Ivins City Staff Report
City Council Meeting 10/16/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a Class V Conditional Use Permit for a Retail Store (Family Dollar Store) located on the southeast corner of 400 South and 200 East, Parcel #I-SB-76-A. T & N Ivins LLC, owners/applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval as per the Conditional Use Permit List of Conditions

BACKGROUND: The proposed "Family Dollar Store" is an 8,000 sq ft retail structure. The exterior is stucco with cultured stone accents. The front and west facing side wall have been provided with wall variations and roof parapets as required in Design Guidelines. The landscape plan, lighting plan, and parking plan meets City Ordinances.

The Zoning Ordinance requires a six foot (6') solid colored masonry fence when commercial properties abut residential zoning. This property has several residences on the east side which have chain link and a wood fence. These will be replaced by the applicant with a complying masonry wall. There are several existing masonry fences on the east and on the south which the applicant may negotiate to modify the existing fence or replace as specified in the "List of Conditions". Staff will provide several illustrations at the public hearing to help visualize the perimeter wall and the possible options.

Planning Commission Recommendation: The Planning Commission recommended approval as per the Conditional Use Permit List of Conditions

FINDINGS AND ANALYSIS:

- Application is complete
- The 'CUP List of Conditions' provides TRC recommendation

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Neighborhood Notice
- Site Plan
- CUP List of Conditions
- Planning Commission Minutes 9/30/14

Respectfully Submitted: Kevin Rudd
Kevin Rudd, Building & Zoning Administrator

Content Review:
Dale Coulam, City Manager

IVINS CITY
55 N. Main St. Ivins, UT 84738
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www.ivins.com

Rec'd By:	
Filing Fee:	$ ~~1067~~ - 1061.50
Receipt #:	
Date:	
Code: 402	

CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: With Site Plan $1,000 Mailing Fee: $.75 per mailing labels

Aprile Beardall	T & N Properties, LC
Owner of Record	Agent of property owner
535 E Park Ave Way	1835 S Hwy 89
Address	Address
Ivins UT 84738	Perry UT 84302
City, State Zip	City, State Zip
435 862-5178	435 734-2012 / 435 734-2019
Phone – Fax	Phone Fax
Retail Store	220 East 400 South
Proposed Use	Project/Property Address
#I-SB-76-A	Neighborhood Commercial
Tax ID#	Zone Acreage

Signature of applicant — 7-15-14 Date

Signature of property owner — 8/8/14 Date

☐ Date Received

☒ Application is complete

Kevin Rudd — 8/14/14

Ivins City
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An Equal Opportunity Employer

Mayor Chris Hart
City Council Members:
Ron Densley
George E. Elwell, Jr.
Cheyne McDonald
Lesley Mendenhall
Steven Roberts

City Manager:
Dale Coulam

October 2, 2014

TO WHOM IT MAY CONCERN:

Interested citizens are invited to attend the meeting or present their views in writing at the following scheduled Public Hearing:

Meeting Schedule:	Thursday, October 16, 2014
Time:	5:30 p.m.
Location:	Council Chambers, 55 N. Main, Ivins, UT
Purpose:	**"Public Hearing on the Planning Commission's recommendation to approve a Proposed Class V Conditional Use Permit for a Retail Store (Family Dollar Store)"**

The purpose of the Public Hearing is to hear public comment on the Planning Commission's recommendation to approve a Proposed Class V Conditional Use Permit for a Retail Store (Family Dollar Store) located on the southeast corner of 400 South and 200 East, Parcel #I-SB-76-A, T & N Ivins LLC, owners/applicant subject to the list of conditions as amended.

For additional information contact Kevin Rudd at Ivins City (435) 634-9753.

City Council
Ivins City

Narrative

AUG 14 2014

Proposed Family Dollar Store, Ivins, Utah

T & N Properties, LC is a contractor for Family Dollar Stores, Inc. and proposes to construct a new retail store on the vacant lot at the corner of 400 South and 200 East in the City of Ivins, Utah. The store will be located on the Southerly side of the Lot and face North with Parking on the North side of the store-front. The proposed project will be constructed in a single phase and will take from 90-120 days to completion. The Project will consist of two parallel schedules of construction. The Building Schedule will begin first and will consist of constructing the foundation and framing up the building. At that point the Site Work Schedule will begin with installing the site utilities, then onsite concrete and paving, along with the required off-site improvements along 200 South and 400 West streets.

Family Dollar Stores have found their market in small towns where people have to travel long distances to other retail outlets. These stores are designed to be convenient and carry a variety of common house hold and seasonal items, including some food. They generate sales tax revenue that will stay within your city thus helping the local economy. They are well maintained and the construction will be of the highest quality. The building design as presented will match the city's desired overall look for new businesses in the community.

The average Family Dollar Store is open from 9:00 am to 9:00 pm and this will be adjusted as needed for the local demand. The number of sales per hour ranges from 6 to 15, with 15 being at peak hours between 5 and 7 pm. Generally these stores do not significantly impact the local traffic, as the shoppers are spread out enough throughout the day. The plans provide for pedestrian access to and from the city street and the city has just constructed a paved walking trail on the West side of 200 East street to encourage pedestrian traffic.