

**APPLE VALLEY
PLANNING DEPARTMENT
PRELIMINARY SITE
PLAN REVIEW**

PARCEL ID: AV-1376-B-3

PLANNING COMMISSION SCHEDULED MEETING DATE: November 2ND 2022

TOWN COUNCIL SCHEDULED MEETING DATE: November 16TH 2022

PROPERTY OWNER: Nuance Management LLC

AGENT: Anthus Barlow

ACRES: 1.5 Acres

CURRENT ZONE: C-3

GENERAL PLAN ZONE: Commercial

COMMENTS: Applicant is applying for a site plan review for a commercial property. The proposed use of the commercial property will be food processing, specifically freeze drying. The property is bordered to the north by open space BLM property, to the east by residential estate 5 acre, to the south by open space transition and residential estate 1 acre, and to the west by open space transitions. The property is currently zoned C-3 which was voted on and approved by the Town Council of September 21st 2022.

This application was sent to most of the Joint Utility Committee and a few comments were received. Big Plains and the Fire department responded with concerns about how water runoff from the adjacent BLM property will be dealt with. Anthus Barlow responded to this by letting me know that the water runoff does not currently run across the property. It is currently routed to a drainage culvert that runs under the highway and they will continue to direct the water down the same path. The plans also show a detention basing to handle water runoff from their own property.

The same department also expressed that we make sure that they are using our town standards for their access road coming into the property. This will be addressed during construction documents. The applicant is also aware that some improvements will be required on Bubbling Wells including a pavement section that ties into the highway and extends a certain distance down Bubbling Wells road.

Comments were also received from Ash Creek Special Services District. They were asking about the septic system. They did not see any information for the treatment of the food processing waste. They sent a "pre-treatment" survey for the applicant to fill out. In talking with the applicant over the phone they informed staff that they have not gotten into detail with Ash Creek or the health department. It was advised that they start that process as soon as possible so that we can make sure that they are meeting those requirements before a building permit will be issued.

The public works department and the town engineer were unreachable in the early stages of this project but staff will continue to seek out their approval and comments.

A preliminary site plan shall include at least the following information [10.07.100.d.2.a.1-9]:

1. The Name, Address and telephone number of the applicant and the applicant's agent, if any;
 - a. **This information has been received by staff and all but the phone number is on the preliminary site plan**
2. Location, topography showing two-foot contours, identification of 30 percent or greater slopes, and layout of proposed uses;
 - a. **Application shows topography at 1 foot contours with no slopes 30 percent or greater**
3. Location of open space;
 - a. **There will be no open space with this project**
4. Proposed access to the property and traffic circulation patterns;
 - a. **The site plan shows the property being accessed using 2000 south street.**
5. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
 - a. **Site plan shows all required utilities**
6. Proposed reservations for parks, playgrounds, schools, and other public facility sites, if any;
 - a. **None**
7. Adjoining properties and uses;
 - a. **Site plan shows adjacent parcel numbers but does not specify the use, these uses were specified when the zone change was requested.**
8. Tables showing the number of acres in the proposed development and a land use summary;
 - a. **Site plan does show the number of acres on the property. There will only be one use on the property for food processing.**
9. A phased development plan if applicable.
 - a. **No phased development in this project.**

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the preliminary site plan for [PARCEL #] based on the information stated in the staff report.

Example of a motion to approve this application with conditions:

I make the motion we recommend approval to the Town Council for the preliminary site plan for [PARCEL #] with the following conditions: [list conditions]

Example of a motion to Deny this application

I make the motion we recommend denial to the Town Council for the preliminary site plan for [PARCEL #] based on the information stated in the staff report.