



**Planning Commission  
Staff Report  
Project Plan Approval  
Administrative Hearing Date:  
January 7, 2015**

**ITEM 2** Todd Myers, agent for Maverik Incorporated, requests Project Plan approval to re-build a new Maverik store and gas canopies to replace the older existing Maverik site, comprising 0.65 acres; located at 325 South State Street, Provo, UT, in the CG (General Commercial) Zone. ***Maesar Neighborhood*** 14-0021PPA; **Continued from the December 17, 2014 meeting.**

**Applicant:** Maverik Inc. – Todd Myers

**Staff Coordinator:** Sean Allen

**Property Owner:** Maverik Inc  
**Parcel ID#:** 22:030:0076  
**Current Zone:** CG (General Commercial)  
**Acreage:** 0.65  
**Number of Properties:** 1  
**Total Building Square Feet:** 4,250

**Council Action Required:** No

**Alternative Actions:**  
**2. Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is February 4, 2015, 5:00 p.m.*

**3. Deny** the requested Project Plan. *This action is not consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Current Legal Use:**  
Commercial Retail/Gas station

**Relevant History:**  

- Owned and operated as a Maverik site since 1987.

**Neighborhood Issues:**  
None reported.

**Summary of Key Issues:**  

- Maverik wants to reconstruct the entire site to match their new branding and improve the overall function of the site.
- Rebuild proposal complies with all currently zoning and development standars.

**Staff Recommendation:**  
**1. Approve** the requested Project Plan, **with conditions.** *Staff has provided recommended conditions of approval in the event that the Planning Commission approves the PPA;*

**Motion:**  

- Move to approve the proposed project plan to rebuild a new convenience store and gas canopies to replace the current older structures, as presented by staff.

**OVERVIEW:**

Maverik Incorporated has been remodeling or rebuilding their sites to coincide with the new branding and design, and make improvements where needed. They have proposed to replace the old with the new at this South State Street location, and have worked with City staff to reach an agreement on the appropriate improvements.

**FINDINGS OF FACT:**

1. The subject property is currently within the CG (General Commercial) Zone;
2. The subject property is currently being used as a Maverik gas station and convenience store site;
3. The proposed reconstruction of the Maverik site complies with all current zoning laws.

**STAFF ANALYSIS:**

As stated above, the new project plan complies with the requirements of the current CG Zone. The applicant is also complying with all other development requirements or is in the process of satisfying them all. City staff is currently in the process of granting final approval on the project plan, and have just begun reviewing the subdivision plat proposal, that staff is requiring, as a result of the review of the project plan. The following is a summary breakdown of the site remodel:

- New building square footage = 4,250 / Old = 2,283
- 300 South dedication to Provo City = 1,885
- Store and Canopy Height = 19 feet
- Required parking = 15 / Provided = 18 stalls

There will also be improvements along the State Street corridor, with the new sidewalk and park-strip design, and will include a redesign to the drive entry. The site will also provide an additional seven (7) parking stalls, and will have additional landscaping, and screening in the form of a decorative masonry wall, to be installed on the east property line. The south masonry wall shall remain.

**CONCLUSIONS:**

City staff is satisfied with recommending an approval of the project plan, having complied with all current zoning regulations, and with the conditions listed below.

**STAFF RECOMMENDATION:**

Staff recommends that the Hearing Officer **APPROVE** for the proposed project plan, to replace the current Maverik fill-up station and convenience store, with new updated structures, and all other said improvements, with the following conditions included:

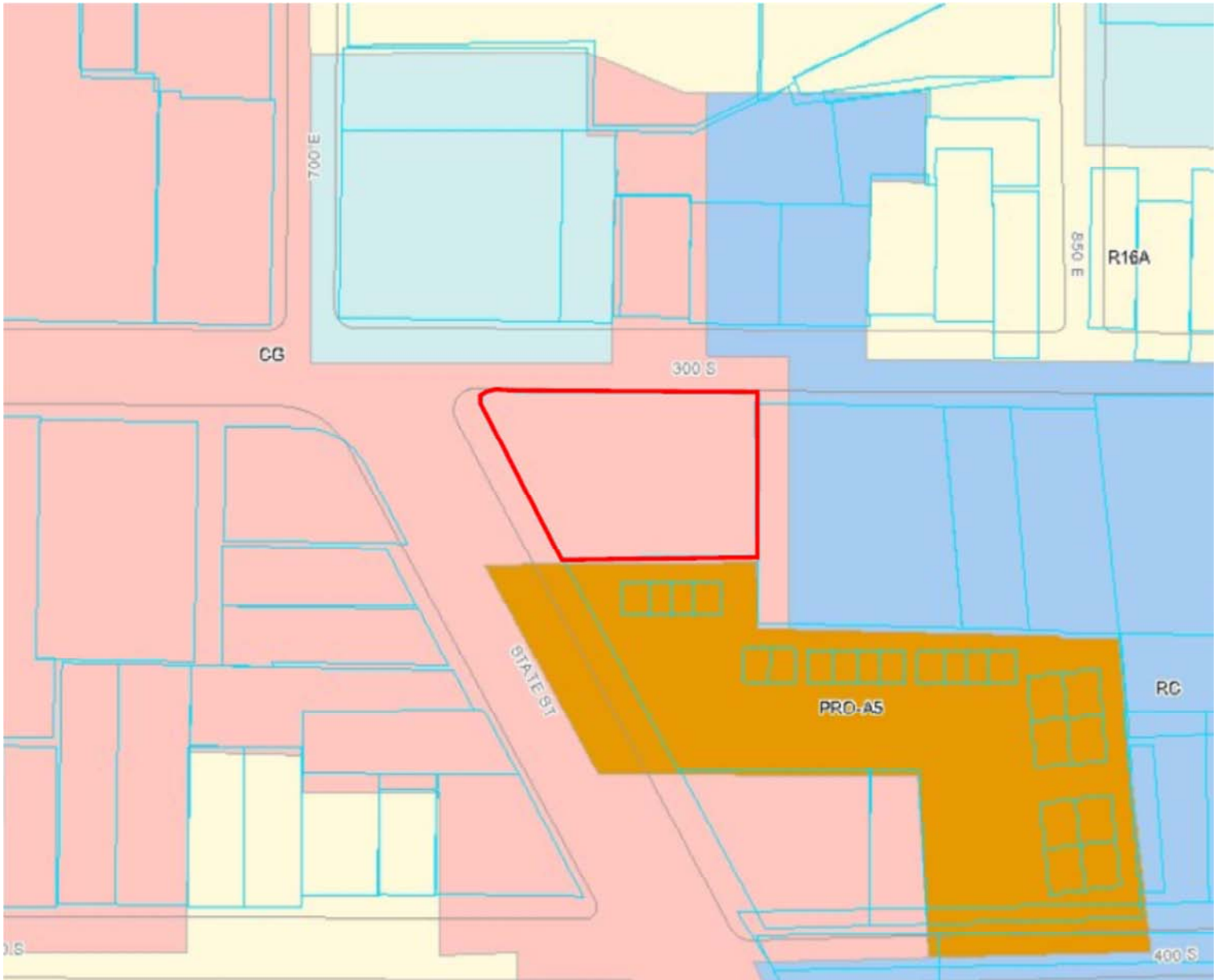
**Conditions of Approval:**

1. The applicant is to address and resolve all remaining review comments for the project plan and subdivision plat, and obtain final CRC approval, prior to the issuance of a building permit.
2. The applicant is record the subdivision plat prior to the issuance of the certificate of occupancy.
3. Any deviation from the final approved plans by the City shall require that such changes be approved by City staff or the hearing officer, before constructed or installed.

**ATTACHMENTS:**

- Aerial Location Map
- Zoning Location Map
- Proposed Site Plan
- Proposed Floor Plan
- Proposed Elevations



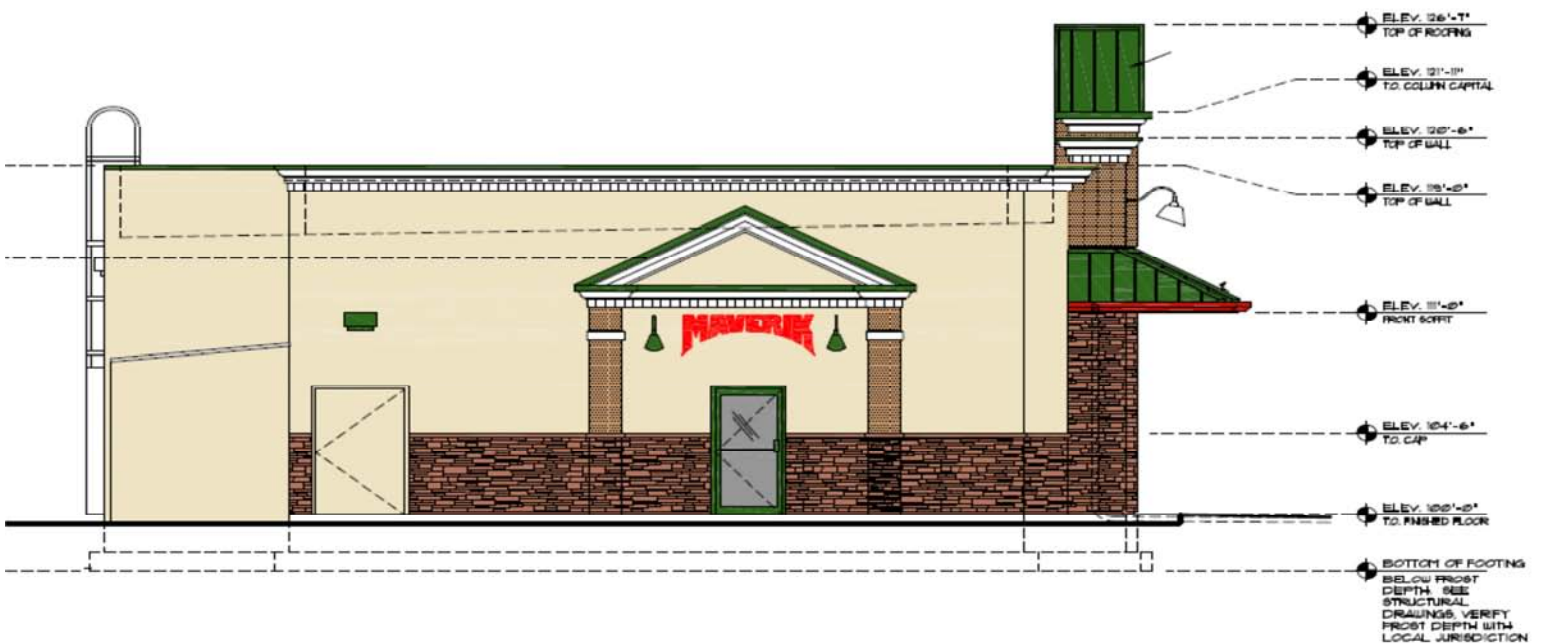








WEST ELEVATION



2 NORTH ELEVATION





