



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING**

June 5, 2024, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, June 5, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

5. BUSINESS ITEMS

5.1. Auto Zone - Site Plan Application

Colby Anderson with CIR Engineering is seeking approval of a site plan application for an Auto Zone located at 243 N Geneva Road (Parcel ID:40:612:0201). The proposed site is located within the Geneva Road Mixed Use (GRMU) special purpose zoning district. Retail Sales are a permitted use within the GRMU. The Planning Commission will take appropriate action.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is July 17, 2024. (Please note, the June 19th Planning Commission meeting will not be held as it is a federal holiday)

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Senior Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:	May 31, 2024
CERTIFIED (NOTICED) BY:	/s/ Cache Hancey, Senior Planner

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: June 5, 2024
Agenda Item: Auto Zone - Site Plan Application
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Colby Anderson has submitted for site plan approval for a new Auto Zone to be built at 243 N Geneva Road (Parcel ID:40:612:0201). The lot is approximately 0.69 acres and located within the Geneva Retail Frontage Subdivision of the Geneva Road Mixed Use (GRMU) special purpose zoning district. This use is an out-right permitted used within the GRMU zoning.

Parking: 23 parking stalls are required. There are 23 vehicular parking stalls, 2 of which are ADA accessible. There are also 4 bicycle parking stalls (2 inverted-U racks).

Structure: The proposed structure is 6,844 square feet and 25ft tall. The GRMU has a height limit of 60'. The facade is made up of brick veneer, glass, stone veneer, and stucco. The wall planes on the sides and rear of the building are broken up with metal trellises and lighting. There is a bay door located on the north elevation to provide access for deliveries.

Signage: There are 3 proposed signs on the building. Each sign measures below the 5% wall sign limit so no sign standard waiver is required. The west-facing facade does not have any signage. There is a location on the east of the property for a monument sign that will be reviewed through a separate building permit.

Landscaping and Site Design: As the property is located within the GRMU, it has a shared access road to the north and the east of the building and parking lot. There is direct vehicular access to the site via Geneva Road. There is a proposed crosswalk and sidewalk that will connect to the future Geneva Road trail alignment. The trash enclosure is located to the north of the building and will be accessed by the shared GRMU road. The site has 22% landscape coverage and meets the planting standards within the zoning code. No turf is proposed, and rock mulch will be placed instead. As required by the GRMU, a 42" wrought iron fence will be installed along the landscaping next to Geneva Road. Site lighting has been placed in consideration of the adjacent residential neighborhood.

Fiscal Impact:

Recommendation:

The Community Development Department has determined that this site plan application compiles with the Vineyard City Zoning Code and Geneva Road Mixed Use Special Purpose Zoning District Code. Staff recommends approval of the site plan as presented.

Sample Motion:

"I move to approve the Auto Zone Site Plan Application as requested by Colby Anderson with Cir Engineering."

Attachments:

1. Narrative
2. Site Plan
3. Landscaping Plan
4. Elevations

AutoZone Vineyard - Scope of Work

AutoZone is planning/proposing to construct a retail auto parts store on Lot 201 of the Geneva Retail Subdivision Plat "E" at 243 North Geneva Road. The project will include construction of the building, parking lot and landscape improvements. The proposed project will meet city and other jurisdictional agency requirements. The proposed improvements are in line with the other adjacent commercial developments and what has been master planned to be on this property and in this area.

This AutoZone retail store will sell auto parts and light truck parts, chemicals such as washes and waxes, and automotive accessories. No installations or services are available. This store will operate from 8:00 am to 10:00 pm, 7 days per week. AutoZone expects to employ 10 – 15 full and part time employees depending on the volume of sales which the store produces. Normally, deliveries to an AutoZone store occur once per week.

The Zoning for this location is Geneva Road Mixed Use. The sale of Retail Auto parts is an allowed use in the Geneva Road Mixed Use zoning district. Required setbacks are 5' from the front right of way, 20' from the rear property line and 0' from any interior lot lines. The building has been situated roughly 121.4' from the front (East) property line, 20 feet from the rear (West) property line, 1.4' from the Side (South) property line and 18' from the west property line, and 42.62' from the other Side (North) property Line.

Onsite Parking meets City Code of 1 stall per 300 square feet of building.

The facility as proposed will have its main building frontage facing Geneva Road. The building will have an attractive, prominent entry façade to enhance the visual interest of the entrance area. Similar projections are proposed on all four sides of the building. The building will have a wainscoting of stone veneer as well as stone veneer covered pilasters to break up the wall areas, and all parapets have been treated with cornice elements. The main body of the building will have stucco finish in an earth tone color.

A photometric Plan has been included with this submittal. Proposed lighting will be LED light fixtures with full cut-off optics with matching Wall Pak lighting mounted on the building to provide lighting to the pedestrian sidewalks. All lighting will be Bronze Colored and will have full cut off optics to meet dark sky ordinances and to reduce potential glare to adjoining properties.

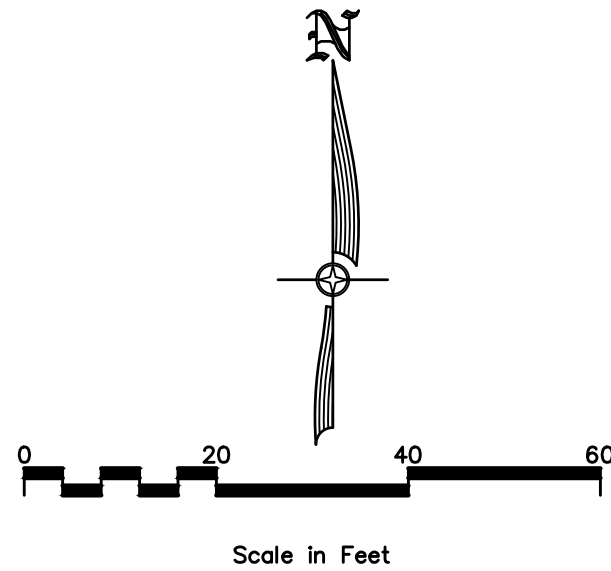
The service – loading area for this facility has been placed near the NW corner of the building.

A 6' tall masonry wall designed to match building construction and colors is proposed to screen the trash receptacles. Doors to the enclosure will be opaque and painted to match the enclosure.

The HVAC units servicing this building will be located on the roof and will be fully screened from view on all sides by the building parapets.

Utility services will be provided by a combination of utilities provided by the shopping center developer.

AutoZone's water and Sanitary needs will be served by a 1" water line and 6" sanitary line, connected to the shopping center infrastructure which. An underground Stormwater system will be provided by the shopping center developer to handle the run off requirements for this parcel. AutoZone will utilize Natural gas powered HVAC units. Our Electrical needs will be 120/208 3 phase 400 amp service.

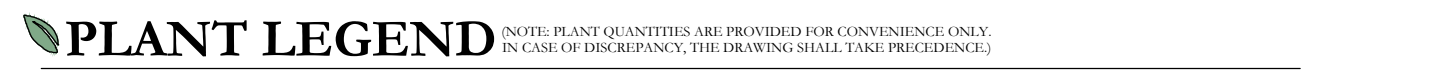


- (1) ASPHALT PAVEMENT (PART OF GENEVA FRONTAGE RETAIL ACCESS ROAD – UNDER CONSTRUCTION).
- (2) CONCRETE PAVEMENT (PART OF CAR WASH).
- (3) CURB AND GUTTER (PART OF CAR WASH).
- (4) PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0
- (5) PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0
- (6) PROPOSED 6" CURB. SEE DETAIL 2/C4.0
- (7) PROPOSED 8' WIDE THICKENED EDGE SIDEWALK. SEE DETAIL 22/C4.0
- (8) PROPOSED SIDEWALK. SEE DETAIL 28/C4.0.
- (9) ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- (10) ADA RAMP MID SIDEWALK ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 10/C4.0
- (11) ADA RAMP END SIDEWALK ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 19/C4.0
- (12) INSTALL ADA PARKING SIGN. SEE DETAIL 12/C4.0
- (13) PROPOSED TRASH ENCLOSURE. SEE DETAIL 8&9/C4.0
- (14) PROPOSED BIKE RACK. SEE DETAIL 13/C4.0. BIKE RACK TO BE PLACED ON CONCRETE.
- (15) LOADING/UNLOADING ZONE INTO OVERHEAD DOOR.
- (16) PROPOSED MONUMENT SIGN (3'X7'X6' TALL).
- (17) INSTALL PARKING LOT LIGHT. SEE DETAIL 1/C5.0
- (18) PARKING LOT LIGHT (PART OF CAR WASH)
- (19) UNDERGROUND STORM WATER SYSTEM (PART OF GENEVA FRONTAGE RETAIL ACCESS ROAD – UNDER CONSTRUCTION).
- (20) PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- (21) PROPOSED PAINTED PEDESTRIAN CROSSING.
- (22) PROPOSED 12" MOW STRIP WITH 4' TALL WROUGHT IRON FENCE TO MATCH CAR WASH.
- (23) EXISTING CONC. SCREEN WALL.
- (24) CURB AND GUTTER (PART OF GENEVA FRONTAGE RETAIL ACCESS ROAD – UNDER CONSTRUCTION).



Blue Stakes of
UTAH 811
Bluestakes.org

A map showing the location of the Project Site. A thick black arrow points from the text "PROJECT SITE" to a small square area with diagonal hatching. This area is located between two horizontal lines representing "240 NORTH" and "150 NORTH" lanes. A vertical line labeled "GENOA ROAD" runs through the center of the map, passing through the hatched area.

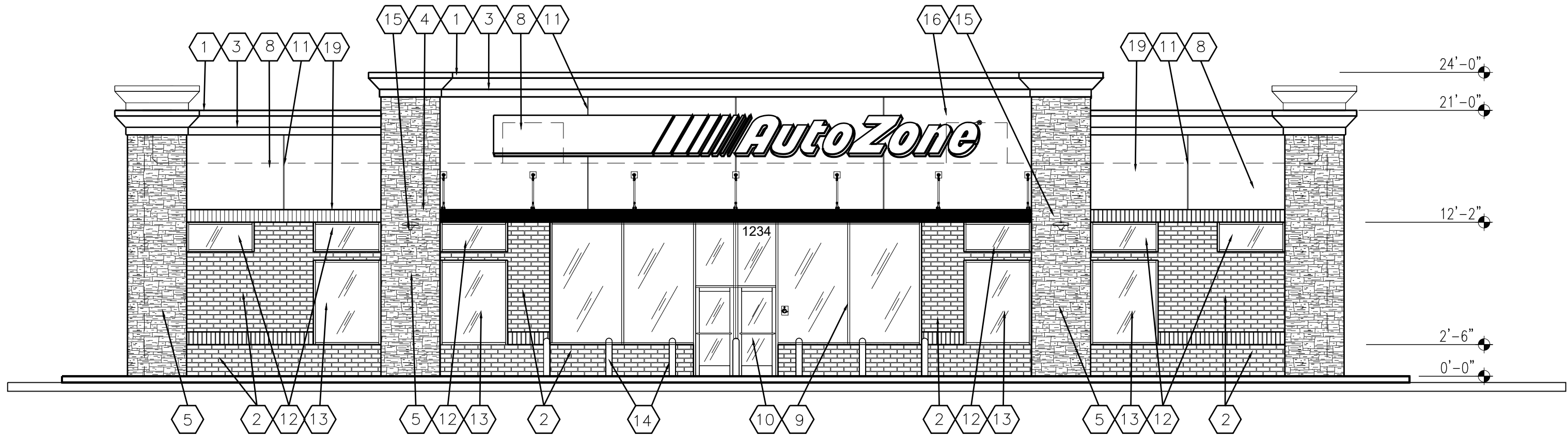


CAK	15	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
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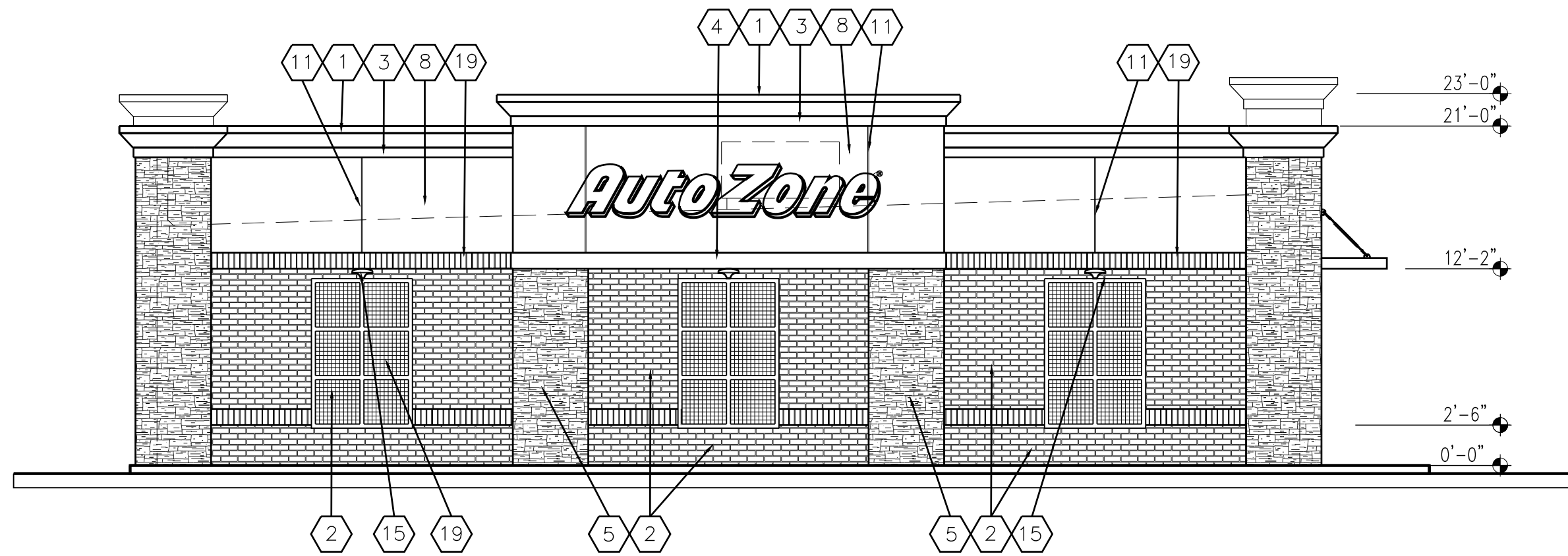
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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GRAPHIC SCALE: 1" = 16'

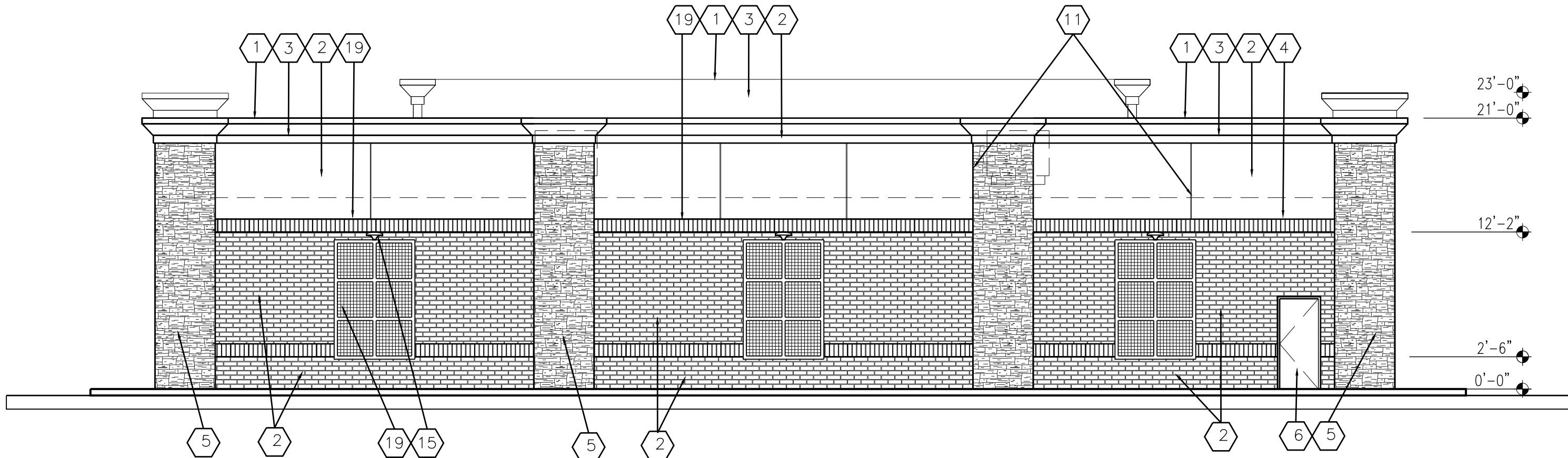
LP-COLOR



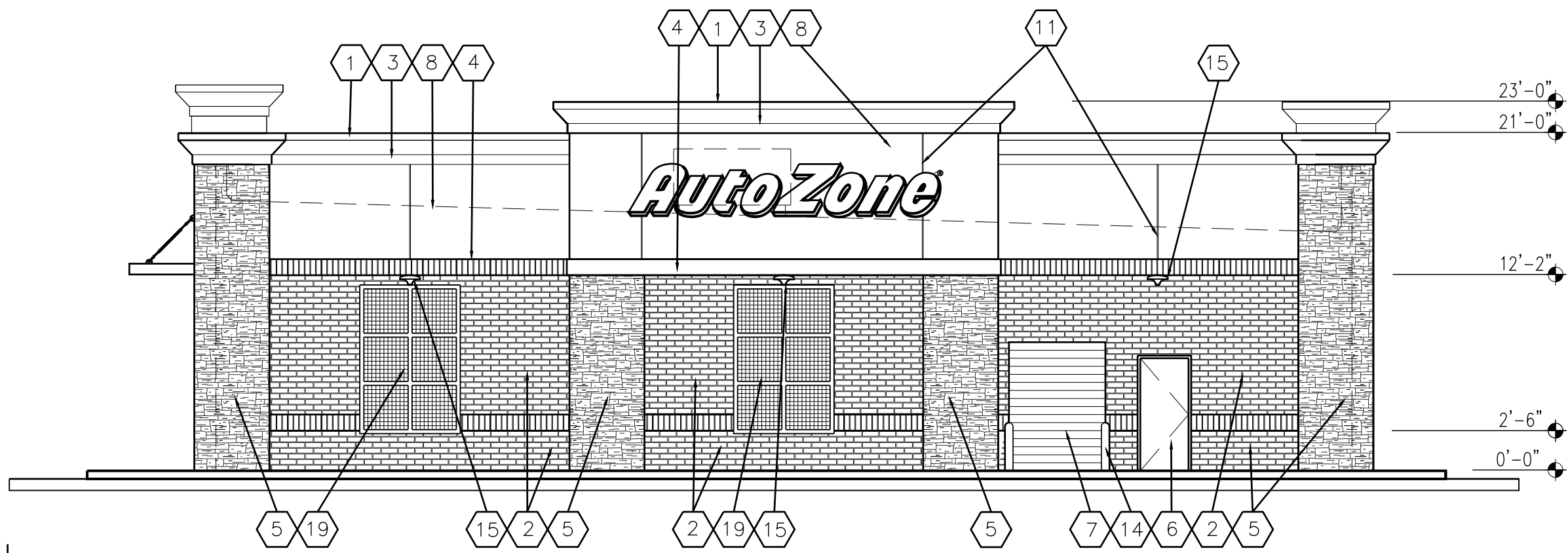
1 EAST ELEVATION – FRONT (HIGH SIDE) ELEVATION
Scale: 1/8"=1'-0"



2 SOUTH ELEVATION – FRONT SIDE (HIGH SIDE)
Scale: 1/8"=1'-0"



3 WEST ELEVATION – REAR (LOW SIDE) WALL
Scale: 1/8"=1'-0"



4 NORTH ELEVATION – RIGHT SIDE WALL
Scale: 1/8"=1'-0"

- 1 TWO PIECE COMPRESSION TRIM – COLOR BRONZE
- 2 BRICK VENEER – MODULAR SIZE
- 3 1" STUCCO FINISH AT CORNICE– COLOR SW6091 RELIABLE WHITE
- 4 1" STUCCO FINISH AT 2"x 12" PROJECTION– COLOR SW6091 RELIABLE WHITE
- 5 STONE VENEER
- 6 PAINT MAN DOOR & FRAMES COLOR SW6088 NUTHATCH
DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 7 OVERHEAD DOOR MANUFACTURERS GRAY – PAINT ANGLES SW6088
- 8 1" STUCCO FINISH– COLOR SW86086 SAND DUNE
- 9 ALUMINUM STOREFRONT – RED FINISH – EVERGREEN GLASS
- 10 ALUMINUM STOREFRONT DOORS – CLEAR ANODIZED FINISH
- 11 1" V GROVE SCORE JOINT
- 12 CLERESTORY WINDOW –RED FRAMES – EVERGREEN GLASS
- 13 FAUX WINDOW – RED FRAMES – OPAQUE BLACK GLASS
- 14 PIPE GUARD WITH RED SLEEVE
- 15 WALL MOUNTED LIGHT FIXTURE. SEE E3
- 16 ROOF TOP UNITS BEYOND
- 17 AUTOZONE SIGNAGE TO BE REVIEWED UNDER SEPERATE PERMIT REVIEW
- 18 BRICK SOLDIER COURSE
- 19 METAL TRELLIS
- 20

2 ELEVATION KEYNOTES

REVISIONS

REV	DESCRIPTION
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

AutoZone Store No. 9286
243 N GENEVA ROAD

UT 84057

VINEYARD

EXTERIOR ELEVATIONS AND NOTES

Architect: Lew Ellis
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Cindy.searcy@construction.com

04/05/24

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