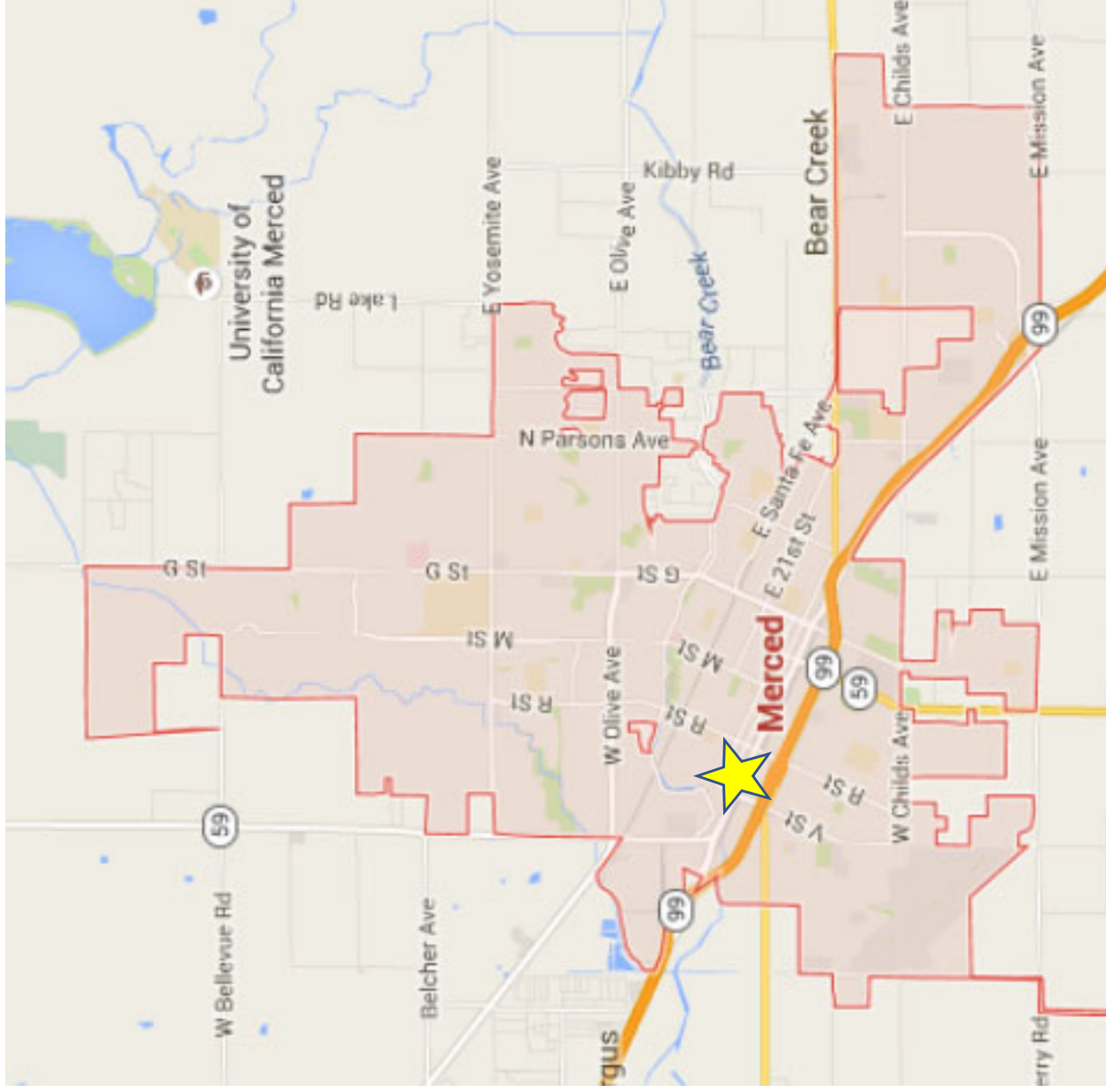


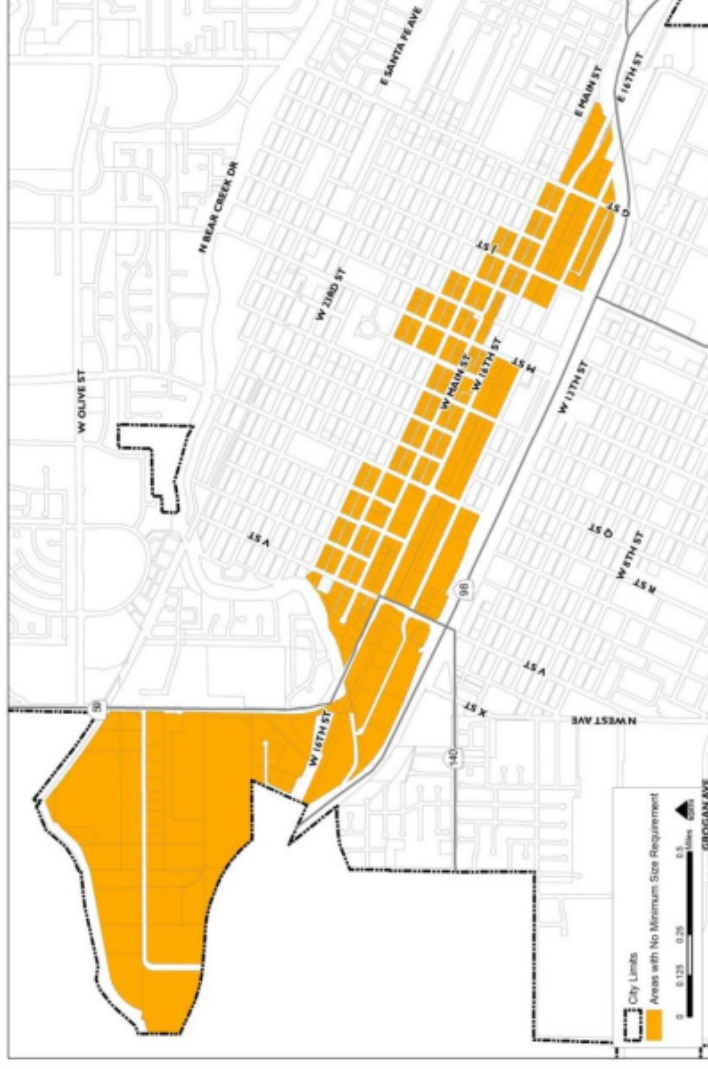
City-Scale Map



Land Use Policy & Design Review Boundary

- MMC 20.44.070 – Requires Conditional Use Permit for gas station convenience market selling alcohol for off-site (if building under 20,000-s.f.)
- MMC 20.68.030 – Requires Design Review of new or remodeled structures located within the City's Design Review District

FIGURE 20.68-1 DESIGN REVIEW BOUNDARIES



*Does not show 300 ft buffer properties that would be included

Location Map



Street View (16th Street)



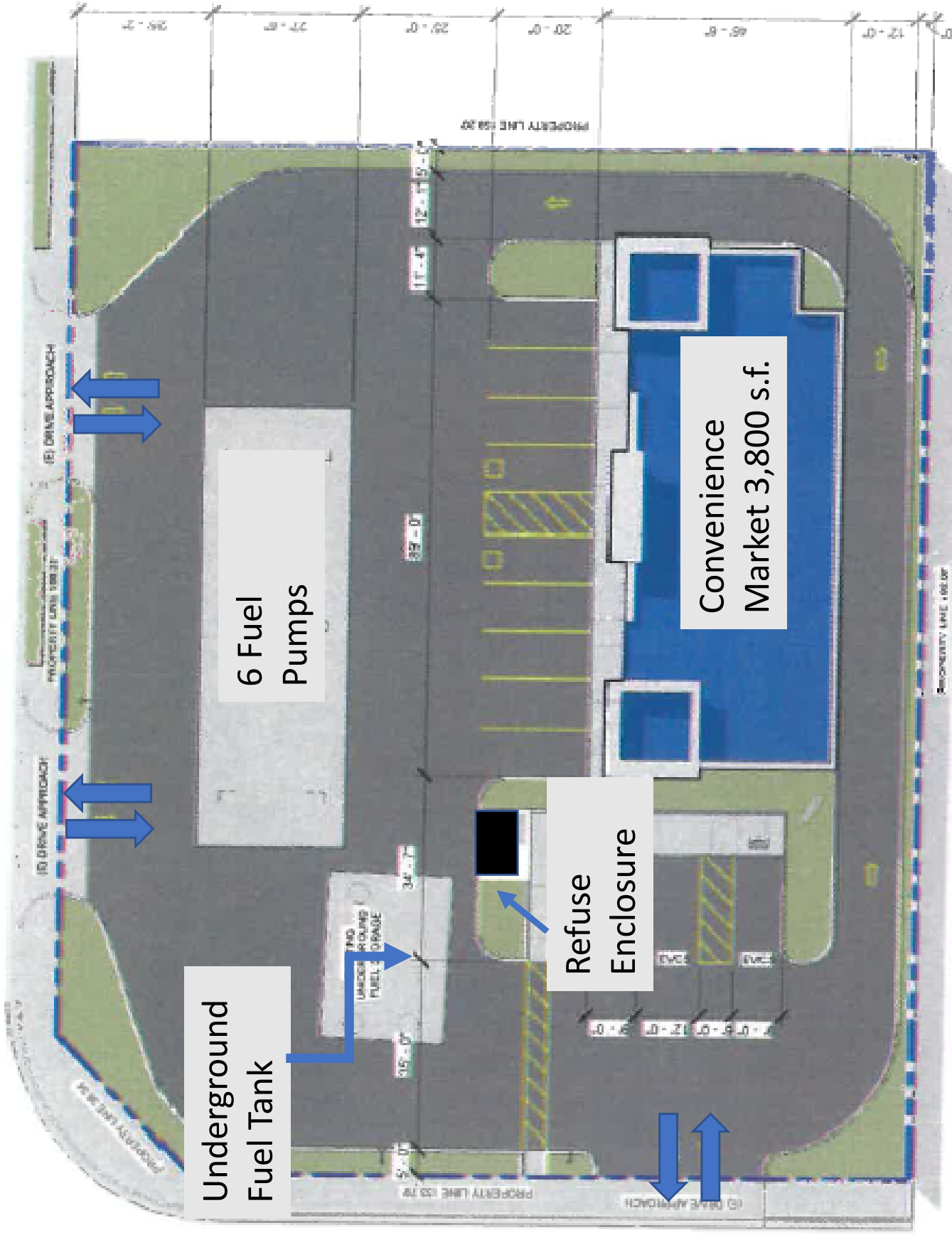
Street View (V Street)



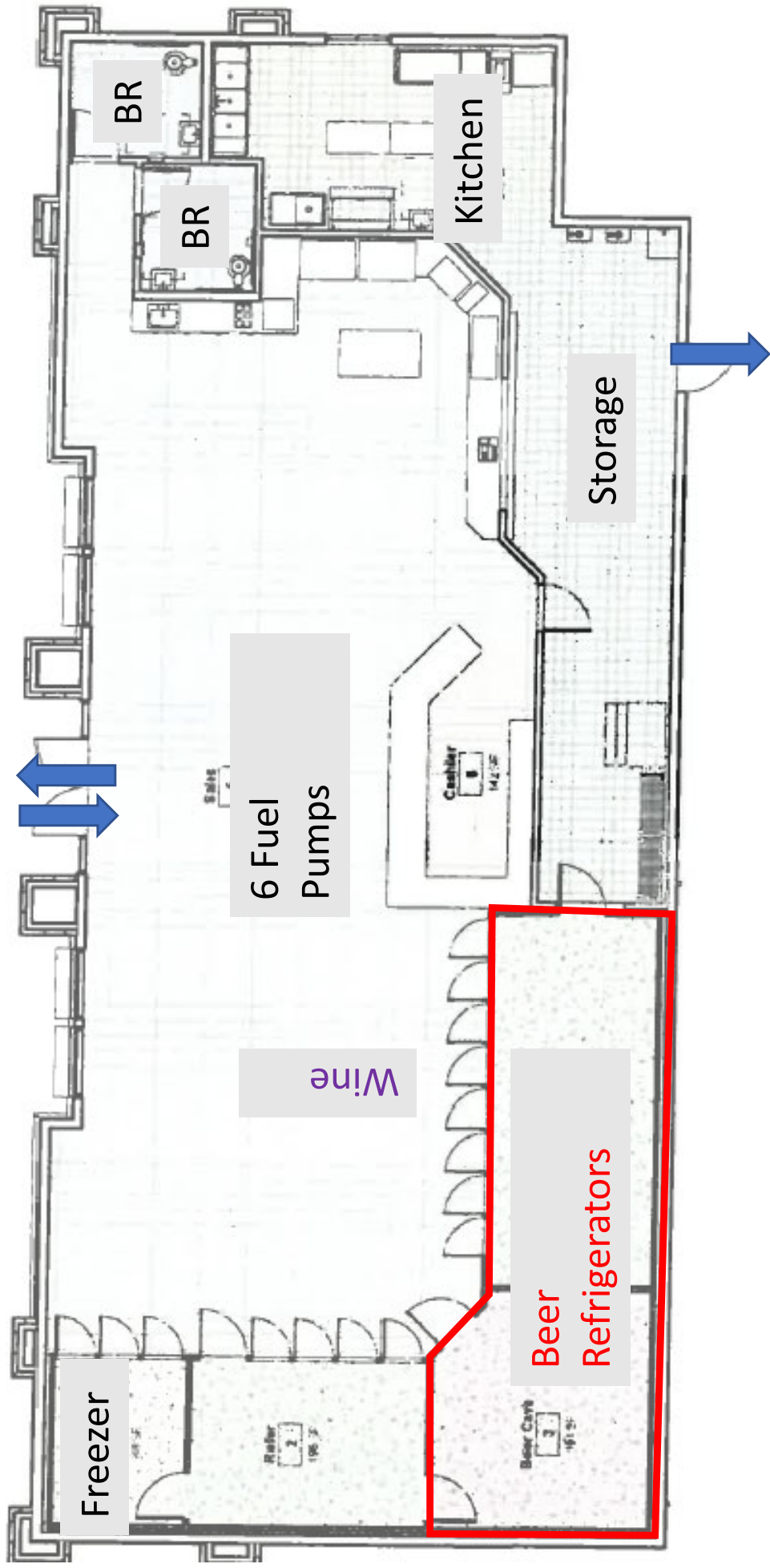
Site Plan Program

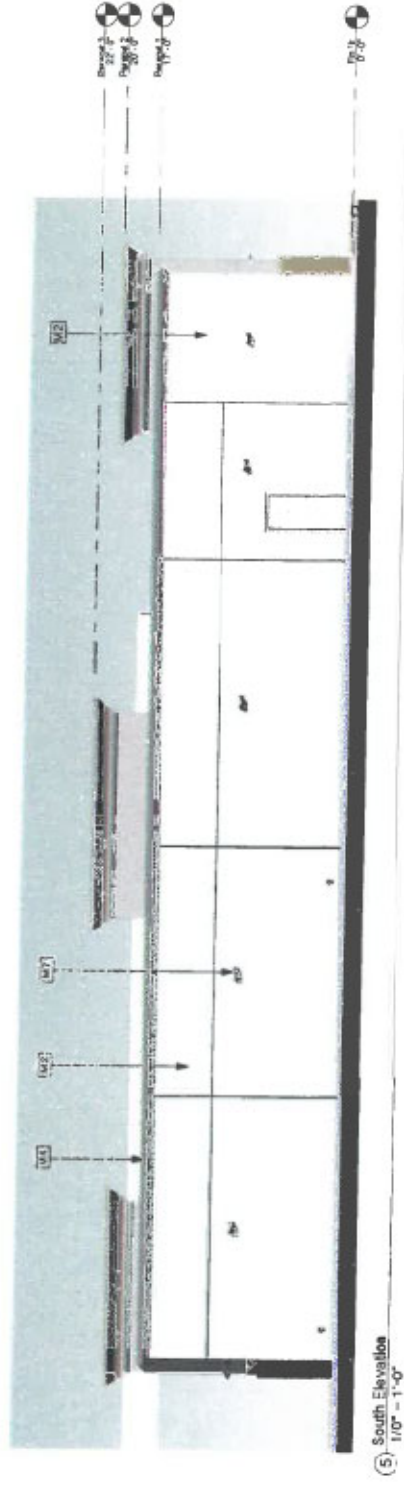
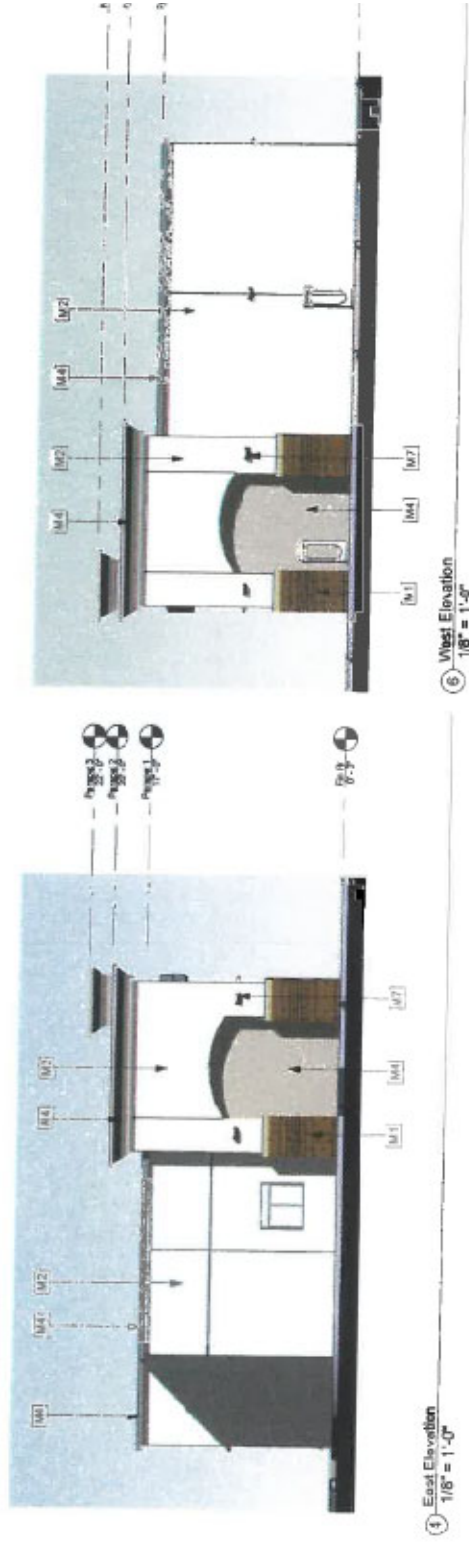
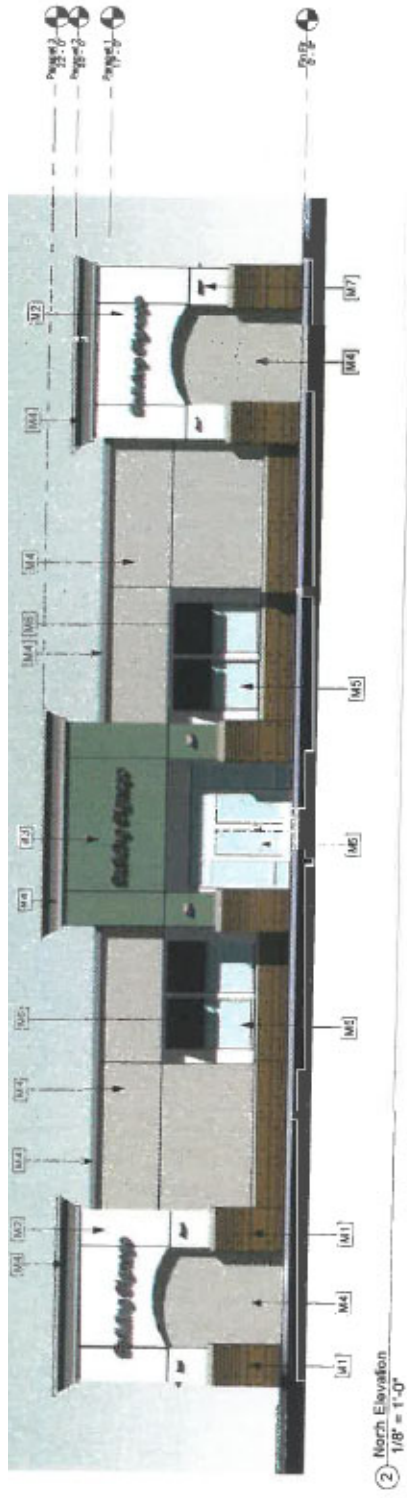
- Gas Station/Convenience Store (3,800 s.f.)
- Fuel Pump Canopy for 6 pumps (3,340 s.f.)
- Customer Parking (12 parking spaces)

16th Street



Floor Plan





- 3 accent towers (all over 20 feet) with storefront windows
- Exterior finish of stucco and stone veneer accents
- with stucco, stoner veneers, and ribbed wall panels.
- Primary colors; off-white, muted green, and grey

Signage & Fuel Canopy

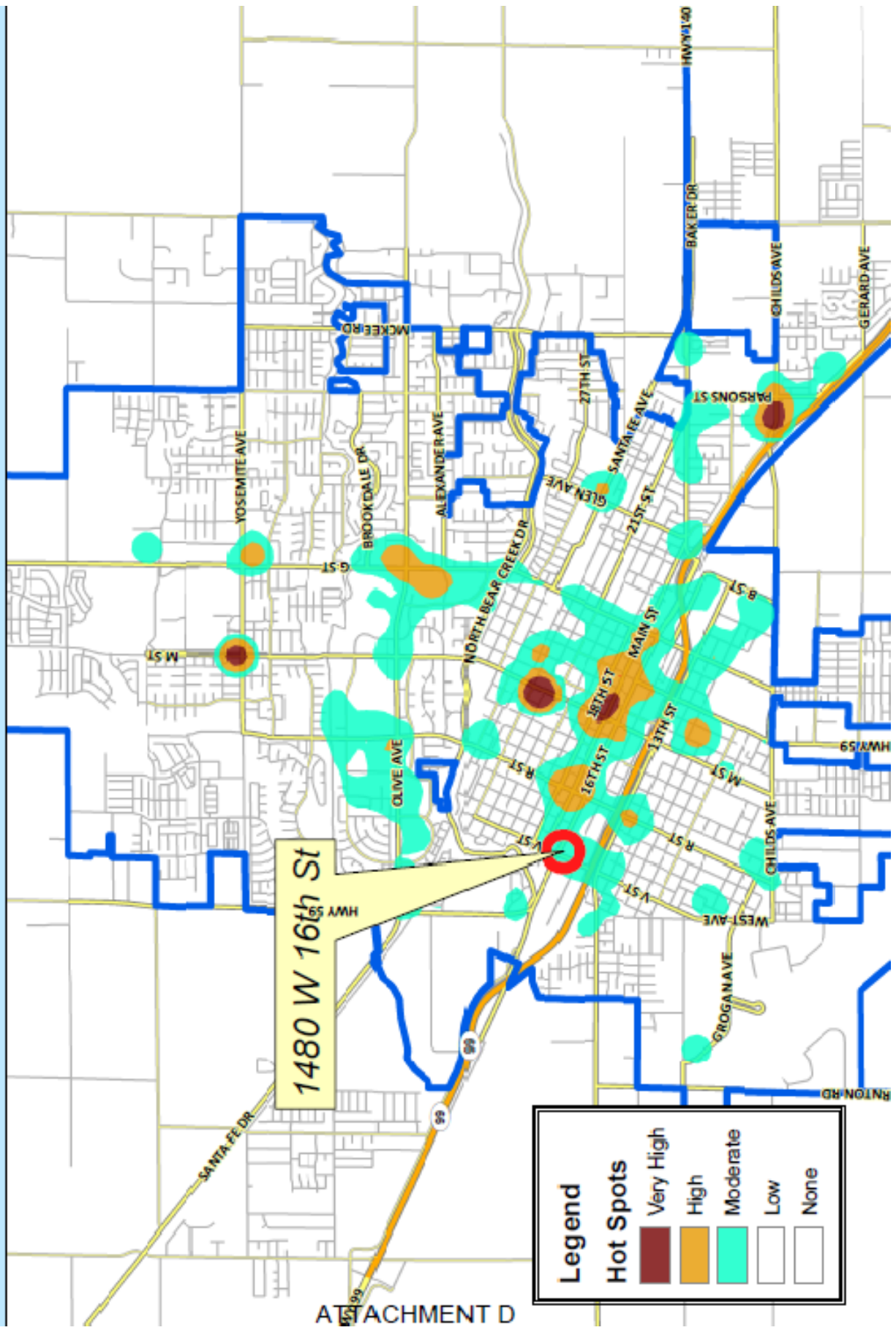
- Signage provided in concept
- Signage typically decided later in development stage
- Signage & canopy design to be reviewed and approved through staff level design review process

Incident Types

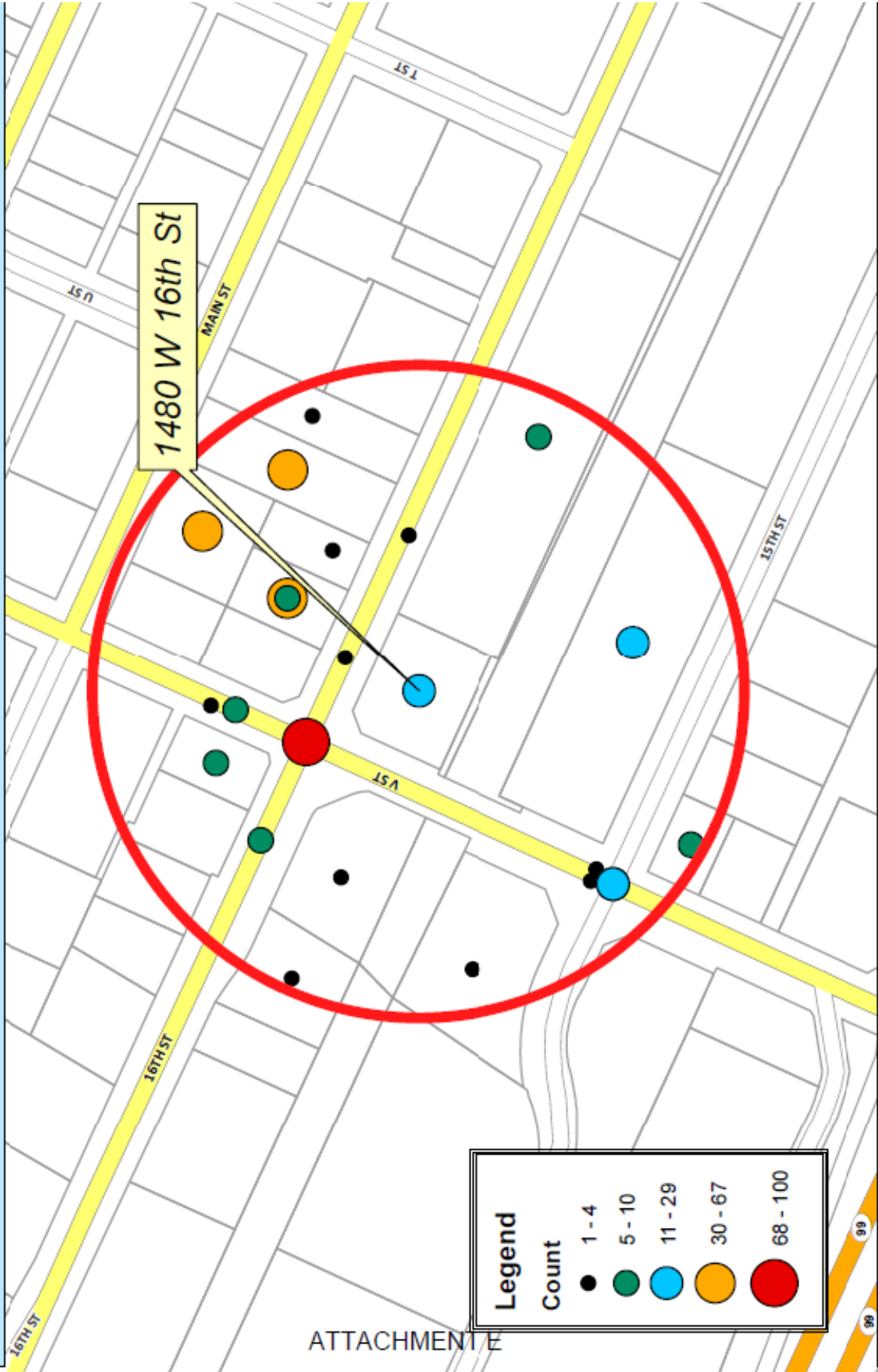
Incident Type	Number of Incidents
Disturbance	9
Public Intoxication	0
Narcotics	0
MMC*	11

HOT SPOTS of ALL POLICE INCIDENTS for 5/1/22 - 5/26/23

80,000+ incidents city wide



437 INCIDENTS within 500ft of 1480 W 16thSt
for 5/1/22 - 5/26/23



POLICE DEPARTMENT



- The Police Department does not have any issues with this request.
- The conditions of approval are typical for this use.
- Based on their crime analysis, the Police Department does not expect this project to adversely affect the surrounding neighborhood or be a burden on Police resources.

Conditions of Approval

- **Conditions #13-#15:** Lighting for signage, parking lot, building wall shall be shielded or oriented to not spill over adjacent parcels.
- **Condition #34:** Prior to selling alcohol, the applicant shall obtain a Finding of Public Convenience or Necessity from City Council.
- **Condition #36:** The western driveway along 16th Street shall be eliminated. The eastern driveway along 16th Street may be relocated or widened in compliance with Engineering Standards.
- **Condition #37:** The proposal shall comply with the 16th Street Design Guidelines (Attachment G)

Planning Commission Action

After Holding the Public Hearing, the Commission may:
Approve/Disapprove/Modify

- Environmental Review #23-11 (Categorical Exemption)
- Design Review Permit #23-04
- Conditional Use Permit #1271 (Subject to the Conditions in the Staff Report)