



Zones: C-3

Acres: 1.65

Project location: 1442 East 2000 South ; AV-1376-B-3

Number of Lots: 1

Number of proposed buildings: 1 - 4,800 sq ft bldg

Proposed landscaping: 407 sq. ft

Proposed parking: 5 stalls

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Preliminary site plan Review:

The proposed project consists of a new 4,800 sq.ft building. The proposal includes 5 parking stalls (9x18). The proposal includes two ingress / egress points off of 2000 South. The plan identifies there being 407 sq. ft of landscaping and the other sheets identify landscaping in the legend; however, I could not identify where this landscaping is located on the plan, but I did find a note on plan that the development will comply with local landscaping ordinance. The parcel is currently zoned C-3. The surrounding zoning is Rural Estate 5 acre to the east, Highway 59 to the south, Open Space Transition to the west, and Open Space Conservation to the north.

New development in the C-3 zone should develop the land in a manner that protects existing uses that are adjacent to new development and which are zoned differently. For example, the parcel to the east is Residential; therefore, this development should include a 6' foot sight obscuring privacy block wall along this property line or a 10' foot landscaping strip and/or a combination of both. This should be done in a manner to protect the residential uses.

The development proposes two (2) ingress / egress points that are off of 2000 South. It appears this will minimize traffic safety concerns rather than accessing the site from Highway 59. Street improvements may be necessary with the proposed use. The plan does not show how the building will ultimately be used (warehouse, office, processing, storefront etc.) so it is unknown if the proposed parking is adequate for the site.

As this project continues to move forward, the town should keep in mind the following ten (10) items that could be included in a motion of approval if so desired:

- 1- Clearly shown landscaping details on the plan (size/area being landscaped, location of landscaping and the quantity/location of plants). Furthermore, the property boundary adjacent to highway 59 may need landscaping in this location and a 6' foot privacy wall set back behind

the landscaping strip to beautify the area..

2- All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six (6') feet in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.

3- No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers. No junk, debris, or similar material shall be stored or allowed to remain on site

4- All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

5- Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten (10') foot wide planting strip, or any combination of fencing and landscaping which adequately protects the adjoining residential property.

6- No residential dwelling of any kind is permitted on this site.

7- All lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference 10.26.010

8- Access to the development shall meet fire code requirements and asphalt may be beneficial

9- Provide a traffic safety and traffic impact study report.

10- Parking shall be adequate for the use of the building (office, warehouse, store front, processing etc.) as stated in 10.16.050. Currently the square footage broken down by use is unknown.