

# DESIGN REVIEW BOARD

May 25, 2012

**Case Number**

DRB2012-12

**Applicant**

Smith's Food & Drug Centers, Inc.

**Property Owners Agent**

Great Basin Engineering-South

**Property Location**

1601 Market Place Dr.  
Neighborhood Council #1

**Requested Action**

Design Review of new construction of vehicle fuel center

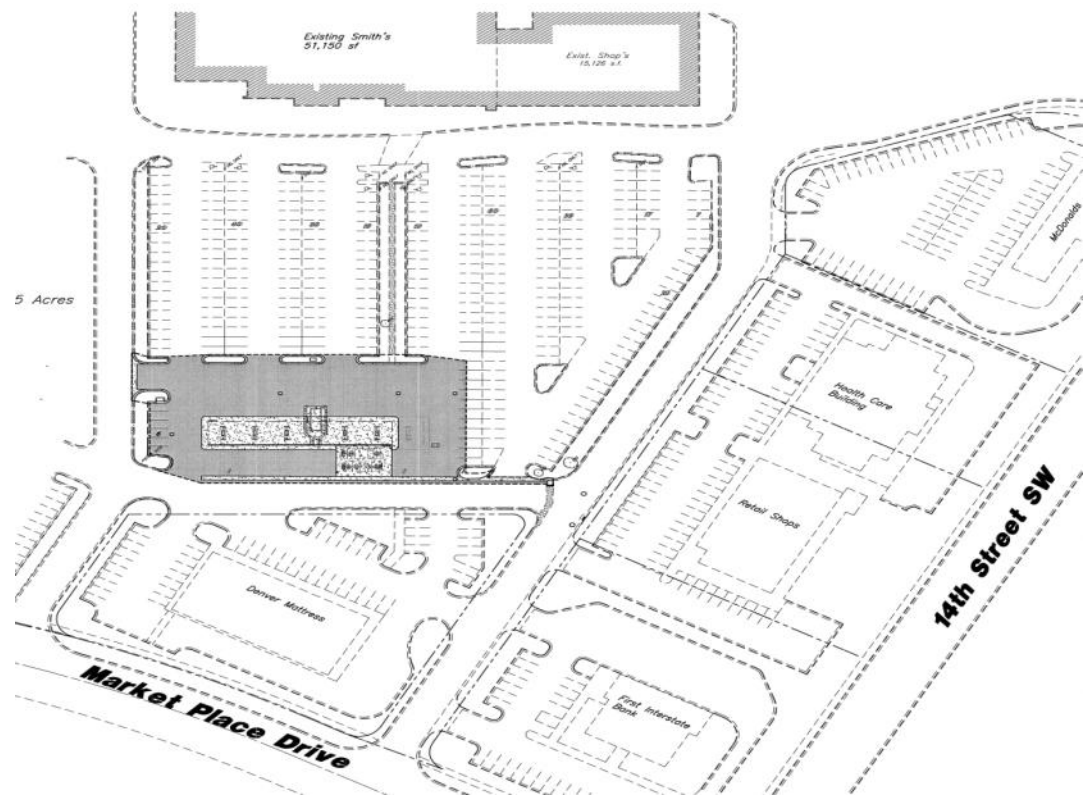
**Recommendation**

Approve design with conditions

**Project Planner**

Charlie Sheets

## SMITH'S FOOD & DRUG, FUEL CENTER, 1601 MARKET PLACE DRIVE



**Project Description**

The applicant is proposing construction of a new 12 lane fuel center, service kiosk, and canopy in front of the Smith's Food and Drug Store. The commercial businesses share ± 367 parking stalls out in front of Smith's. Construction of the fuel center will eliminate ± 83 parking stalls. Total area of the fuel center and access lanes is ± 32,500 s.f., the kiosk is 176 s.f. and the canopy is 3,480 s.f.

**Background**

- Legal Description: Lot 1, Block 1, Great Falls Market Place Addition
- Parcel Area: ± 31 acres, 12 commercial units
- Property Zoning: C-2 General Commercial
- Street Frontages: ± 1000'-0" along Market Place Drive  
Additional access to 14th Street SW and Exit "0"

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## Project Overview

### **Expansion: Exhibit 28-1 Standards and Guidelines for specific projects and buildings.**

Smith's Food & Drug Centers, Inc. is proposing a vehicle fuel center in front of their store on the south end of their parking lot. The dispensers and concrete fueling pad will be covered with a canopy that follows Kroger's national branding and image. The canopy will be silver and red with the Kroger national icon and other signage on it. Two underground storage tanks would be installed to hold unleaded, premium unleaded, and diesel fuel. The tanks have double wall containment and exceed all State and Federal regulations. A small 8' x 21' kiosk will be installed with the fuel center. The kiosk will have a restroom for the attendant and a cashier/checkout area. Small retail items such as cigarettes, snacks, sodas, oils, antifreeze, fire wood, etc. will be sold at the fuel center and kiosk. An attendant will be at the kiosk from 7:00 AM to 11:00 PM. The fuel center will remain operational by credit card only during the remainder of the night.

Water and sewer services will be installed to the kiosk for the restroom. A yard hydrant (hose bib) is also planned for the project. The fueling pad under the canopy will be contained and drained through an oil/water separator and then discharged. Roof drains will be collected into an underground pipe and discharged to the storm drain system.

### **Conformance with Title 17**

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including zoning, setbacks, building height and lot coverage. A new driveway access is proposed in the northwest corner of the fuel center to allow grocery customers better access to the main store front. Each row of existing parking will be terminated with a new landscape island with sod, canopy trees and irrigation. The shared parking provides 290 vehicle stalls in front of Smith's and four other commercial businesses. This exceeds the required stalls by 60 spaces. The proposed sign on the kiosk and canopy appear to meet the City sign code and will be permitted separately per City Code.

### **Summary**

Staff supports the approval of this application and proposed plans. The expansion of Smith's Food & Drug Store to include the vehicle fuel center provides customers with additional service and convenience. The proposal is compatible with and supports nearby commercial and residential properties, neighborhood character, and natural features. The architectural style of the vehicle fuel center is consistent with the existing building on the site.

## EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD  
APPLICATION

DATE: \_\_\_\_\_

NAME: SMITH'S FOOD & DRUG CENTERS, INC.ADDRESS: 1550 SOUTH REDWOOD RD, SLC UT PHONE: 801-974-1400AGENT/REPRESENTATIVE: GREAT BASIN ENG - SOUTH / KIRK RANDALLADDRESS: 2010 NORTH REDWOOD RD, SLC UT PHON: 801-521-8629SITE ADDRESS: 1601 MARKETPLACE

Square Footage of Building Site: \_\_\_\_\_

Square Footage of Structure(s): 176 KIOSK 3,480 CANOPY

Design Review Board Meeting Date: \_\_\_\_\_

The following items must be submitted as part of the application:

Legal DescriptionLot(s): 1Block(s): 1Subdivision: GREAT FALLS MARKET PLACE SUBDIVISION

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Use Intended: FUEL CENTERPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

## Building and Property Frontage:

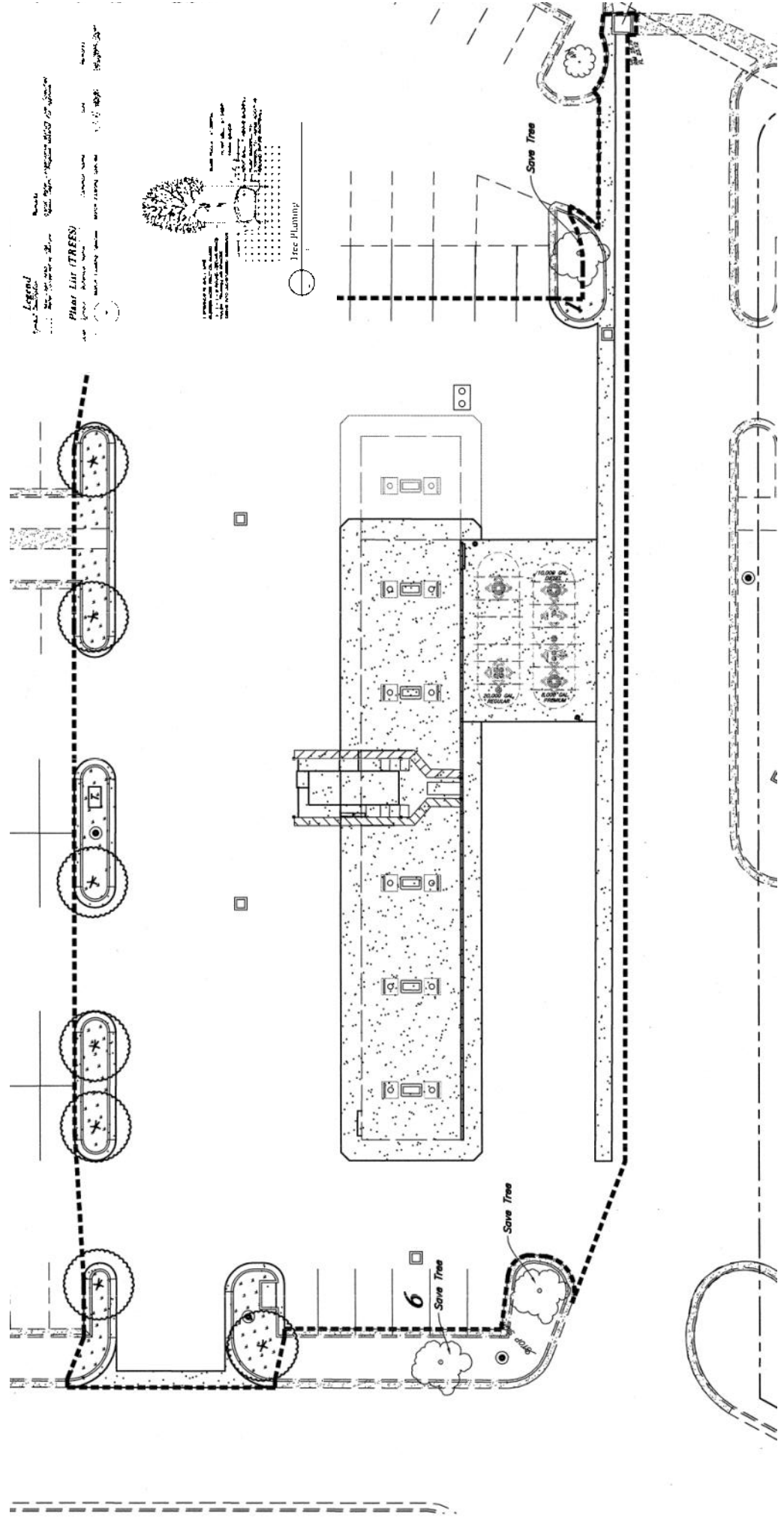
Street: \_\_\_\_\_ Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_

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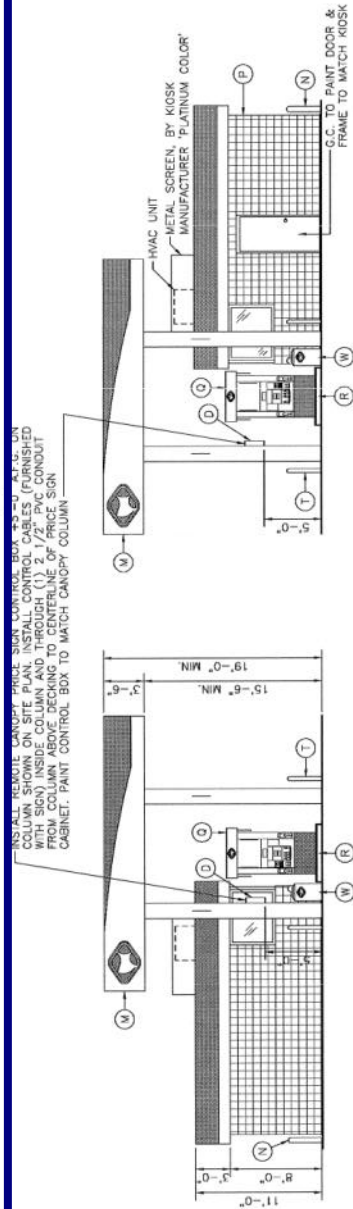
# EXHIBIT B - AERIAL PHOTO



# EXHIBIT C - SITE/LANDSCAPE PLAN

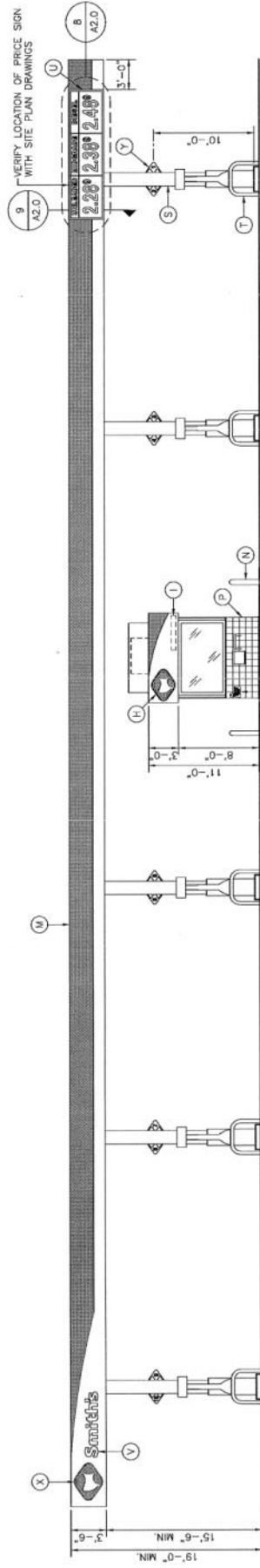


# EXHIBIT D - ELEVATIONS

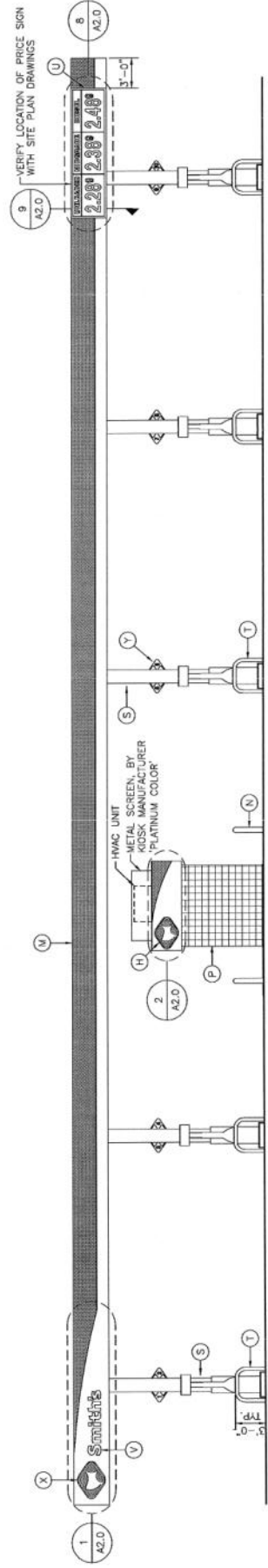


3 LEFT ELEVATION  
SCALE: 1/8"=1'-0"

4 RIGHT ELEVATION  
SCALE: 1/8"=1'-0"

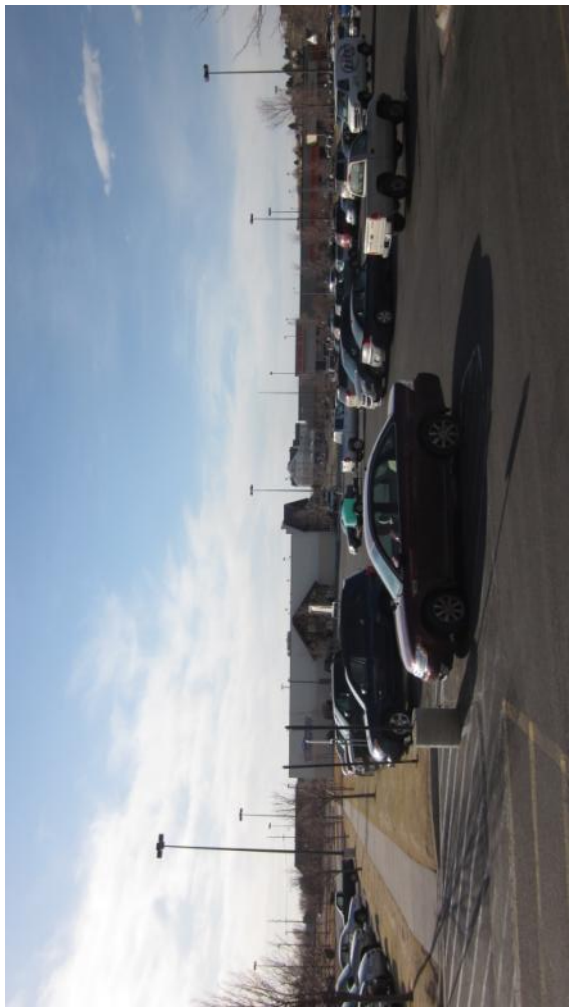
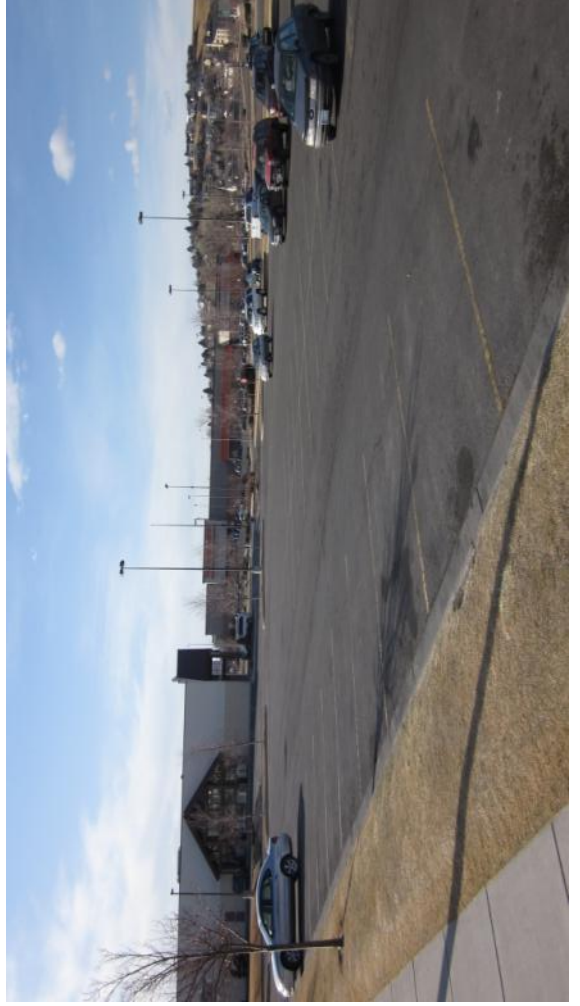


5 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



6 REAR ELEVATION  
SCALE: 1/8"=1'-0"

# EXHIBIT E - SITE PHOTOS



Recommendation

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Smith’s Food & Drug Centers, Inc., vehicle fuel center, addressed as 1601 Market Place Drive, as shown in the conceptual development plans contained within this report and provided by the Owners’ Agent, subject to the follows conditions:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the concept development plan as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.

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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC City Engineering, Dave Dobbs  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Smith’s Food & Drug Centers, Inc., 1550 South Redwood Rd, Salt Lake City, UT 84116  
Great Basin Engineering-South, Kirk Randall, 2011 North Redwood Rd, Salt Lake City, UT 84116