

**CITY COUNCIL
STAFF REPORT
JANUARY 22, 2024**

**1 HWY 93
TYPE B DEVELOPMENT – MAVERIK FUEL STATION**

CASE NUMBER: DEV 01-24

PREPARED BY: Community Development Department

MEETING DATES: January 15, 2024 – Planning Commission
January 22, 2024 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Development of a Maverik Fueling Station and Convenience Store.

RECOMMENDATION: The Community Development Department recommends approval of the development plan and development agreement for improvements at 1 Highway 93.

VICINITY MAP:



OWNER:
Wagonhound Land & Livestock Co, LLC
1061 Poison Lake Rd.
Douglas, WY 82633

APPLICANT:
Maverik Inc
185 S. State Street, Suite 800
Salt Lake City, UT 84111

LOCATION:

- (1) Legal Description: Seven Trails Commerce Center, Parcel 4
- (2) General Location: The subject property is on the south side Highway 93 at the intersection of Highway 59 and the on-ramp to Interstate 25.
- (3) Address: 1 Highway 93, Douglas, WY

SIZE: Total Area: 1.28 acres

EXISTING LAND USE: Vacant Land

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.



	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Vacant Land	B-2	City
South:	Hotel & Retail	B-2	City
West:	Cold Storage	B-2	City
East:	Hotel & Bank	B-1 & B-2	City

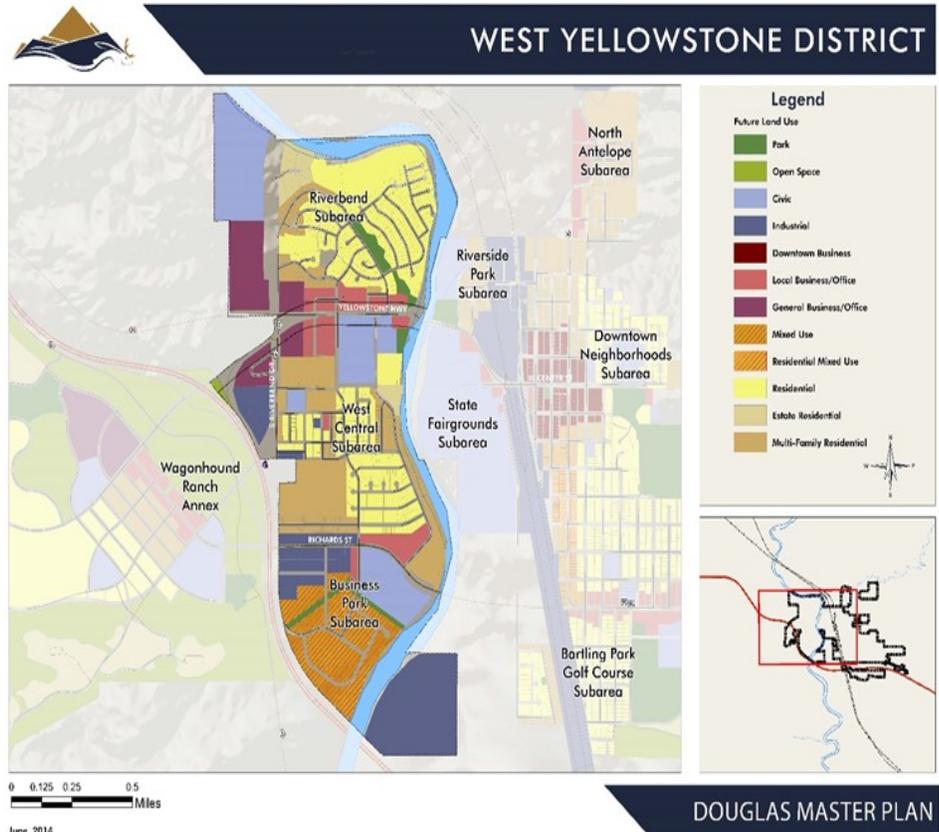
DESCRIPTION OF SITE AND SURROUNDINGS: The property is surrounded by Commercial uses and vacant land as indicated above.

HISTORY: The subject property was annexed by the City of Douglas in 2015, as part of the Seven Trails Commerce Center.

DOUGLAS MASTER PLAN:

The subject property was not annexed to the City at the time of the 2014 Master Plan. The property was not included in the Future Land Use Plan.

The property is adjacent to the West Yellowstone Corridor of the West Yellowstone District. The Master Plans focus for this area consists of Retail. Commercial activities in this area can target both the needs and preferences of visitors staying at nearby accommodations and tourists at large events (e.g. State Fair), as well as Douglas residents living in adjoining residential subdivisions in northwest Douglas.



The desired future of this area focuses on catering to the travelling public and on its connection to downtown, including streetscape and pedestrian environment improvements.

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

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.

REVIEWING AGENCIES AND COMMENTS:

Wyoming Department of Transportation:

Permitting is required for street cuts, landscaping, drainage and curb cuts.

City Engineer:

DEQ permits will be required for utility lines, consider edging between mulch and grass.

Public Works:

Require removal of gate on trash enclosure, water and sewer lines from city service will be private lines and to be maintained by Maverik. Provide information on RV dump restrictions and metering.

Douglas Police Department:

No comments.

Douglas Fire Department:

No comments.

Public Comments:

No comments.

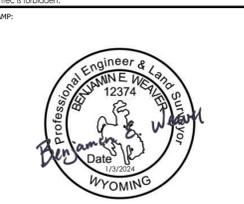
STAFF RECOMMENDATION: The Community Development Department recommends approval of this development plan for construction of a gas station and convenience store at 1 Highway 93.

PLANNING & ZONING COMMISSION RECOMMENDATION: The Douglas Planning and zoning commission, at their regular meeting on January 15, 2024, unanimously voted to recommend approval of this development plan for construction of a gas station and convenience store at 1 Highway 93 with staff recommendations.



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ARCHITECT/ENGINEER:
Stantec
5390 Kietzke Lane, Suite 103
Reno, Nevada 89511
www.stantec.com
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Client Name
MAVERIK
MAVERIK, INC.
I-25 & RIVERBEND
DOUGLAS,
WYOMING

ISSUANCE	
DESCRIPTION	DATE
Issued for Permit	23.12.13

DRAWN BY: SLM APPROVED BY: BMS
PROTOTYPE VERSION: Prototype Build
DRAWING ISSUE
Issue Description Date
PROJECT NUMBER: Project#

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L2

