

MEMORANDUM



To: Planning Commission
From: Ryan Harris, Staff Planner
Date: January 12, 2020
RE: **Ridley's Pad Site C Parking Reduction Request**

A couple years ago while reviewing the parking for the Macey's site plan, a conceptual review of the entire site, including the pad sites, was conducted. The review showed that there would be extra parking for each of the pad sites. However, the size of the building for Pad Site C is proposed to be bigger than what was presented in the conceptual layout. This created a need for a few additional stalls.

Ridley's Pad Site C is the first pad site to be reviewed. There will be three units in the building. The west unit will be a professional office, the middle unit will be commercial, and the east unit will be a drive-thru food establishment with no indoor seating. The proposed building is approximately 1,000 sq. ft. larger than what was reviewed at the concept stage and requires additional parking stalls. The project will require 45 parking stalls and the proposed site plan is showing 43 parking stalls. The applicant of Ridley's Pad Site C is requesting a two-stall parking reduction. Santaquin City Code 10.48.040.D gives the Planning Commission the authority to grant a parking reduction. The applicant is asking for a parking reduction.

Santaquin City Code 10.48.040.D states, "Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

1. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc."

Staff will be proposing a code amendment at the next Planning Commission meeting which will propose that the parking requirement for drive-thru businesses be addressed. If the code amendment is passed by the City Council, it will fix the parking issue with this project, but the developer is not wanting to be delayed. Therefore, they are asking for a parking reduction at this time so they can move forward immediately

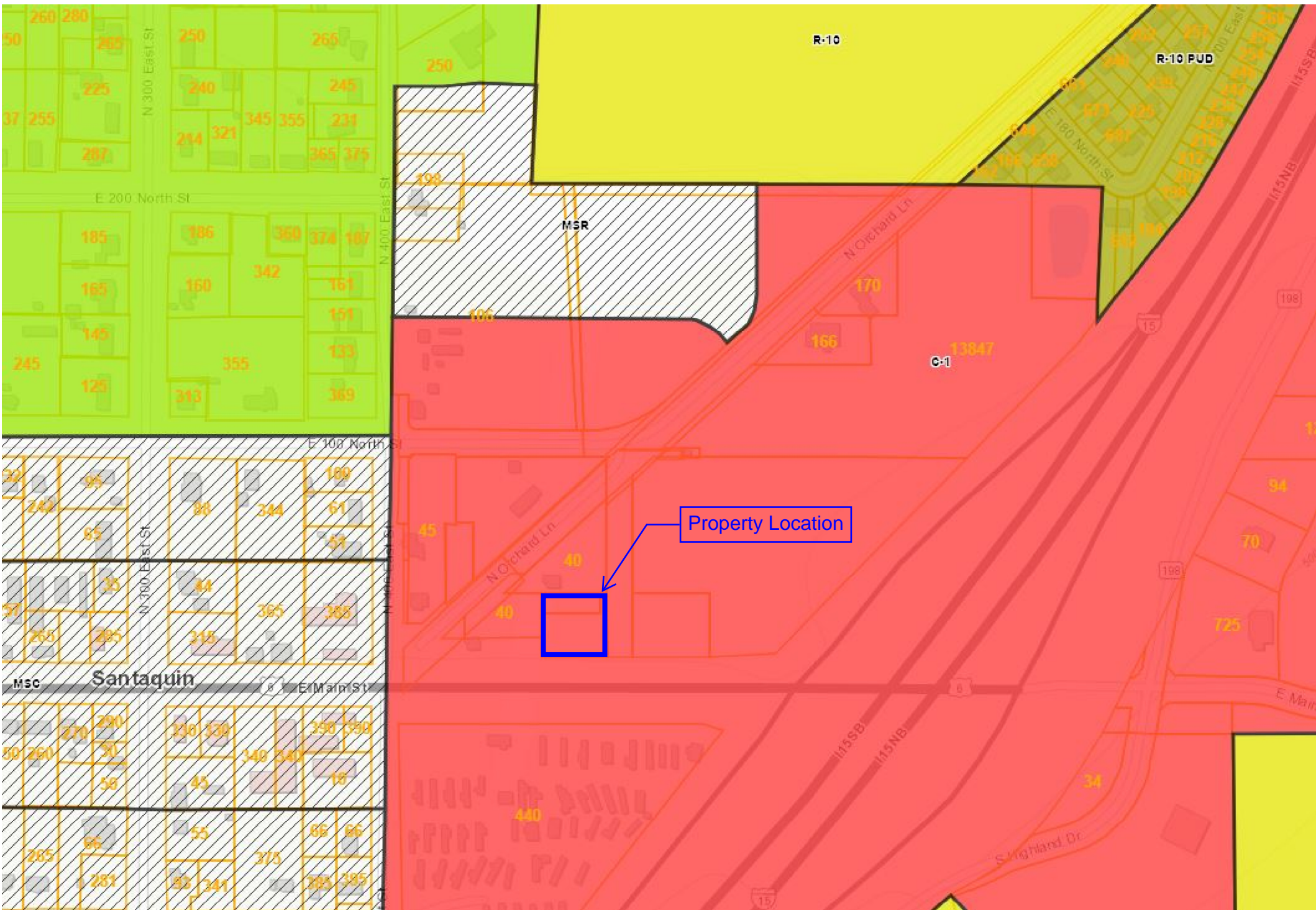
Staff Recommendation

Staff recommends the Planning Commission consider the parking reduction for Ridley's Pad Site C

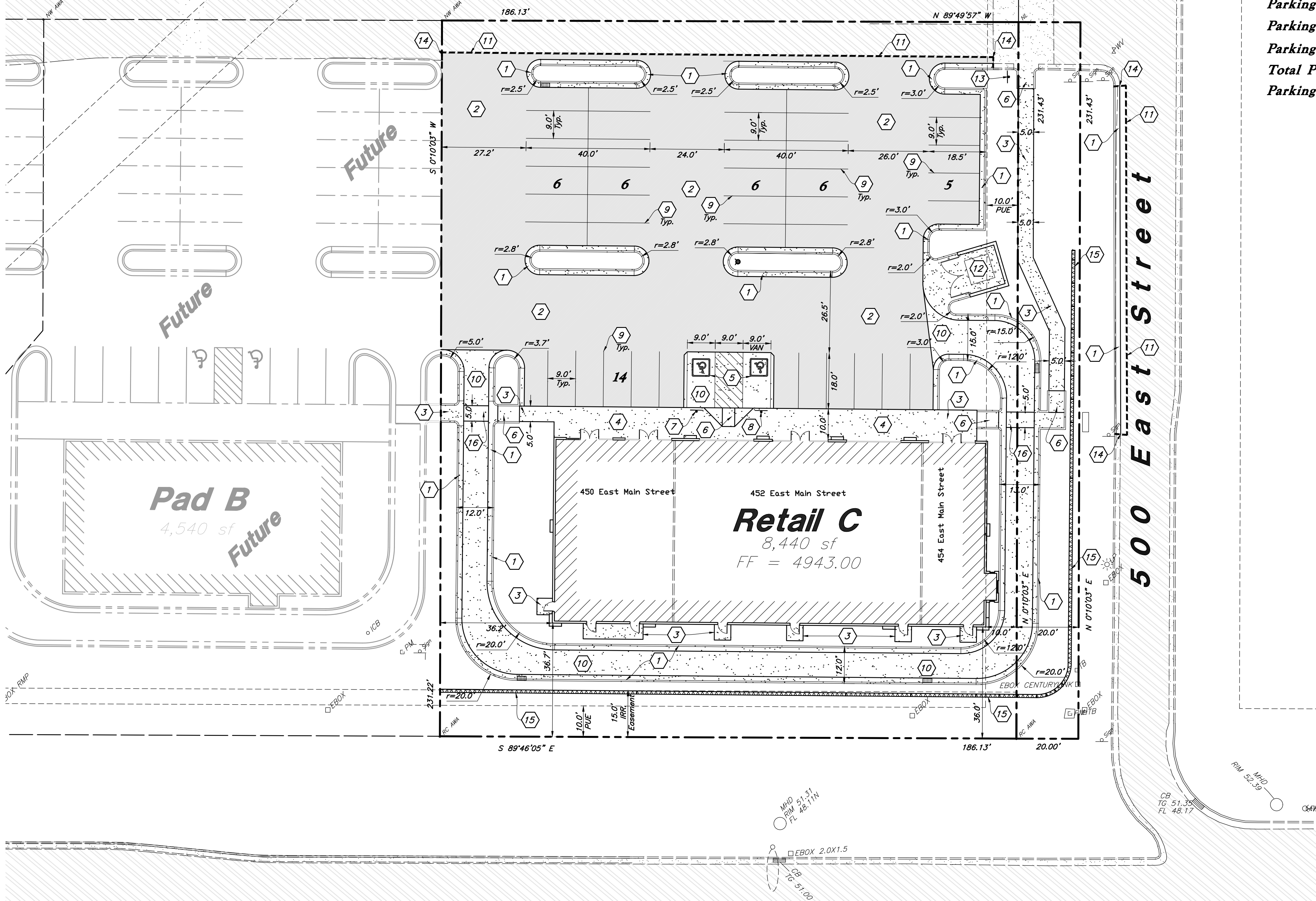
Attachments:

1. Location Map
2. Site Plan

Attachment 1: Location Map



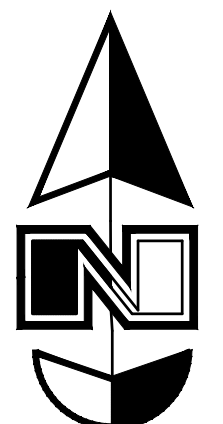
MHD
RIM 38.42
-FL 18"=4929.67 S
FL 18"=4929.62 N
FL 12"=4929.68 W



Site Data

Previous Property Area = 43,056 s.f.
Acquisition Area = 4,629 s.f.
Total Area = 47,685 s.f. (1.09 ac.)
Landscape Area Provided = 11,234 s.f. (23.6%)
Impervious Area Provided = 28,011 s.f. (58.7%)
Building Area = 8,440 s.f. (17.7%)
Parking Required Center Unit = 1/200 s.f. = 24 stalls
Parking Required West Unit = 9 stalls
Parking Required East Unit = 12 stalls
Total Parking Required = 45 stalls
Parking Provided = 43 stalls (5.0/1,000)

Scale: 1" = 20'



Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Concrete Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- Const. Concrete Paving
- Sawcut: Provide Smooth Clean Edge for Tacking and Provide Crack Seal at New Joint
- Dumpster Enclosure (See Arch. Plans)
- Relocated Stop Sign
- Connect to Existing Improvement and Match Grade Elevation
- Const. Modular Block Retaining Wall (Wall Design By Others)
- Const. Colored Concrete Pedestrian Walkway (Coordinate Color with Architect)

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

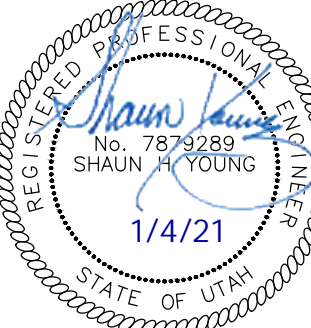
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Site Plan

Ridley's Santaquin - Retail C

450 East and Main Street
Santaquin, UT



4 Jan, 2021

SHEET NO.

C1.1