Public Hearing: **TUESDAY, APRIL 9, 2013**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

AGENDA ITEM IV-2

Request: **Request for a Special Use Permit to allow bulk fuel (propane) sales in conjunction with an existing retail business on property located at 628 Main Avenue South, c/o Lawry Wilde on behalf of Wildland, LLC (Krengel's). (app. 2558)**

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	**Status:** owner	**Size:** 6,648 sq. ft building/25,000 sq. ft. lot
Wildland, LLC c/o Lawry Wilde 865 Pancheri Idaho Falls, ID 83402 208-522-1817 208-589-3465 (c) Lwilde@khardwarestores.com	**Current Zoning:** CB P-1	**Requested Zoning:** SUP
	Comprehensive Plan: Townsite	**Lot Count:** 4 Lots
	Existing Land Use: Retail hardware store	**Proposed Land Use:** bulk fuel (propane) sales in conjunction with an existing retail hardware store
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
	North: CB P-1; Main Ave S, retail	**East:** CB P-1; retail, auto sales
	South: CB P-2; retail, auto sales, auto parts sales, The Shuffle	**West:** CB P-1; retail sales
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-7.2(B), 10-10-4, 10-11-1 thru 9, 10-13-2.2	

Approval Process:

All procedures will follow the process as described in TF City Code: 10-13-2.2 (F), (G), & (J).

Special Use Permits require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will approve, approve with conditions, or disapprove the application for the Special Use Permit.

The applicant, or other individuals, may appeal the decision made by the Planning Commission within fifteen (15) days through a written appeal. After submitting a written appeal to the City, a hearing will be scheduled before the City Council. During the Appeal Hearing, the City Council will review all information associated with the original decision. The Council will then uphold, conditionally uphold, or overrule the decision of the Planning Commission.

Budget Impact:

Approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to sale bulk fuel (propane) in conjunction with an existing retail hardware store.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

No known zoning history.

Analysis:

This property is located in the CB zone with a P-1 parking overlay. The lot is in the Commercial Central Business district with a P-1 Parking Overlay. A Special Use Permit is required for the retail sale of bulk fuel.

The applicant would like to install a 500 gallon propane tank to fill their customers' smaller propane tanks. The 500 gallon tank will be located toward the south property line of the Krengel's parking lot, away from the building. It will be protected from impact hazards by cement barricade and/or bollards. The current hours of operation for the retail hardware store are 8:00 am to 6:00 pm Monday through Saturday and 10:00 am to 4:00 pm on Sunday.

The property consists of approximately 25,000 sq ft. The area of the tank location will be 9'4" x 4'8". The applicant is not removing any existing parking spaces. The existing retail hardware store is located in the P-1 parking overlay which requires no off street parking for outright permitted uses, but may through the special use process. They have 25 existing parking spaces onsite. The hardware store would be required to have 27 parking spaces if it was not located in a parking overlay district. The applicant is anticipating 10 to 15 customers per day. Landscaping, curb, gutter and sidewalk are all existing. The applicant does not anticipate any adverse effects on the adjacent properties.

The request is in compliance with the Comprehensive Plan which designates this area as Townsite. Upon approval and subject to compliance with the special use permit the operation of this business should cause minimal impacts.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant contacting the City of Twin Falls Fire Department to complete the fuel tank application.
2. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.

Attachments:

1. Letter of Request
2. Vicinity Map
3. Area Zoning Map
4. Site Plan
5. Site Photos

Project Explanation:

Krengles True value Hardware store would like to install a 500 gal Propane tank to fill our customers propane tanks. This tank will be located in our parking lot toward the south property line away from any building. There will be a cement barricade and or bollards protecting it from any impact hazards. Below you will find additional project details.

Proposed Propane refilling tank location : 628 main Ave S Twin Falls, ID

Store Name: Krengles True Value Hardware ,Operated by K Hardware Stores, Inc.

Tank Description:
500 GAL Steel Tank with dispenser unit, valves, and pumps.

Store Hours of operation: Monday-Saturday 8-6pm Sunday 10-4

Propane Traffic anticipated: Approximately 10-15 customers per day

Number of store employees: from 2-4 per day

Noise effects: There will be some noise associated with filling each tank occasionally.

Glare: No Glare is associated with this tank. It will be freshly painted

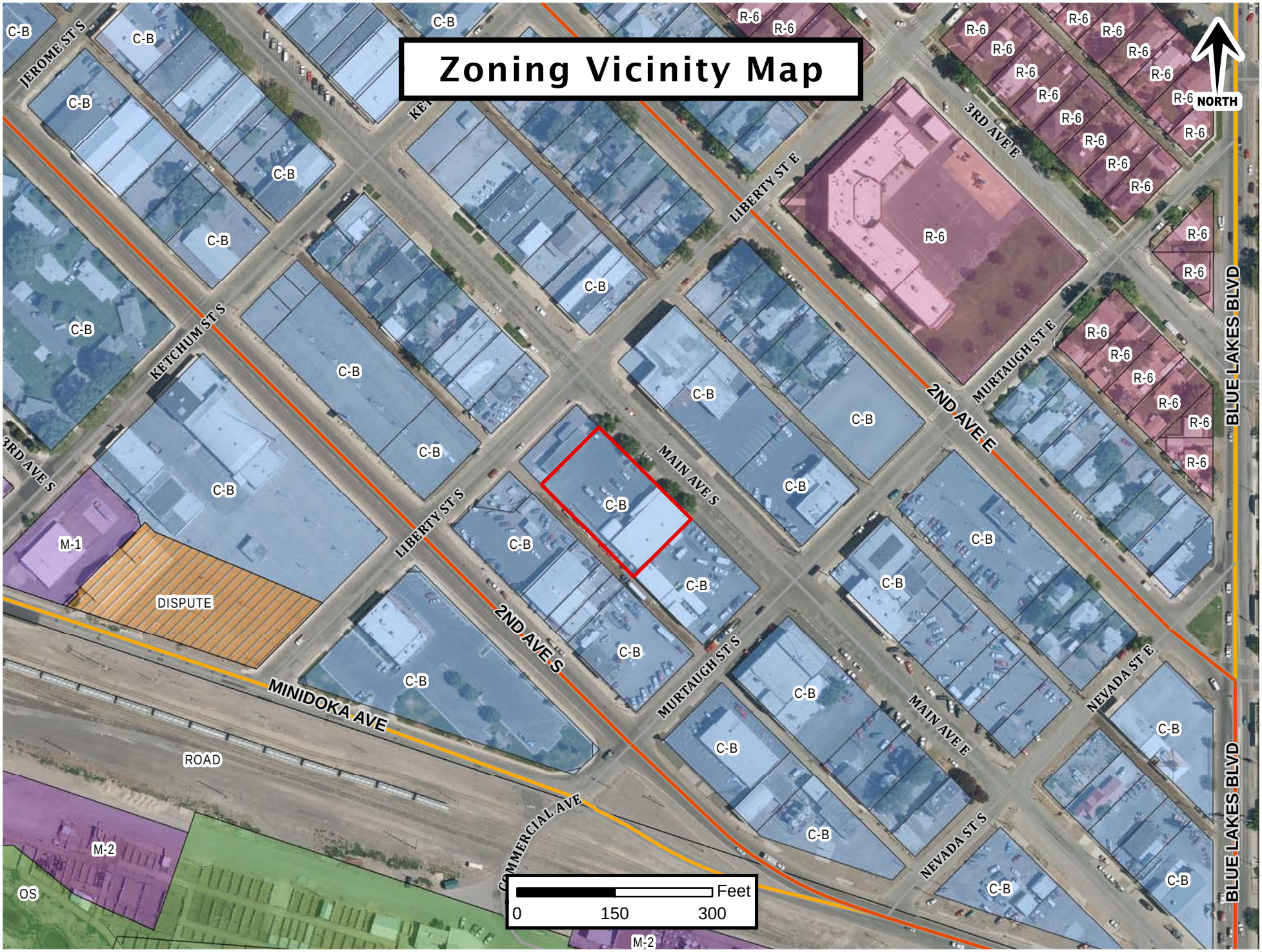
Odor: Very little odor is associated with this process.

Fumes and Vibration: There will be no fumes or vibration.

Site Map

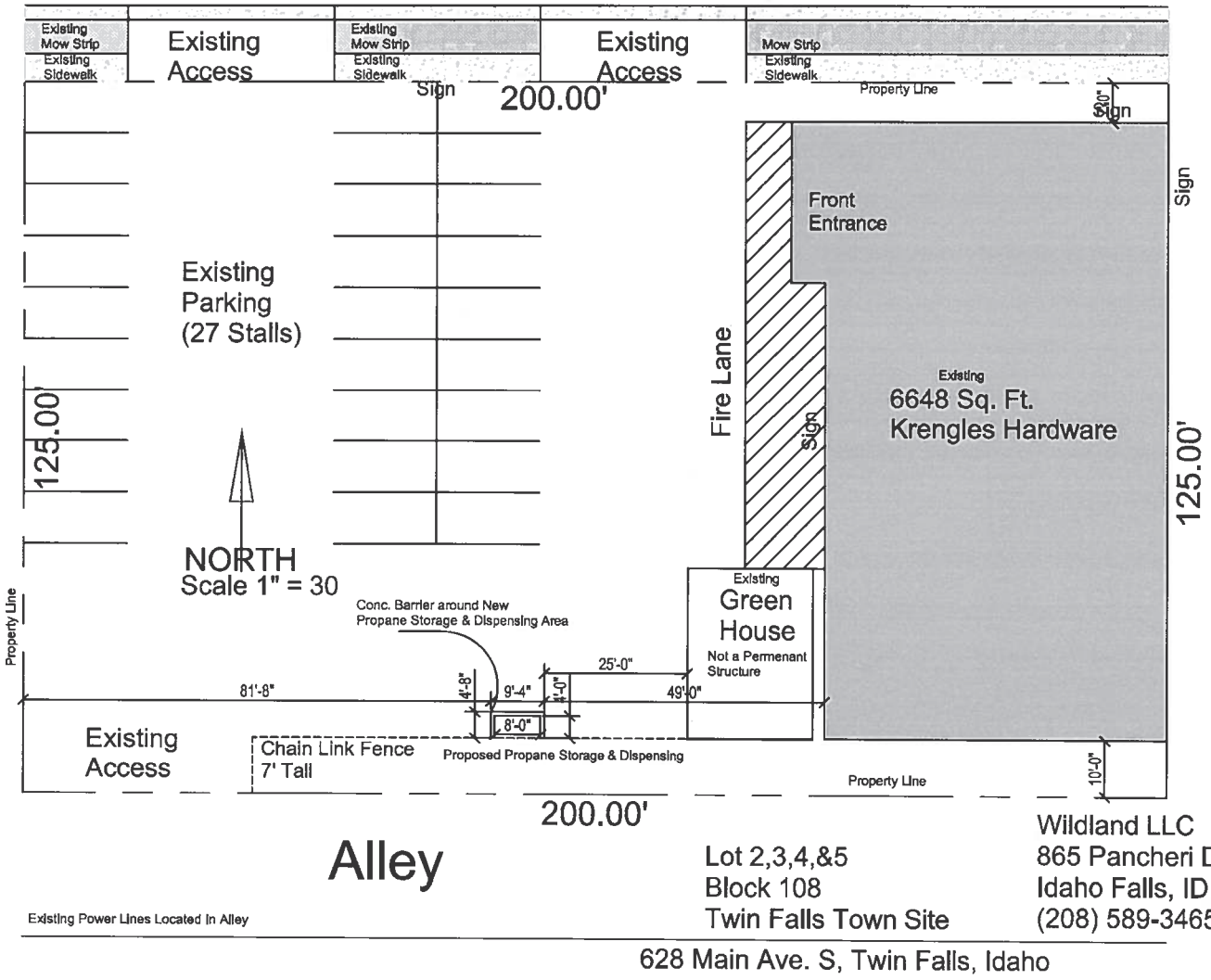
NORTH
530 MAIN A
536 MAIN A
544 MAIN A
560 MAIN A
561 MAIN A
564 MAIN A
612 2ND AV
618 2ND AV
628 2ND AV
636 2ND AV
601 MAIN A
MAIN AVE E
MAIN AVE S
604 MAIN A
LIBERTY ST S
628 MAIN A
646 MAIN A
609 2ND AV
2ND AVE S
627 2ND AV
633 2ND AV
639 2ND AV
643 2ND AV
664 MAIN A
MURTAUGH ST E
MURTAUGH ST S
602 2ND AV
712 MAIN A

Zoning Vicinity Map



Main Avenue South

Traffic Flow Both Direction



1 North Arrow
2 Scale of Drawing
3 Legal Description
4 Owner's Name and Address
5 Property Line & Lot Dimension
6 Street Name
7 Set Back from Property Line
8 Location of All of Buildings w/ Sq. Footage
9 Access Locations
10 Front Enterance
11 Sign Location
12 Fire Lane
13 Parking Plan w/ Spaces
14 Landscape w/ Sq. Footage
15 Height and Type of Fence
16 Direction of Traffic Flow

Lot 2,3,4,&5
Block 108
Twin Falls Town Site

Wildland LLC
865 Pancheri Dr.
Idaho Falls, ID 83402
(208) 589-3465

628 Main Ave. S, Twin Falls, Idaho

Store Front

Parking Lot – Tank location toward back of lot

Actual location of Tank