

MAVERIK AT STODICK & U.S. 395

- GARDNERVILLE TOWN BOARD MEETING – JUNE 4TH, 2019

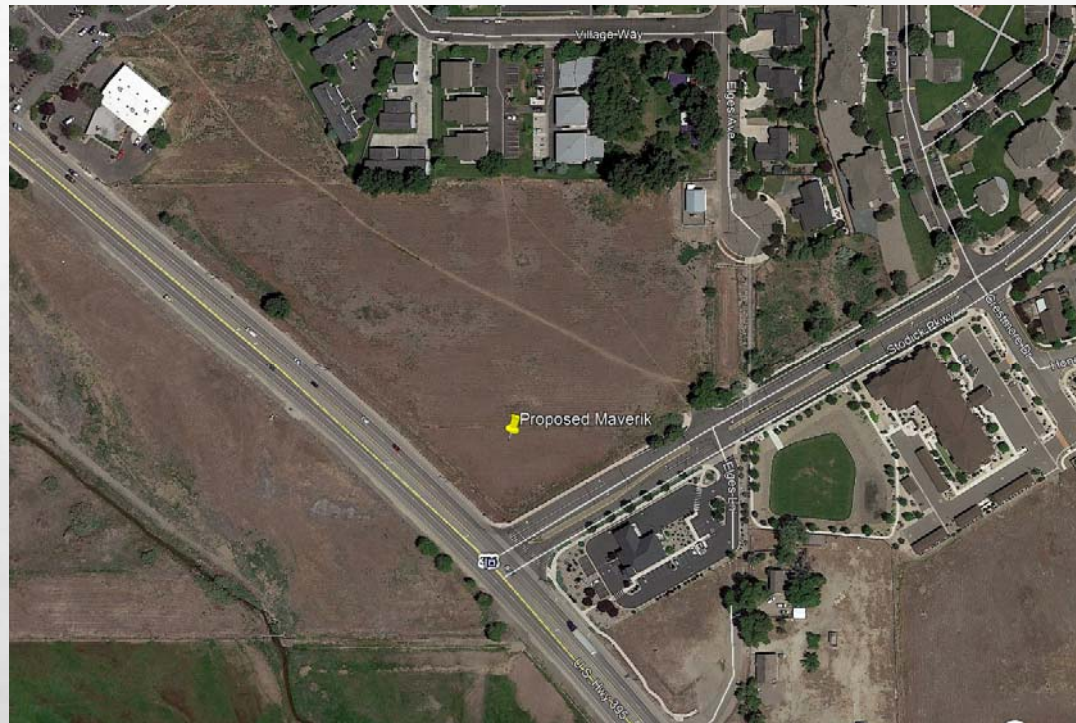


APPLICATION

- MAJOR DESIGN REVIEW (DP 19-0227)

A PROPOSED CONVENIENCE STORE WITH FUEL SALES

SITE LOCATION & CONTEXT



Corner of Stodick Parkway & U.S. Highway 395



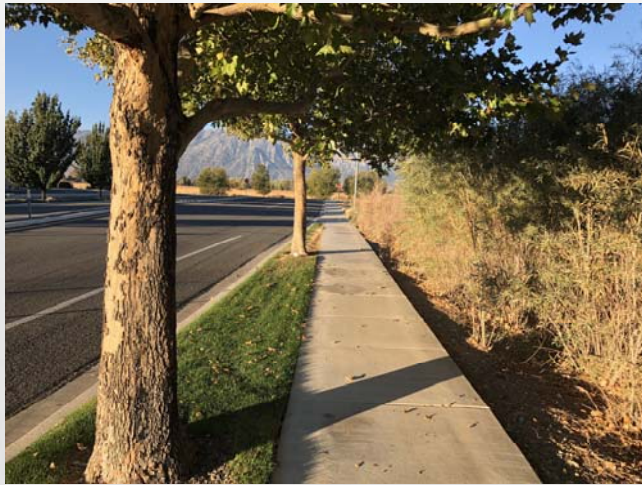
- LOCATION:**

CORNER U.S. HIGHWAY 395 / STODICK PKWY.





● **US-HWY 395 FACING WEST**



● **STODICK PARKWAY FACING SOUTHWEST**



● **US-HWY 395 FACING NORTHWEST**

EXISTING CONDITIONS - STREETScape

PROPOSED

- SITE LAYOUT
- GARDNERVILLE COMMUNITY PLAN GOALS
- ARCHITECTURE
- LANDSCAPING
- SIGNAGE

SITE LAYOUT

SITE DATA:

SITE AREA: 3.1 ACRES

LANDSCAPE AREA REQUIRED: 15,229 S. F.

LANDSCAPE AREA PROVIDED: 27,261 S. F.

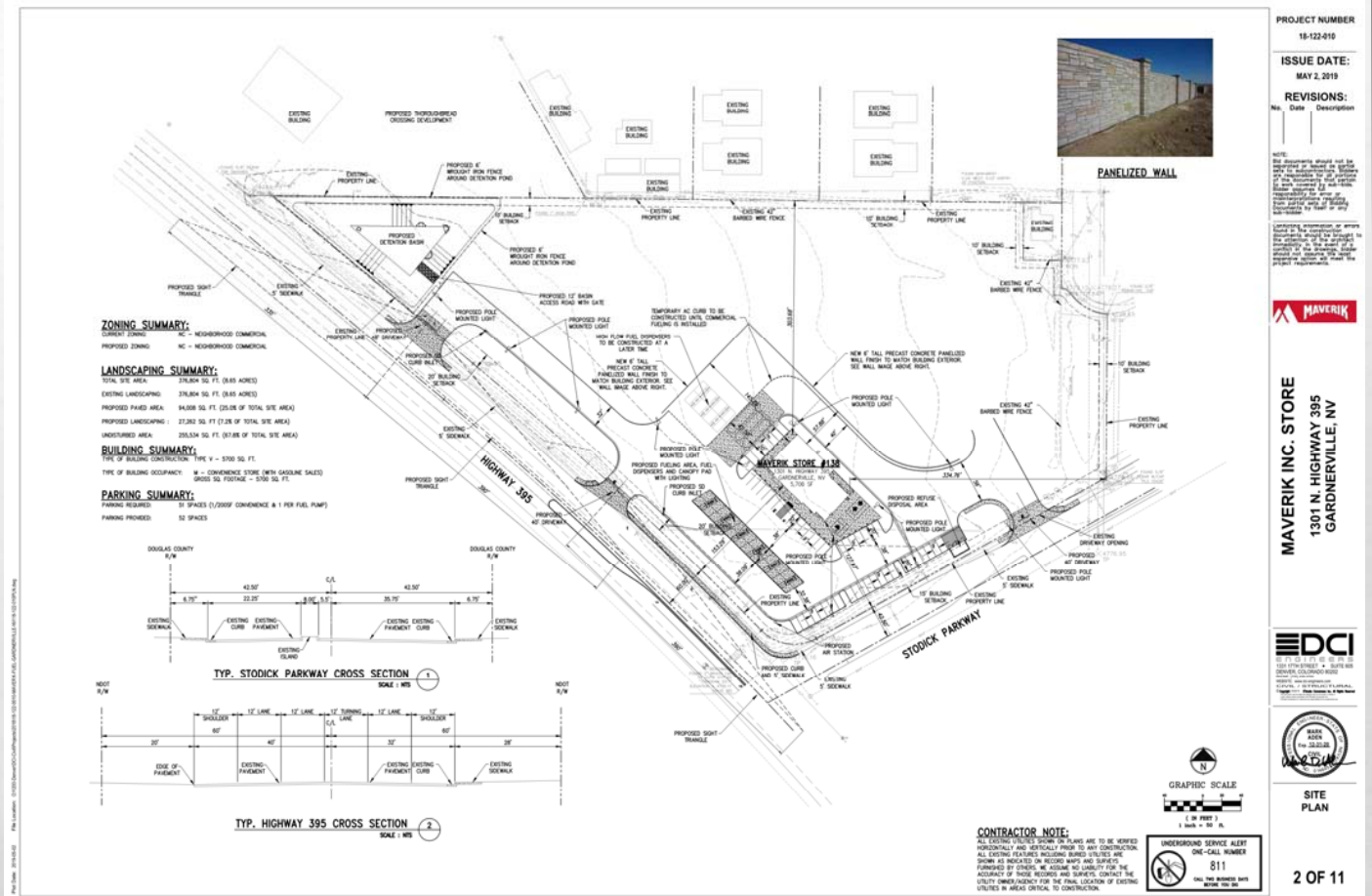
BUILDING AREA: \pm 5,640 S.F.

PARKING REQUIRED: 51 STALLS

PARKING PROVIDED: 52 STALLS

SEVEN FUEL DISPENSERS

SIX FUEL DISPENSERS (PHASE 2)



GARDNERVILLE COMMUNITY PLAN

GOAL 1: TO PRESERVE AND ENHANCE THE EXISTING CHARACTER OF THE MINDEN-GARDNERVILLE COMMUNITY

- **THE MAVERIK PROJECT WILL PROVIDE A COMMERCIAL USE ALONG THE US HWY 395 CORRIDOR, CREATING A CONNECTIVE “INFILL” DEVELOPMENT AT THE CORNER OF STODICK PKWY. AND HWY. 395**
- **THIS EXPANSION OF COMMERCIAL DEVELOPMENT SUPPORTS MG POLICIES.**

GARDNERVILLE COMMUNITY PLAN

GOAL 2: TO PURSUE LAND USES CONSISTENT WITH THE PLANS FOR PROSPERITY THAT SUPPORT THE CHARACTER OF TRADITIONAL GARDNERVILLE AND MINDEN AND THE COMMUNITY'S QUALITY OF LIFE OBJECTIVES.

- THE GARDNERVILLE PLAN FOR PROSPERITY IDENTIFIES THE OVERALL PARCEL AT STODICK PKWY. & US HWY 395 AS A MIXED USE OF APPROXIMATELY THREE ACRES OF COMMERCIAL AND FIVE ACRES OF RESIDENTIAL.
- THE MAVERIK SITE IS APPROXIMATELY THREE ACRES AND IS AN ALLOWABLE USE IN THE NEIGHBORHOOD COMMERCIAL ZONE.
- THIS PROJECT WILL UTILIZE EXISTING PEDESTRIAN SIDEWALKS SUPPORTING CONNECTIVITY TO NEIGHBORHOODS AND PEDESTRIAN TRAILS.

GARDNERVILLE COMMUNITY PLAN

GOAL 3. TO FOCUS COMPATIBLE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN THE TOWN OF MINDEN AND GARDNERVILLE.

- **THE PROPOSED MAVERIK STORE IS IN AN AREA PLANNED FOR COMMERCIAL USE AND IS IDENTIFIED AS AN "OPPORTUNITY SITE" WITHIN THE US HWY. 395 CORRIDOR.**

GOAL 4: TO PROMOTE APPROPRIATE, HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN THE TOWNS OF MINDEN AND GARDNERVILLE.

- **THIS PROJECT IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES.**

GARDNERVILLE COMMUNITY PLAN

GOAL 6: TO ENSURE THE TIMELY PROVISION OF COMMUNITY FACILITIES, SERVICES, AND INFRASTRUCTURE AT APPROPRIATE LEVELS FOR THE MINDEN-GARDNERVILLE COMMUNITY.

- A TRAFFIC STUDY THAT REFLECTS COORDINATION WITH NDOT.
- PROPOSED COMMERCIAL ACCESSSES ON US HWY. 395 ARE COMPATIBLE WITH THE EXISTING CHARACTER OF THE TOWN AND DO NOT DECREASE THE SAFETY OR WALKING IN THE TOWNS.
- ALL DRIVEWAYS, PARKING AREAS AND OTHER HIGH ACTIVITY AREAS WILL BE PAVED.
- UTILITY EXTENSIONS, DRAINAGE INFRASTRUCTURE AND REQUIRED LANDSCAPING WILL ALSO BE INSTALLED TO COUNTY STANDARDS.

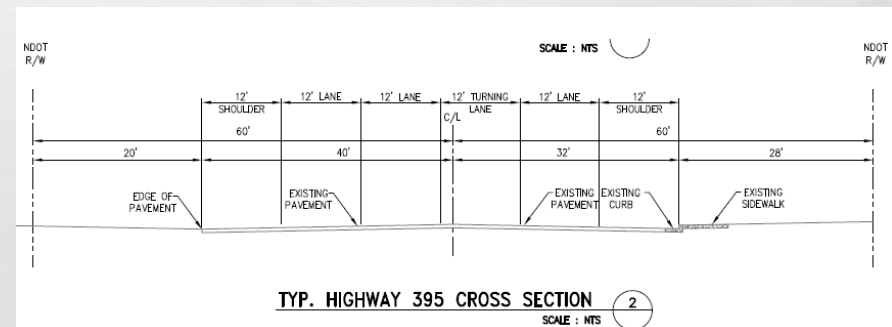
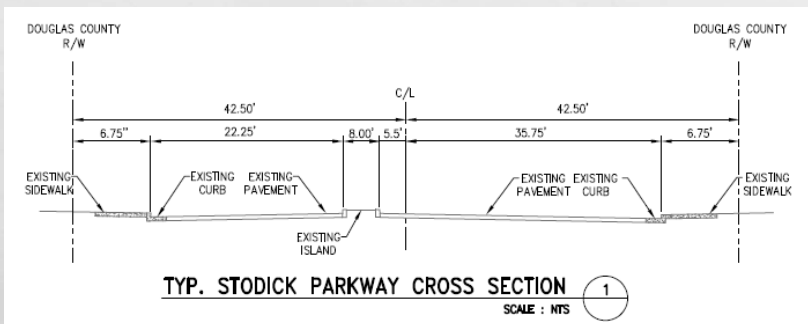
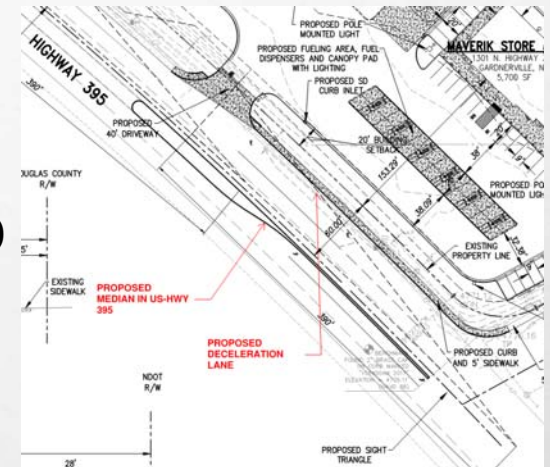
GARDNERVILLE COMMUNITY PLAN

GARDNERVILLE'S GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

- **THE PROPOSED MAVERIK WILL ENHANCE "COMMUNITY-SERVING COMMERCIAL AS A SUB-REGIONAL AND COMMUNITY-SERVING LOCATION".**
- **PROVIDE EASY ACCESS FOR AUTOMOBILES AND SAFE PEDESTRIAN CONNECTIONS BY UTILIZING EXISTING SIDEWALKS AS WELL AS ORIENTING VEHICULAR TRAFFIC TOWARDS US HWY. 395.**
- **THE MAVERIK DEVELOPMENT WILL COMPLEMENT AND SERVE ADJACENT SUBDIVISIONS.**

MAVERIK TRAFFIC

- CONVENIENCE STORE "CAPTURES" APPROXIMATELY 90% EXISTING TRAFFIC
- COORDINATION WITH NDOT (U.S. HIGHWAY 395 ACCESSES (TWO TOTAL) PER TRAFFIC STUDY)
 - RIGHT IN/RIGHT OUT NEAR STODICK
 - FULL ACCESS NW AREA OF SITE
 - PROPOSED MEDIAN ON US-395 AND DECELERATION LANE
 - FULL ACCESS STODICK PARKWAY (EXISTING)
- MONETARY CONTRIBUTION TO FUTURE STODICK / U.S. HIGHWAY 395 TRAFFIC SIGNAL



ARCHITECTURE



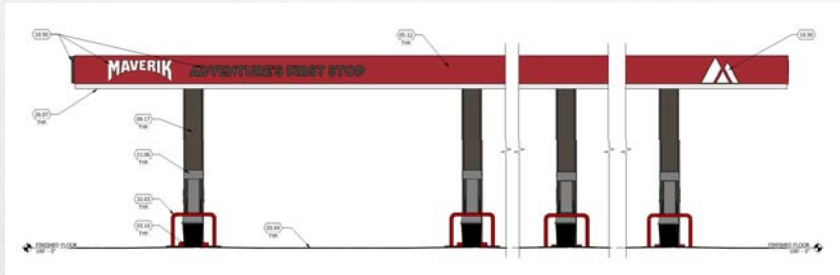
- CONVENIENCE STORE FRONT ELEVATION

ARCHITECTURE



● STORE LEFT ELEVATION

ARCHITECTURE



● CANOPY STREET ELEVATION



● STORE RIGHT ELEVATION



● STORE REAR ELEVATION

ARCHITECTURE



BB-1 Fiberboard - Cobblestone

BB-2 Fiberboard - Aged Pewter

BB-3 Fiberboard - Cobblestone



Cultured Stone - Skyline, Country Ledgerstone



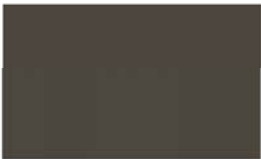
C-1 MBCI Medium Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze

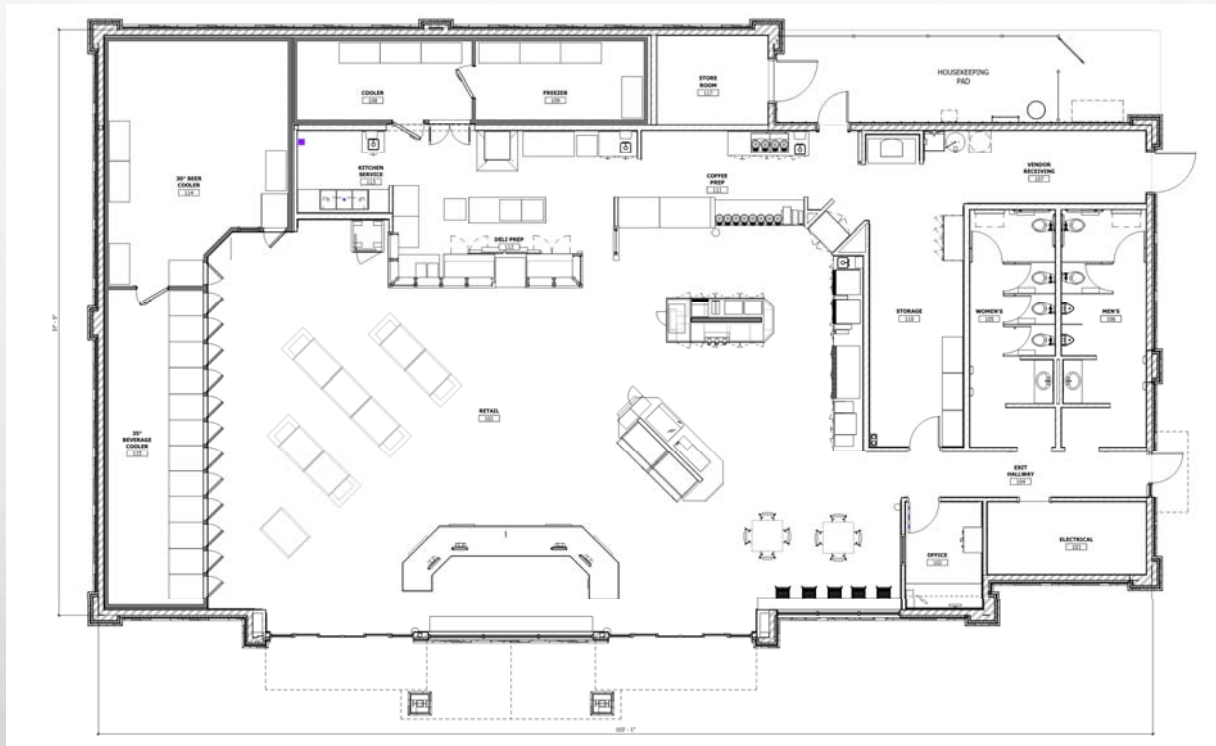


Paint - Black Fox



● **PROPOSED MATERIALS**

ARCHITECTURE



● FLOOR PLAN

STORE INTERIOR (TYPICAL)



LANDSCAPE

PLANT SCHEDULE

No.	KEY BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
DECIDUOUS SHADE TREES					
1	AF <i>Acer x freemanii</i> 'Jefferson'	Admiral Blaze Maple	2" GAL. 40"	ON CENTER	8
2	AF <i>Acer pseudoplatanus</i>	Sycamore Maple	2" GAL. 30"	ON CENTER	10
3	GT <i>Gleditsia triacanthos</i> 'Imperial'	Imperial Honeylocust	2" GAL. 30"	ON CENTER	4
4	QE <i>Quercus robur</i> x <i>Q. alba</i> 'Sonnenshut'	Green Spine Oak	2" GAL. 30"	ON CENTER	10
ORNAMENTAL FLOWERING TREES					
5	AF <i>Acer ginnala</i> 'Flame'	Maple 'Aur Flare'	2" GAL. 20"	ON CENTER	28
6	PD <i>Prunus 'Prunifolia'</i>	Prunella 'Prunifolia'	2" GAL. 20"	ON CENTER	5
7	PD <i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokeberry	2" GAL. 20"	ON CENTER	5
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
8	BT <i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Japanese Barberry	#5	6" ON CENTER	37
9	CA <i>Calamagrostis x austroflammaria</i> 'Flammaria'	Flammaria Feather Reed Grass	#5	3" ON CENTER	32
10	LA <i>Lavandula angustifolia</i> 'Hansel'	Hansel Lavender	#5	3" ON CENTER	31
11	CA <i>Coronilla varia</i> 'Hansel'	Hansel Dogwood	#5	6" ON CENTER	26
12	CA <i>Boykinia divaricata</i> 'Compacta'	Compact Dwarf Burning Bush	#5	6" ON CENTER	44
13	HE <i>Hemerocallis 'Red Ruler'</i>	Red Ruler Daylily	#1	3" ON CENTER	42
14	JH <i>Juncus horizontalis</i> 'Hughes'	Hughes Juniper	#1	6" ON CENTER	64
15	ST <i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	#5	6" ON CENTER	25
16	SL <i>Spirea japonica</i> 'Nobility Silver'	Nobility Silver Spirea	#5	4" ON CENTER	31
17	YU <i>Yucca filamentosa</i> 'Variegata'	Variegated Yucca	#5	4" ON CENTER	15

LANDSCAPE REQUIREMENTS


PARKING LOT AREA = 10,151 S.F.		
Requirements: PER CODE 20.642.080-D		
PERIMETER:	LANDSCAPE AREA REQUIRED	LANDSCAPE AREA PROVIDED
MIN. 15% = 15,224 S.F.	15,224 S.F.	21,261 S.F.
PARKING LOT REQUIREMENT: 1 TREE PER 8 PARKING SPACES	TREES REQUIRED	TREES PROVIDED
	7	7
LANDSCAPE BUFFER: 10' MIN. WIDTH BETWEEN PARKING & STREET/SIDEWALK	BUFFER REQUIRED	BUFFER PROVIDED
	10' WIDTH	10' WIDTH
SITE AREA = 165,144 S.F.		
Requirements: PER CODE 20.644.040-7F		
MIN. ONE TREE/ 400 S.F.	TREES REQUIRED	TREES PROVIDED
	36	34
LIVING GROUND COVER=50%		
*TREE SIZE NOT INCLUDED IN LIVING GROUND COVER CALCULATION.	LIVING G.C. REQUIRED	LIVING G.C. PROVIDED
	13,630.5 S.F.	13,662 S.F.
Requirements: PER CODE 20.644.040-7G		
1 TREE PER 40 L.F. OF STREET FRONTAGE.	TREES REQUIRED	TREES PROVIDED
	35	37

* NOTE: SHALE AREA NOT INCLUDED FOR TREES REQUIREMENT. GC=GROUND COVER


LANDSCAPE LEGEND




PLANTS TO BE INSTALLED




EXISTING PLANTS TO BE REMOVED



PROPERTY LINE
CUT EDGE AS DETAILED



VISION TRIANGLE



PROPOSED BUILDING LOCATION




DROUGHT TOLERANT TURF SOD OVER APPROVED TOP SOIL AS SPECIFIED. TURF SHALL BE CELEBRATION BERNADA GRASS VARIETIES



3" DEPTH OF ARIZONA RIVER ROCK (1"-2" DIAMETERS) OVER DENSITY PRO 5 REED FABRIC AND APPROVED TOPSOIL AS SPECIFIED



PROPOSED SHALE, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION



6" COBBLE ROCK

LANDSCAPE LEGEND



PLANTS TO BE INSTALLED



EXISTING PLANTS TO BE REMOVED



PROPERTY LINE
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PROPOSED SHALE, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION



6" COBBLE ROCK



CALLOUT LEGEND



REAR EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



REAR EXTERIOR

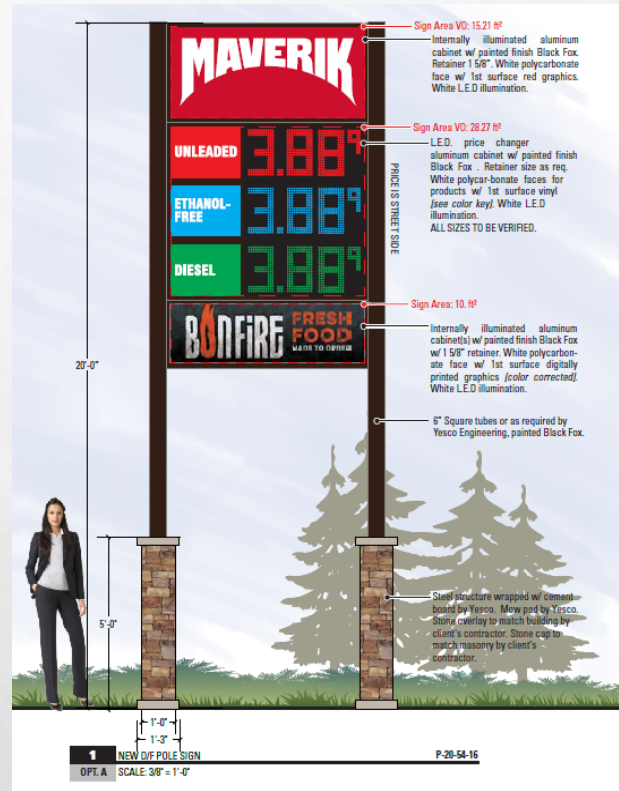
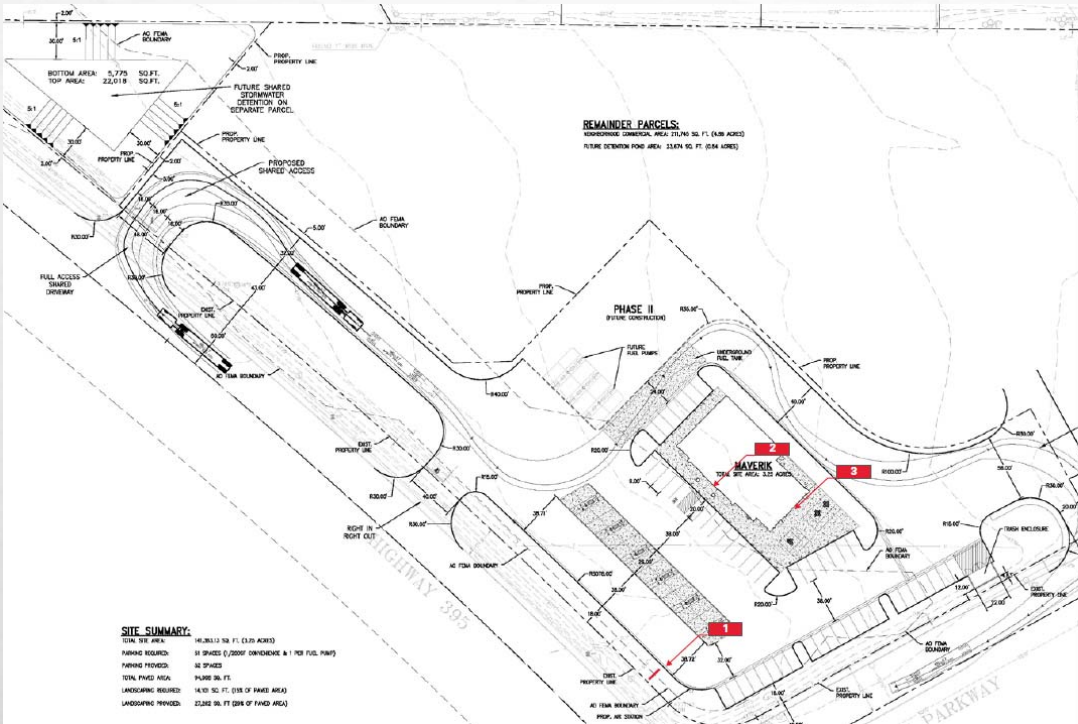


REAR EXTERIOR

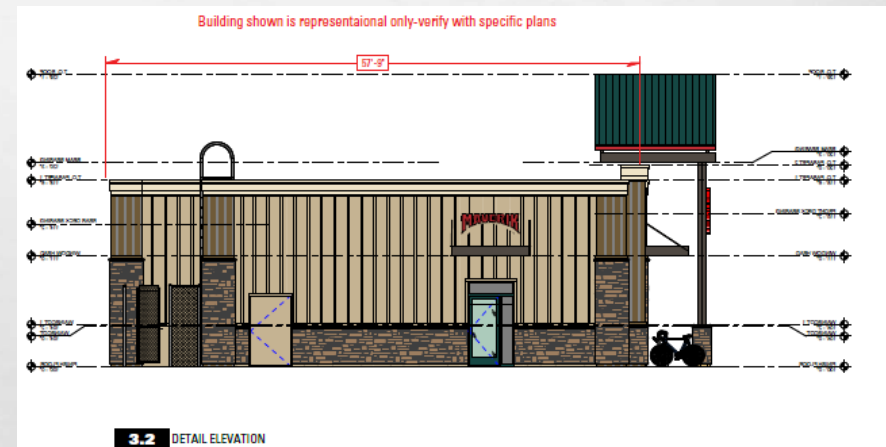
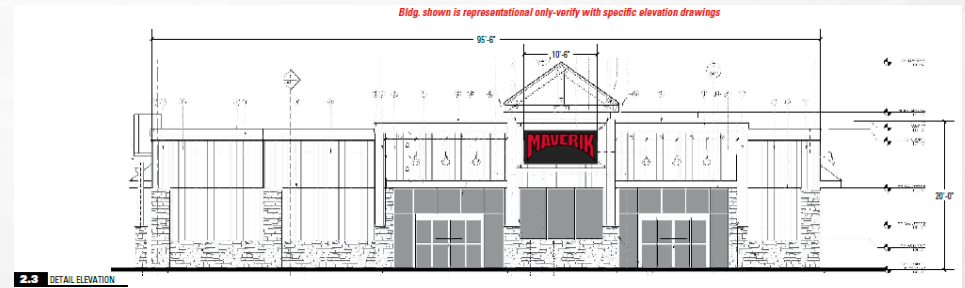
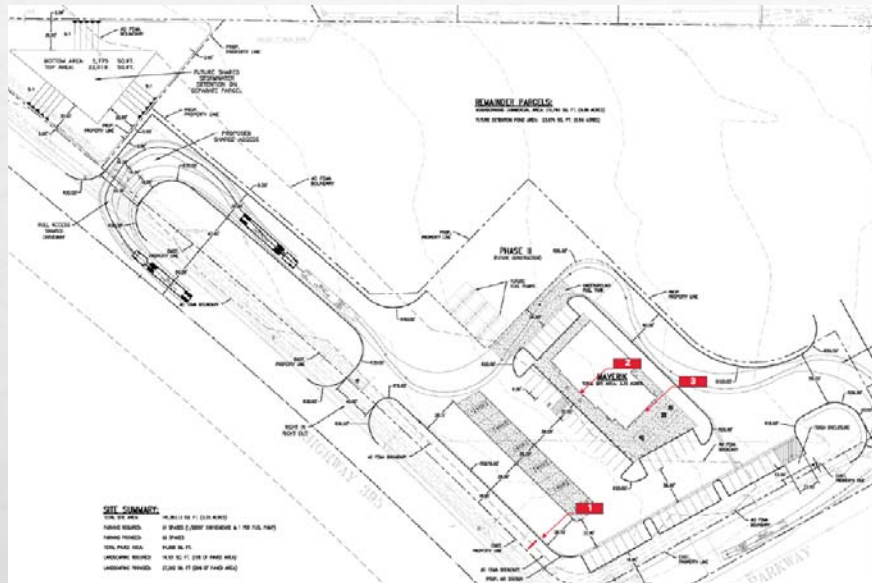
LANDSCAPE REQUIREMENTS

REQUIREMENTS FOR THE SITE		
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SIGNAGE



SIGNAGE



MAVERIK STORES

- IMMERSIVE “ADVENTURE” EXPERIENCE
- BONFIRE GRILL – FRESH FOOD DAILY

