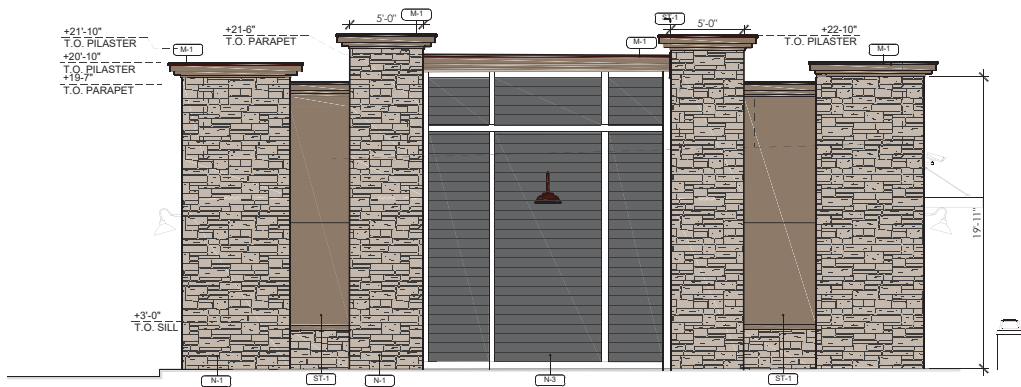
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|--------------------------------------------------------------|--|-----------------------------------------------|--|-------------------------------------------------------------------------------------------|--|------------------------|--|-------------------------------------------------------------------------------------------------|--|
| 7-ELEVEN 1800 SOUTH 900 WEST SALT LAKE CITY, UT | | PRELIMINARY NOT FOR CONSTRUCTION | | DATE: JAN 10, 2021 DRAWING INFO: DESIGNED: TMD CHECKED: RED PROJECT: UT1194-1908 | | REVISIONS REV# DATE | | WARNING 0 1 2 IF THIS DRAWING IS NOT MEASURED WITHIN DRAWING IS NOT TO SCALE | |
| LANDSCAPE DETAILS | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

ATTACHMENT C: Building Elevations



01 SIDE (EAST) ELEVATION
1/4" = 1'-0"

| GLAZING AREA CALCULATION | | |
|--------------------------|--------------------|--------------------------|
| 3' TO 6' HORIZONTAL SF | OVERALL GLAZING SF | TRANSPARENCY CALCULATION |
| 261 SF | 129 SF | 129/261 = 49% |



02 SIDE (WEST) ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER COLORED MATERIAL.

| FINISH | MATERIAL | PATTERN |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| M-1 | 24 GAUGE GALV. SHEET METAL CORING CAP, SLOPE 1/8" PER FOOT. PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 'URBANE BRONZE') - OR SIMILAR. | |
| P-1 | PRE-FINISHED SHEET METAL DOWNPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 'URBANE BRONZE') - OR SIMILAR. | |
| N-1 | NICHHA KURASTONE: "LEDGESTONE BLUFF" - OR SIMILAR. | |
| N-2 | PRE-CAST CONCRETE SILL | |
| ST-1 | DRYVIT (OR EQUAL) - EPS - "SW 7508 TAVERN TAUPE" - OR SIMILAR. | |
| S-1/5-2 | KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE - OR EQUAL - OR SIMILAR. | |
| G-1 | KAWNEER, EXTERIOR FAUX ALUMINUM STOREFRONT SYSTEM TO BE MOUNTED TO PLYWOOD WITH VAPOR BARRIER. | |
| BC-1 | NICHHA VINTAGEBRICK ALEXANDRIA BUFF | |
| N-3 | NICHHA VINTAGEWOOD - "ASH" - OR SIMILAR. | |

Description

Date

Rev. #

Proto 04-30-2018

7-ELEVEN, INC.
3200 HICKORY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1047097
900 W. 8170
SALT LAKE CITY, UT 84116



Job#: C20-209

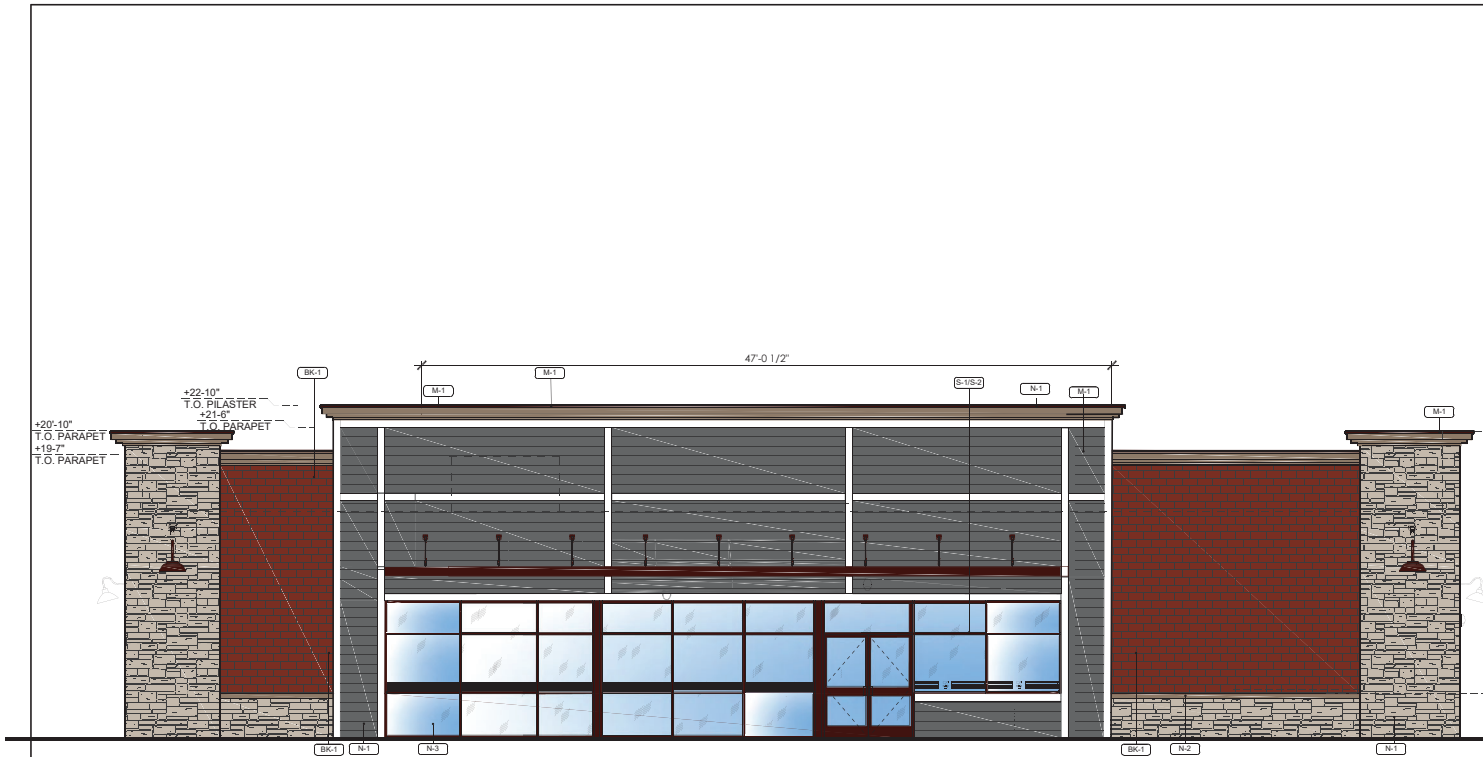
Scale: AS NOTED

Date: 08/11/2020

Drawn By: [Signature]
Checked By: [Signature]

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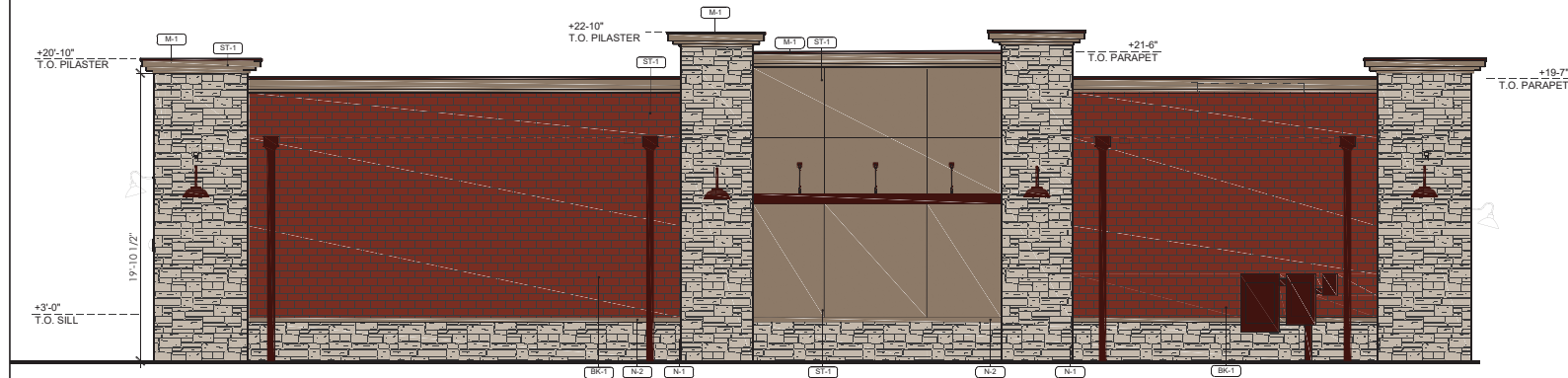
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01 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

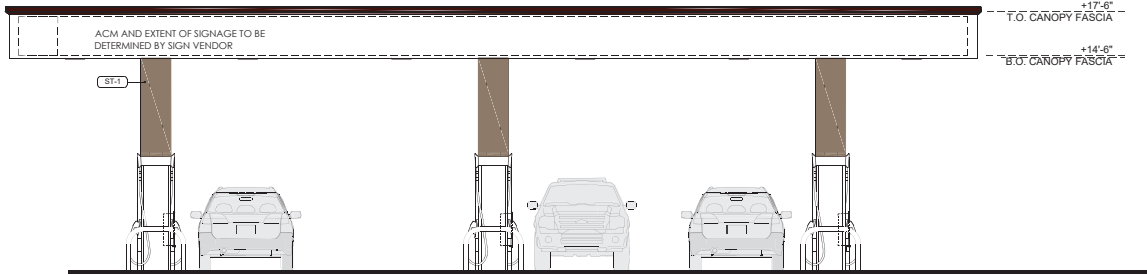
| GLAZING AREA CALCULATION | | |
|--------------------------|--------------------|--------------------------|
| 3' TO 8' HORIZONTAL SF | OVERALL GLAZING SF | TRANSPARENCY CALCULATION |
| 451 SF | 230 SF | 230/451 = 51% |

| EXTERIOR FINISH SCHEDULE | | |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| NOTE: SEALANT COLORS MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER COLORED MATERIAL. | | |
| FINISH | MATERIAL | PATTERN |
| M-1 | 24 GAUGE GALV. SHEET METAL CORING CAP, SLOPE 1/8" PER FOOT, PRE-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 'URBANE BRONZE') - OR SIMILAR. | |
| P-1 | PRE-FINISHED SHEET METAL DOWNSPOUT SYSTEM AND PRE-FABRICATED AWNINGS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 'URBANE BRONZE') - OR SIMILAR. | |
| N-1 | NICHHA KURASTONE: "LEDGESTONE BLUFF" - OR SIMILAR | |
| N-2 | PRE-CAST CONCRETE SILL | |
| ST-1 | DRYVIT (OR EQUAL) - EPS - "SW 7508 TAVERN TAUPE" - OR SIMILAR | |
| S-1/S-2 | KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR | |
| G-1 | KAWNEER, EXTERIOR FAUX ALUMINUM STOREFRONT SYSTEM TO BE MOUNTED TO PLYWOOD WITH VAPOR BARRIER | |
| BK-1 | NICHHA VINTAGEBRICK ALEXANDRIA BUFF | |
| N-3 | NICHHA VINTAGEWOOD - "ASH" - OR SIMILAR | |

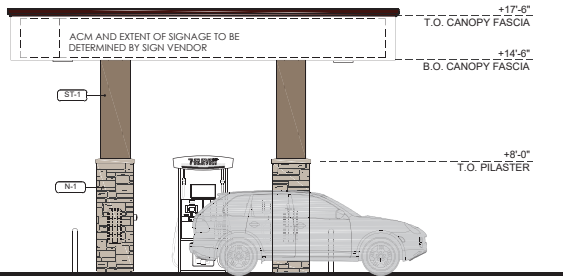


02 REAR (NORTH) ELEVATION
1/4" = 1'-0"

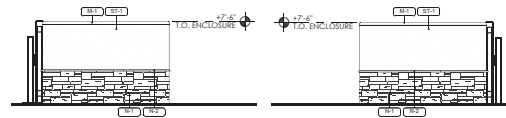
| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|
| <p>7-ELEVEN, INC.</p> <p>3200 HICKORY ROAD, IRVING, TEXAS 75063</p> <p>7-ELEVEN #1047097</p> <p>900 W. 8170</p> <p>SALT LAKE CITY, UT 84116</p> | Rev. # | Date | Description |
| | | | |
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| | Proto 04-30-2018 | | |
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| | | | |
| <p>11" DIMENSION GROUP</p> <p>11" DIMENSION GROUP</p> <p>11" DIMENSION GROUP</p> | | | |
| | | | |
| <p>Job#: C20-209</p> <p>Scale: AS NOTED</p> <p>Date: 08/11/2020</p> <p>Drawn By:</p> <p>Checked By:</p> | <p>Documents prepared by The Dimension Group are to be used for the specific project and location only. They are not to be used for any other project, location, or purpose without the written consent of The Dimension Group. If used in a way other than that intended, the user assumes all liability. The Dimension Group disclaims all liability from all claims and losses.</p> | | |
| <p>PRELIMINARY DRAWINGS</p> <p>DO NOT SCALE</p> <p>FOR CONSTRUCTION</p> | | | |
| SHEET: | | | |



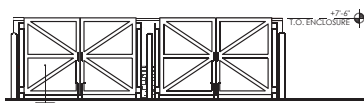
01 SITE-SOUTH MPD CANOPY FRONT/REAR (NORTH/SOUTH) ELEVATION
1/4" = 1'-0"



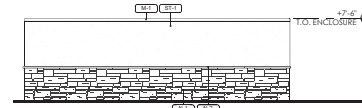
02 SITE-SOUTH MPD CANOPY SIDE (EAST/WEST) ELEVATION
1/4" = 1'-0"



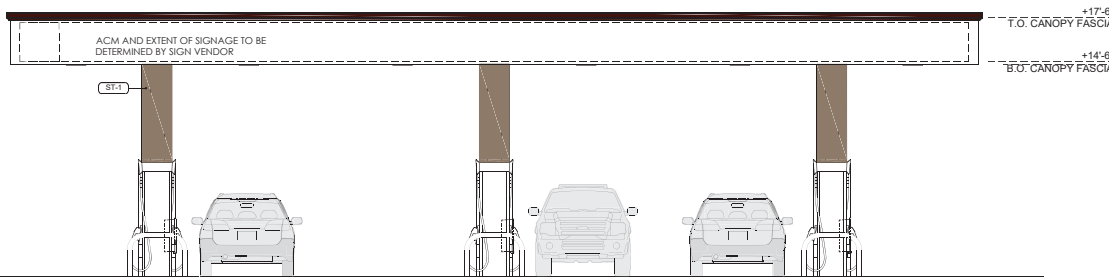
03 TRASH ENCLOSURE SIDE ELEVATIONS
3/16" = 1'-0"



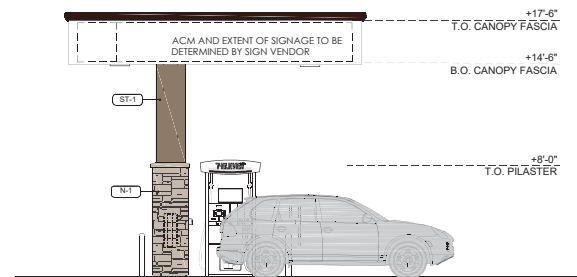
04 TRASH ENCLOSURE FRONT ELEVATION
3/16" = 1'-0"



05 TRASH ENCLOSURE REAR ELEVATION
3/16" = 1'-0"



06 SITE-NORTH MPD CANOPY FRONT/REAR (EAST/WEST) ELEVATION
1/4" = 1'-0"



07 SITE-NORTH ANGLED MPD CANOPY SIDE (NORTH/SOUTH) ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

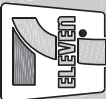
NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER COLORED MATERIAL.

| FINISH | MATERIAL | PATTERN |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
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| N-1 | NICHHA KURASTONE, "LEDGESTONE BLUFF" - OR SIMILAR | |
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| ST-1 | DRYVIT (OR EQUAL) - EPS - "SW 7508 TAVERN TAUPE" - OR SIMILAR | |
| S-1/S-2 | KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OLDCASTLE OR EQUAL - OR SIMILAR | |
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| BC-1 | NICHHA VINTAGEBRICK ALEXANDRIA BUFF | |
| N-3 | NICHHA VINTAGEWOOD - "ASH" - OR SIMILAR | |

Rev. # Date Description

01 04-30-2018

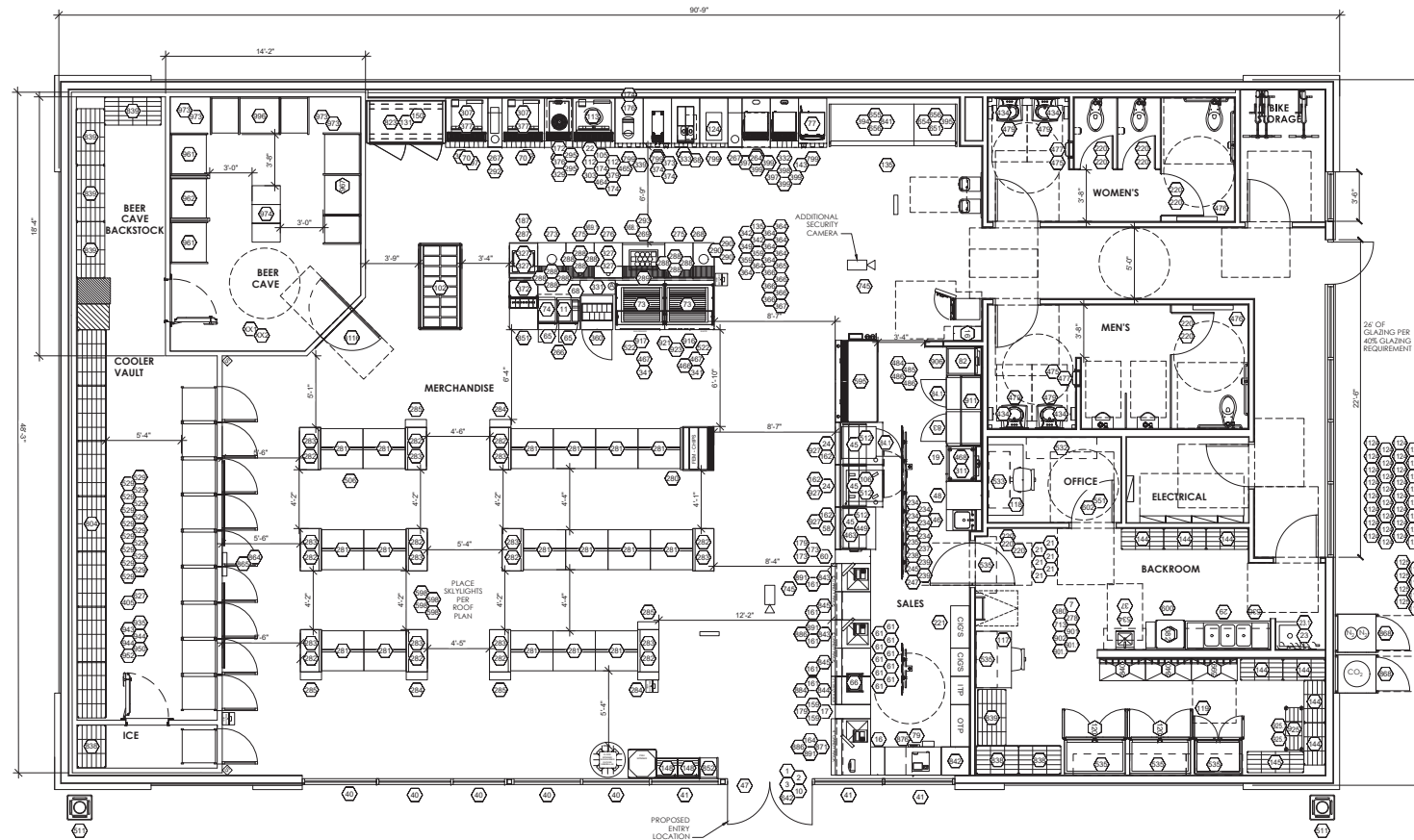
7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN #1047097
900 W. & 1700
SALT LAKE CITY, UT 84116



Job#: C20-209
Scale: AS NOTED
Date: 08/11/2020
Drawn By:
Checked By:



SHEET:



1047965 SALT LAKE CITY, UT - GROUND UP

APPROVED 00.00.2021 NOT APPROVED



LAYOUT INFORMATION

GENERAL

| | |
|-------------------|-----------|
| • ROLLER GRILLS | 02 |
| • SANDWICH CASE | 9' OAC |
| • VAULT DOORS | 13 |
| • LOW TEMP DOORS | 02 |
| • ICE MERCH DOORS | 01 |
| • NOVELTY CASE | 01 |
| • BAKERY CASE | 01 |
| • SLURPEE BARRELS | 08 |
| • FUELING | Y |
| • BEER | Y |
| • WINE | Y |
| • LIQUOR | Y |
| • COUNTY | SALT LAKE |

MERCHANDISE

| | |
|-----------------|----|
| • GONDOLA UNITS | 34 |
| • END CAPS | 12 |
| • LOW WALLS | 00 |
| • HIGH WALLS | 00 |
| • TOTAL | 46 |
| • POWER WINGS | 07 |

BACKROOM

| | |
|---------------------|-----|
| • OVERHEAD SHELVING | 34' |
| • FLOOR SHELVING | 20' |

BUILDING

| | |
|---------------------------|-------------------------|
| • TOTAL AREA | 4,088 SQFT |
| • SALES FLOOR | 308 SQFT = 06 PERSONS |
| • MERCHANDISE | 2,295 SQFT = 39 PERSONS |
| • BACKROOM | 420 SQFT = 02 PERSONS |
| • OFFICE | 57 SQFT = 01 PERSONS |
| • RESTROOM | 313 SQFT = 00 PERSONS |
| • STORAGE | 56 SQFT = 01 PERSONS |
| • OCCUPANCY LOAD | 49 PERSONS |
| • TRAVEL DISTANCE (<200') | 85 |
| • COMMON PATH (<75') | 65 |
| • RESTROOMS REQ'D | 01 |
| • EXITS REQ'D | 02 |
| • DRINKING FOUNTAINS | Y |
| • REFRIGERATION | REMOTE |

DEVIATIONS

- BEER CAVE
- ROOF ACCESS
- STAND ALONE LOW TEMP

WALL TYPES

| |
|--------------------------------|
| NEW INTERIOR WALL CONSTRUCTION |
| COOLER VAULT WALL |
| NEW EXTERIOR WALL |

DISCLAIMER
THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 7-ELEVEN PROTO. THE AOR "ARCHITECT OF RECORD" / "ENGINEER OF RECORD" IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-PROTOTYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.

| Rev. # | Date | Description |
|--------|------|-------------|
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| | | |
| | | |
| | | |

PROTO 2020 1207

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-11 #1047965
NMC 900 W & 1700
SALT LAKE CITY, UT 84104
FLOOR PLAN LAYOUT



| | |
|-------------|--------------|
| Job#: | SEI 30345 |
| Scale: | 1/4" = 1'-0" |
| Date: | 01/28/2021 |
| Down By: | M. ARROYO |
| Checked By: | K. YERRY |

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LAYOUT #
6

ATTACHMENT D: Applicant's Project Description

November 23, 2020

Salt Lake City Planning & Zoning Department
451 South State Street, Room 406
Salt Lake City, UT 84114-5480
O: 801-535-7700

**RE: 7-Eleven "Scrape and Rebuild" Design Review Narrative
1690 S 900 W
SALT LAKE CITY, UT**

Salt Lake City Corp. Staff,

This correspondence is to highlight and outline the conditions for a Design Review application for an existing 7-Eleven business located at 1690 South 900 West. The application is to request a consideration for "scrape and rebuild" to the existing site, currently used as a convenience store and fuel service, as stipulated in Section 21A.59.030B, CB Community Business District, in the Salt Lake City code.

The property is located on the northwest corner of 1700 South Street and 900 West Street with a Salt Lake County APN number of 15142530510000. The applicant intends to consolidate a second parcel, immediately to the north, containing 0.27 acres with APN number 15142530410000, for a proposed scrape and rebuild of an existing gas station business.

The applicant intends to run a Condition Use Application concurrently with the Design Review to allow for three specific issues raised during the 7/13/2020 DRT meeting with staff:

1. 24-hour business
2. Gas Sales
3. Setback Modification

The justifications for these issues will be made in the Conditional Use Application, however, a reiteration of the setback modification should be made as part of the design review to provide explanation for the request.

The applicant intends to improve the existing business by increasing the store footprint from 2,500 s.f. to 4,100 s.f. and from an east-facing store orientation to a south-facing store orientation. As a fuel service facility, the nature of the business prohibits store fronts being within 15 feet from the right-of-way. The new site plan configuration proposes store

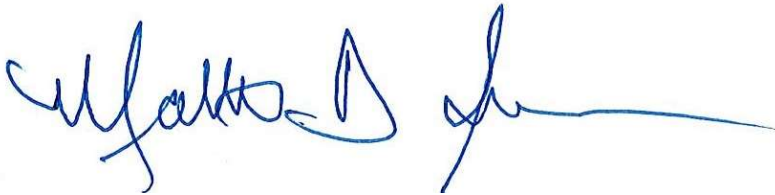
front distance to the 900 West Street right-of-way is minimized to the best available layout within the tenant's program.

As the existing business was non-conforming within the CB zone, the applicant requests consideration for the setback modification based on the stipulation outlined in 21A.26.030 of the city ordinance. The architecture is compatible with the existing/original structure, as well as the expansion is NOT part of an incremental addition to subvert the intent of the ordinance, the applicant requests the conditional use and design review forward a positive recommendation to the Planning Commission and be permitted.

Thank you for the consideration.

Sincerely,

Matthew D. Idema, P.E.

A handwritten signature in blue ink, appearing to read 'Matthew D. Idema', followed by a long horizontal flourish.

Horrocks Engineers, Inc.



10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

January 20, 2021

Re: 7-Eleven #1047965
NWC 900 W & 1700 S.
Salt Lake City, UT

Conforming to Major and Minor Transportation Demand Management Strategies per 21A.44.050

The floorplan and elevations for the proposed 7 Eleven located at the Northwest Corner of 900W & 1700S in Salt Lake City have been updated to comply with code 21A.44.050.4 – Eligible Transportation Demand Management Strategies.

The floorplan was modified to include an interior bicycle parking room, which will be secured through the use of a bike locking system against the wall along with the store's security camera system. This strategy complies with the major transportation demand strategy 21A.44.050.4.A.1: At least 50% of the required bicycle parking provided in the form of secured long term bicycle parking located in the interior of a building and made available to residents, employees, or patrons of the development. This room will benefit the patrons and employees of the development and is a secure room that will allow long term bicycle parking for its users. We believe this strategy also addresses a minor transportation demand management strategy, 21A.44.050.4.B.1: Permanently sheltered, covered, or secure facilities for the required bicycle parking. The bicycle parking shown in our plan is to be located inside the store in a sheltered, covered, and secured location.

720.536.3180
www.dimensiongrp.com

5600 South Quebec Street, Suite 310B, Greenwood Village, CO, 80111

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DESIGN MAXIMIZES THE NUMBER OF BIKES PER SQ FT WITHOUT COMPROMISING SECURITY OR USABILITY

OFFSET

2 Bikes



OFFSET XL

1 Oversized Bike



SIDE STAGE™

Optimizes space for 4, 6, 8, or 10-bikes



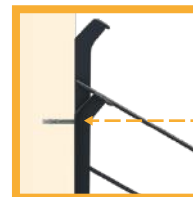
CENTER STAGE™

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High-security metal loop simplifies locking of frame and wheel to rack



WALL MOUNTING

Mounts to concrete and masonry walls, with options available for wood studded walls



DURABLE FINISH

DuraPlas® Thermoplastic coating for bike protection and long-term durability



VERTICAL RAMP

Built-in ramp helps guide bike placement and footprint



INTELLIGENT MULTI BIKE DESIGN

Offset wheel hooks park multiple bikes within 6"-8" while eliminating handlebar conflict



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GROUND CONTROL
SYSTEMS®
Innovative Bike & Board Parking

ATTACHMENT E: Existing Conditions & Photographs

The project site consists of a generally level corner property with an existing gas station and related convenience store. The site is bounded by two public streets on the east and south, 900 West and 1700 South; by a fast-food restaurant to the west; and by vacant land to the north.

Uses adjacent to the Property

North: Vacant land

South: 1700 South and car sales and repair

East: 900 West and Utah State Gov't storage building

West: Fast-food restaurant

CB (Community Business)

The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

Project Details (CB zoning district standards)

| Item | Zone Regulation | Proposal |
|---------------------------------|-------------------------------------------------|----------------------------------------|
| Building size | More than 7,500 sq ft requires Design Review | 4,500 sq ft (complies) |
| Roofline | Similar to roof shapes on block face | Flat roof (complies) |
| Step back (2 stories or more) | Step back 2 nd story | Building is one story (complies) |
| Height | 30 feet maximum | 20 feet (complies) |
| Front Setback | None required | 26 feet (complies) |
| Side Setback | None required | 11 feet (complies) |
| Rear Yard Setback | 25 feet minimum | 53 feet (complies) |
| Max Setback | 15 feet | 70 feet (does not comply) |
| Glass content (transparent) | 40% on ground floor (street facing) | 51% (south); 49% (east) (complies) |
| Building entrances | One per street facade | One per street façade (complies) |
| Max length of blank wall | Not more than 15 feet | Less than 15 feet (complies) |
| Parking lot lighting | If next to residential zone or use: 16 ft poles | N/A (complies) |
| Screening: mechanical equipment | Screened from public view | Roof-top equipment screened (complies) |
| Screening: service areas | Screened from public view | Trash area fully screened (complies) |

Site and surrounding zoning



Below: view of the subject property looking west.



Right: view of the subject property looking north.



ATTACHMENT F: Analysis of Standards –Conditional Use

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: The subject site is located in the CB zoning district which allows gas stations to be approved through the conditional use process. No special standards are identified for gas stations beyond the zoning standards of the CB zoning district.

Finding: The proposed gas station use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance. See [Attachment F](#) on previous page for analysis.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: The proposed gas station would replace an existing gas station and is surrounded by other similar uses including automotive towing and repair, a gas station, and a UT state government facility. This same gas station has existed on this site for at least the last 20 years, achieving and demonstrating compatibility throughout that time.

Finding: The proposed development and use is generally compatible with the surrounding uses.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and,

Analysis: The proposal is located within Westside Master Plan area. The location is largely comprised of one and two story commercial and light industrial buildings. The master plan designates a continuation of similar regional commercial retail businesses and offices into the future as a transition “node” between residential neighborhoods to the north and industrial uses to the south (*pg. 44, Westside Master Plan*).

As stated in the adopted zoning ordinance, the purpose of the CB zoning district is...

The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

The proposed gas station is consistent with this purpose.

Finding: The uses are consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

| Criteria | Finding | Rationale |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. This title specifically authorizes the use where it is located | Complies | The proposed use is a gas station and is allowed as a conditional use within the CB zoning district. |
| 2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps | Complies | The property is designated by the Westside Master Plan as a small regional node of commercial and office uses. The proposed gas station use is consistent with that vision. |
| 3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of | Complies | The proposed use would replace an existing gas station that has existed on the site for 20+ years. The site is surrounded by other commercial uses |

21A.54.080 Standards for Conditional Use (cont.)

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| the use compared to existing uses in the surrounding area | | including another gas station, car sales and service, and a state government facility. All are similar in size, scale and intensity. |
| 4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered | Complies | The proposal is to rebuild the current gas station building in a different location and orientation on the site. The building design, scale and detailing have been considered in relation to surrounding similar commercial uses and the existing building on the site. |
| 5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows | Complies | The existing driveways, four of them, will be reduced down to only two, one from each street (1700 South and 900 West). The two new driveways will be located further from the intersection to reduce traffic conflicts in this area of the intersection. These revisions will improve traffic flows at the intersection and reduce the potential for pedestrian conflicts also. |
| 6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic | Complies | The internal circulation plan is designed to allow parking and maneuvering of customer vehicles, delivery vehicles, and pedestrians adequately and without impact to adjacent properties. |
| 7. The site is designed to enable access and circulation for pedestrian and bicycles | Complies | The site allows for the safe access and circulation by both bicycles and pedestrians. A public sidewalk borders the project on both street fronts. A portion of the existing sidewalk will be reconstructed, but the remainder is in good condition and will be retained. Sidewalk access for pedestrians is available from the public sidewalk to the store entrance from both streets. Bicycle access is from both adjacent streets into the parking lot area. Bike storage available inside building via secured racks. |
| 8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street | Complies | Vehicle access will be provided at two driveway points, one from each abutting street (1700 S and 900 W). The current site has 2 points of access from each street. The reduction in access points will improve the level of service and reduce pedestrian/vehicle conflicts. |
| 9. The location and design of off-street parking complies with applicable standards of this code | Complies | The proposed parking location and design complies with requirements of the code, including number of stalls achieved using TDM strategies related to bicycle parking; and parking lot setbacks and landscaping. |
| 10. Utility capacity is sufficient to support the use at normal service levels | Complies | The existing utilities services are adequate to support the current and proposed use at normal service levels. |
| 11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts | Complies | The property is bordered by a commercial use on the west and vacant land on the north, the only abutting uses. The abutting uses are similar or otherwise don't necessitate screening or buffering. The proposed landscaping along the abutting uses is appropriate mitigation. |
| 12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke | Complies | The use does not significantly impact sustainability plans. The proposed use merely re-constructs a larger and modernized gas station has existed on site for 20+ years. The proposal supports sustainability objectives by re-developing in a developed area with existing infrastructure, thereby reducing sprawl. |
| 13. The hours of operation and delivery of the use are compatible with surrounding uses | Complies | Business hours are 24 hours, typical for the 7-Eleven brand of gas stations. This same business has existed on this site for 20+ years and demonstrated compatibility with surrounding uses. The redevelopment will not create a nuisance for neighboring properties. |
| 14. Signs and lighting are compatible with, and do not negatively impact surrounding uses | Complies | Proposed lighting will be shielded in compliance with city ordinance to mitigate glare onto abutting properties. Sign details have not been provided at this stage but applicant has indicated signs will comply with city ordinance. No variances are sought or granted for signs. |
| 15. The proposed use does not undermine preservation of historic resources and structures | Complies | The property is not located within a Local or National Historic District and the proposal does not involve any historic resources or structures. |

Finding: In analyzing the potential detrimental effects of the proposed use, Staff finds that the request complies with the criteria listed above in that there are no detrimental impacts anticipated with this proposed rebuilding of the gas station use at the existing site.

ATTACHMENT G: Analysis of Standards – Design Review

21a.59.060: Standards for Design Review (cont.)

21a.59.060: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Design Review Standards

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

COMPLIES

The subject site is located in the CB zoning district and complies with the design regulations of that zone, other than the maximum setback, which is the sole reason for this design review application. No special standards are identified for gas stations beyond the zoning standards of the CB zoning district. This same gas station has existed on this site since prior to 1999, achieving and demonstrating design compatibility throughout that time.

The purpose of the CB zoning district is “... to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.”

The proposed gas station and design/layout is consistent with this purpose but the site is influenced more by surrounding commercial and industrial uses rather than residential uses, which are farther away. The site layout includes key pedestrian connections to the public sidewalks along both streets, as well as bicycle storage facilities for general use and landscaped sitting/gathering areas near the public sidewalks.

The city's “Urban Design Element” recommends that gas “stations (including pump island and roof overhangs) should be required to setback at least 20 feet from the street” (pg. 33 Urban Design Element). The proposed gas pump and canopy location comply with this design element. The bulk of the Urban Design Element manual is written for the downtown and fringe areas, which are not applicable to this site. Other elements from that document that could be related to this proposal (pg. 49 Urban Design Element):

- ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.
- maintain a pedestrian-oriented environment at the ground floor of all buildings.

The proposed building details and pedestrian environment are adequately addressed by the application as discussed in both the conditional use and design review standards.

As discussed previously in the “Key Considerations” on page 2 of this report, the proposal is located within Westside Master Plan area. The location is largely comprised of one and two story commercial and light industrial buildings. The master plan designates a continuation of regional commercial retail businesses and offices into the future as a transition “node” between residential neighborhoods to the north and industrial uses to the south (pg. 44, Westside Master Plan). The master plan policies support the proposed gas station use.

B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.
3. Parking shall be located within, behind, or to the side of buildings.

DOES NOT COMPLY

The proposed building is oriented toward the centrally located parking area and gas pumps for the ease of their primary customers, which predominantly arrive in vehicles. This orientation works well for the nature of the business and is typical of suburban gas stations. However, the orientation does not satisfy this design standard because it is not primarily oriented to the

21a.59.060: Standards for Design Review (cont.)

public sidewalk. The building's main entrance fronts the parking area and gas pumps, with the public sidewalk beyond that along 1700 South, but is located at such a distance into the property that it does not directly meet this design standard. The building's secondary entrance also faces the public sidewalk along 900 West, but again is far enough away from the sidewalk that it too does not meet this standard.

Refer to the "Key Considerations" section on page 2 of this report for further discussion about this review standard.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

COMPLIES

The proposed building design complies with the CB zone-required 40% transparent glass content on both street-facing facades.

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.

NOT APPLICABLE, no large building masses are proposed.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. Changes in vertical plane (breaks in facade);
2. Material changes; and
3. Massing changes.

NOT APPLICABLE, no buildings exceed 200 feet in length.

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

COMPLIES, public space provided for outdoor seating, pet area, eating, and gathering.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

21a.59.060: Standards for Design Review (cont.)

- a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.*
- b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.*

2. Negative impacts:

- a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.*
- b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.*
- c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.*

3. Cornices and rooflines:

- a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.*
- b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.*
- c. Green Roof and Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.*

NOT APPLICABLE, proposed building is one story and already designed at human scale.

H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

COMPLIES

The parking areas and traffic circulation are interior to the site, while the pedestrian access is via multiple private sidewalks from the building entrance to both public sidewalks along both adjacent streets. This sidewalk system avoids the vehicle areas, reducing conflict between pedestrian and vehicle.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

PARTIALLY COMPLIES

The waste dumpster will be screened by an enclosure but is located forward of the building near 1700 South within the buildable area, not behind or within the building as stated by this design standard. Mechanical equipment for the building will be located on the roof or on the ground adjacent to the building at the side or rear. Loading of retail merchandise will occur through the main entrance.

J. Signage shall emphasize the pedestrian/mass transit orientation.

- 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.*
- 2. Coordinate signage locations with appropriate lighting, awnings, and other projections.*
As described above, signage is proposed for retail entrances mainly and will often include lighting and canopies at the same locations.
- 3. Coordinate sign location with landscaping to avoid conflicts.*

COMPLIES

Signage has not specifically been provided at this stage but is subject to compliance with city ordinance. The building façade areas available for signage are directly above or next to the building entrances near ground level, focusing on the pedestrian orientation. Signage for the gas pumps canopy will be located on the canopy band, while gas prices will be advertised on a monument or pole sign as permitted in the CB zoning district.

21a.59.060: Standards for Design Review (cont.)

K. *Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.*

- 1. Provide streetlights as indicated in the Salt Lake City Lighting Master Plan.*
- 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.*
- 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.*

COMPLIES

No street lighting currently exists adjacent to this property and none is required. For on-site, proposed lighting will be shielded in compliance with city ordinance to mitigate glare and light trespass onto abutting properties.

L. *Streetscape improvements shall be provided as follows:*

- 1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.*
- 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:*
 - a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.*
 - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.*
 - c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).*
 - d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.*
 - e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.*
 - f. Asphalt shall be limited to vehicle drive aisles.*

COMPLIES

Street trees for the development will be provided as required. Trees to be used on the site has are consistent with Urban Forestry standards, including appropriate species for the location and site. Concrete durable pavers will be used to differentiate the public gathering space located east of the main building.

Sidewalks on the site will be constructed of concrete and match the public sidewalks. Asphalt will be limited to parking stalls and drive aisles.

ATTACHMENT H: Department Comments

Engineering (Scott Weiler):

Engineering has no objections to this but wishes to point out that if new drive approaches are constructed on 900 West and/or 1700 South, they must be constructed in compliance with APWA Std. Plan 215 and 225.

Transportation (Mike Barry): Parking requirements are met, no other comments.

Public Utilities (Ali Farshid): From DRT comments DRT2020-00188.

- The existing water mains is a 12" PVC in 900 W and is a 12" asbestos cement in 1700 S. Contractor is responsible to follow all guidelines consistent with the Utah Department of Environmental Quality, the United States Environmental Protection Agency, and the Occupational Safety and Health Administration when working with this pipe. A copy of all paperwork associated with removal and disposal of said pipe is required to be turned in to the public utilities inspector."
- The existing 1" water service lateral is in 1700 S.
- The existing sewer main in 900 W is 15" RCP and in 1700 S is 21" RCP.
- The existing sewer lateral is in 1700 S.
- The storm drains are available in both 900 W and 1700 S. There is a curb inlet on the southeast of the parcel. Storm water treatment is required prior to discharge to the public storm drain. Utilize storm water Best Management Practices (BMPs) to remove solids and oils. Green infrastructure should be used whenever possible. Sand/oil separators are commonly used to treat storm water runoff from uncovered parking areas. The downspouts cannot drain across the public sidewalk. There is no storm drain in 200 West.
- If the construction area is over one acre, stormwater detention is required. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary and discussion. Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study need to be submitted for review.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices. The streetlights shall remain operational throughout the construction of this project. If relocation is needed, a confirmation from the SLCDPU must be obtained. Installation of new streetlights might be needed, and it will be confirmed during the review process.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 feet minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 feet minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 feet minimum horizontal separation and 12" vertical separation from any non-sewer utilities.

Zoning: (Alan Michelsen):

- A demolition permit will be required to remove the existing structures.
- The address will need to be recertified prior to applying for a building permit. The plans and submittal documents shall correctly indicate the certified address when submitting for the building permit. For information obtaining a new Certificate of Address please contact SLC Engineering (801-535-7248).
- The property lines shall be dimensioned and match the legal description.
- Provide Parking calculations (minimum, maximum and provided):
 - Document minimum parking calculations. See Zoning Ordinance Table 21A.44.030.G.
 - Document maximum parking provided, not to exceed 125% of the minimum required parking as per 21A.44.030.H.2
 - Document required and provided number of accessible parking stalls as per 21A.44.020.D.
 - Document required and provided number of bicycles stalls as per 21A.44.050.B.3.
- Show the location of bicycle racks as per 21A.44.050.B.4. Provide a rack detail that meets the bicycle rack design standards as per 21A.44.050.B.5.
- Front/corner-side yard, parking strip and parking lot landscaping shall be provided as per Chapter 21a.48.
- Show the location of a recycling collection station as per 21A.36.250.

Fire (Ted Itchon):

Fire hydrant shall be within 400 feet of all exterior walls of the first floor. The emergency disconnect switch for exterior fuel dispensers shall be provided with ready access and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with ready access and be installed at an approved location. Such devices shall be distinctly labeled as: EMERGENCY FUEL SHUTOFF. Signs shall be provided in approved locations.

Dispensing devices, except those installed on top of a protected above-ground tank that qualifies as vehicle-impact resistant, shall be protected against physical damage by mounting on a concrete island 6 inches (152 mm) or more in height, or shall be protected in accordance with Section 312. Dispensing devices shall be installed and securely fastened to their mounting surface in accordance with the dispenser manufacturer's instructions. Dispensing devices installed indoors shall be located in an approved position where they cannot be struck by an out-of-control vehicle descending a ramp or other slope.

Building Division (Christopher Todd): No Building Code issues.

Police (Lamar Ewell):

Police Departments recommendation is to use CPTED principles in the design of the exterior.

Sustainability:

No comments.

ATTACHMENT I: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

February 8, 2021: Notice of application and request for comments sent to the Glendale Community Council and other recognized organizations per city ordinance. The applicant presented the project at the community councils meeting on March 17, 2021 and there was no discussion or comments.

Notice of the Planning Commission public hearing for the proposal include:

- Notices mailed on April 16, 2021
- Property posted on April 19, 2021
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites April 16, 2021

COMMENTS

No comments were received from the Glendale Community Council. One public comment, via email, was received from the public before this report was published. The comments are attached on the following page and oppose the requested building setback.

Stewart, Casey

From: Jordan Kohl [REDACTED]
Sent: Friday, April 16, 2021 12:01 PM
To: Stewart, Casey
Subject: Re: (EXTERNAL) 7-Eleven Conditional Use Permit

Thanks for your response! And sorry if my email came off as weird/out of place; I didn't realize you are a planner yourself, nor that council members aren't involved. I'm pretty new to this stuff, as you can see.

Please do share my concerns with the commission members, thank you.

On Fri, Apr 16, 2021 at 11:51 AM Stewart, Casey <Casey.Stewart@slcgov.com> wrote:

Jordan,

I received your email. To clarify, this project is not reviewed by the city council, thus Councilman Johnston will not be involved in the decision. The decision will be made by the city planning commission members. I'll assume you want me to inform the planning commission members of your comments, and I will give them a copy before the meeting to review.

Thank you,

CASEY STEWART

Senior Planner

Planning Division

CELL 385-226-8959

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WWW.SLC.GOV/planning

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division.

Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Jordan Kohl <[REDACTED]>
Sent: Friday, April 16, 2021 11:49 AM
To: Stewart, Casey <Casey.Stewart@slcgov.com>
Subject: (EXTERNAL) 7-Eleven Conditional Use Permit

Hi Casey,

I'm writing to ask you to advise Councilman Johnston to not approve the conditional use permit for 7-Eleven at 1690 S 900 W, to be considered at the April 28th council meeting. This is in relation to case number PLNPCM2020-00862 & PLNPCM2020-00956.

The rebuild project wants to use a setback of 70 feet instead of the 15-foot setback in the code. I do not believe that these are not the kind of exceptions we should be allowing. Large setbacks encourage drivers on the street to go faster, regardless of posted speed limits, making our places less friendly to pedestrians. I can understand why the developers of this project aren't concerned about that, since we're talking about a gas station, but the people in the community benefit from places being more walkable, not less.

Thanks so much for your consideration,

Jordan Kohl