

O'REILLY AUTO PARTS – SITE PLAN
31 SOUTH 800 EAST
PLANNING COMMISSION MEETING
MAY 12, 2022

Summary: Leading Tech Development is seeking site plan approval for the renovation of the existing lot at 31 South 800 East (Hwy 165). They are working to develop the site for O'Reilly Auto Parts for a retail store. The lot has a building (Family Dollar) that has been vacant for several years.

ZONING: C-1 Commercial

UTILITIES:

| | |
|-------------|----------|
| Power: | Existing |
| Culinary: | Existing |
| Sewer: | Existing |
| Irrigation: | Existing |

NOTES:

There is a current reciprocal access agreement in place that allows this property to share access with the auto repair business to the south.

The transfer of ownership is contingent upon this site plan being approved. Ownership is still shown under the Michael Kevin Murphy Trust.

The site is to have only a few changes outside of the structure. Parking lot is sized adequately to accommodate the business. Parking lot will have some revision.

Some Russian Elm trees have taken root on the property. These are listed as noxious/invasive plants. Weed trees should be eradicated per state requirements.

Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately. A Load Data Sheet will need to be completed for any upgrade of service.