



Item

Type B Development for construction of a convenience store at 1 Highway 93.

Responsible Staff Contact

Clara Chaffin

Recommendation

Approval of Resolution 2024-03 for approval of a Type B Development for construction of a gas station and convenience store at 1 Highway 93, Seven Trails Commerce Center, Parcel 4.

Executive Summary

Maverik, Inc. has submitted a Type B Development application for construction of a gas station and convenience store at 1 Highway 93, Seven Trails Commerce Center, Parcel 4, with the current property owner’s permission. The transfer of ownership is in process.

ZONING: The property is currently zoned B-2 General Business Zoning District, which is intended to *provide for commercial uses that create a use intensity transition between residential neighborhoods and light industrial uses.* Gas Station and Convenience Stores are an allowed use in the B-2 General Business Zone.

2014 DOUGLAS MASTER PLAN: The development of a gas station and convenience store conforms with the Douglas Master Plan providing additional services for travelers at a primary gateway.

DEVELOPMENT STANDARDS: This Development Plan conforms to the minimum Standards and Policies as described in City Code.

THE PROPOSED PROJECT DETAILS:

Lot Size	4.05 Acres
Building Size	5,982 SF
North Set Back	163.76 feet
South Set Back	95.95 feet
East Set Back	249.55 feet
West Set Back	434.49 feet
Building Height	29 feet 11 inches
Parking	Total: 44 (33 required) ADA: 2 (2 required)
Landscaping	21.70% Provided (20% required)
Drainage	Grading and Drainage plans provided
Lighting Plan	Lighting plan provided
Elevations	Elevations provided
Floodplain	The proposed development is out of the floodplain



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ADDITIONAL INFRASTRUCTURE REQUIRED: City utility lines will need to be installed to the site. Water and Sewer Taps will be required. Sidewalk will need to be installed along Highway 93 and Highway 59.

Background

The subject property was originally annexed to the City of Douglas in 2015 as part of the Seven Trails Commerce Center.

Alignment to Strategic Doing (SD) and/or Other Plans

<u>SD24 Outcome</u>	Prosperous & Stable Economy (PSE)
<u>SD24 Strategy</u>	Strategy #2: Encourage Competitive Business Development.
<u>SD24 KPI</u>	PSE-06: Assist or incentivize the expansion of local businesses.
<u>2014 Master Plan</u>	Policy A4-1. Concentrate commercial development in zoned commercial areas. Encourage live/work options within both mixed use and residential areas. Policy A4-2. Ensure that business and retail uses are balanced throughout the City in order to serve neighboring residents. In particular, consider how Downtown, East Richards corridor, West Yellowstone corridor, Douglas Business Park, Wagonhound, and any other commercial areas complement and interact with each other and their surrounding neighborhoods.
<u>2015 Downtown Master Plan</u>	n/a

Budget/Fiscal Impact

<u>Fund/Department</u>	n/a
<u>Project/Line Item(s)</u>	n/a
<u>Budgeted Amount</u>	n/a
<u>Anticipated Amount</u>	n/a

Action Requested/Recommended Motion

I move to approve Resolution 2024-03 as presented.

Reviewed/Approved

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| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Community Development <input checked="" type="checkbox"/> Law Enforcement <input checked="" type="checkbox"/> City Manager | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Public Works <input checked="" type="checkbox"/> Legal <input checked="" type="checkbox"/> Finance/City Clerk |
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