



Fry's Fuel Station and Convenience Store CUP (P19-0162) and Site Plan P19-0235)

Town Council
May 20, 2020





Request

Conditional Use Permit & Site Plan approval for a fuel station and convenience store.



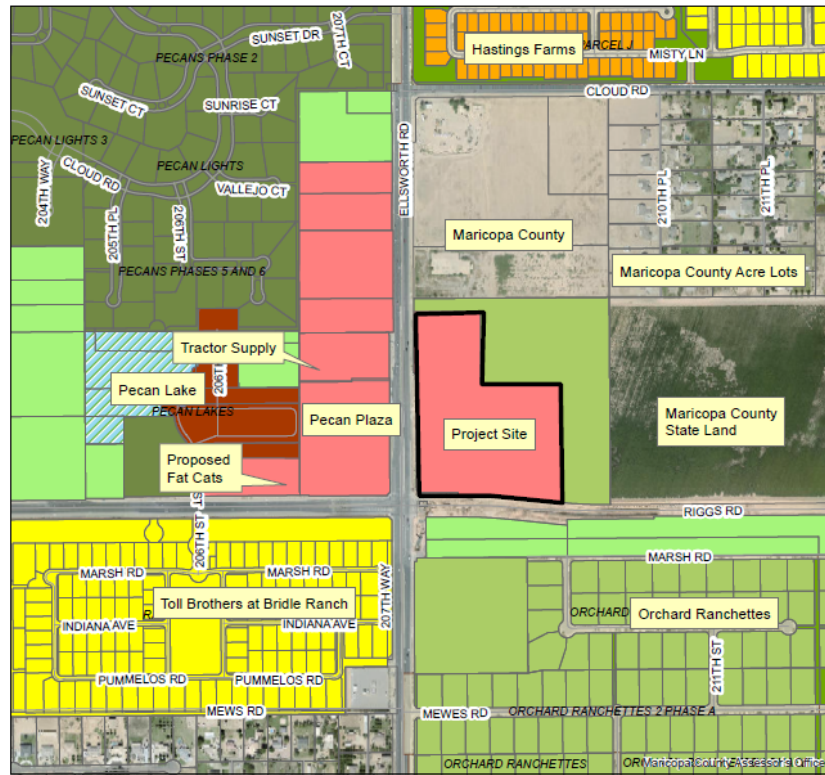
Aerial Map Exhibit

Located within future Fry's Marketplace Center (aka QC Commons) – 196 acres

1.24 acre site



Existing Zoning



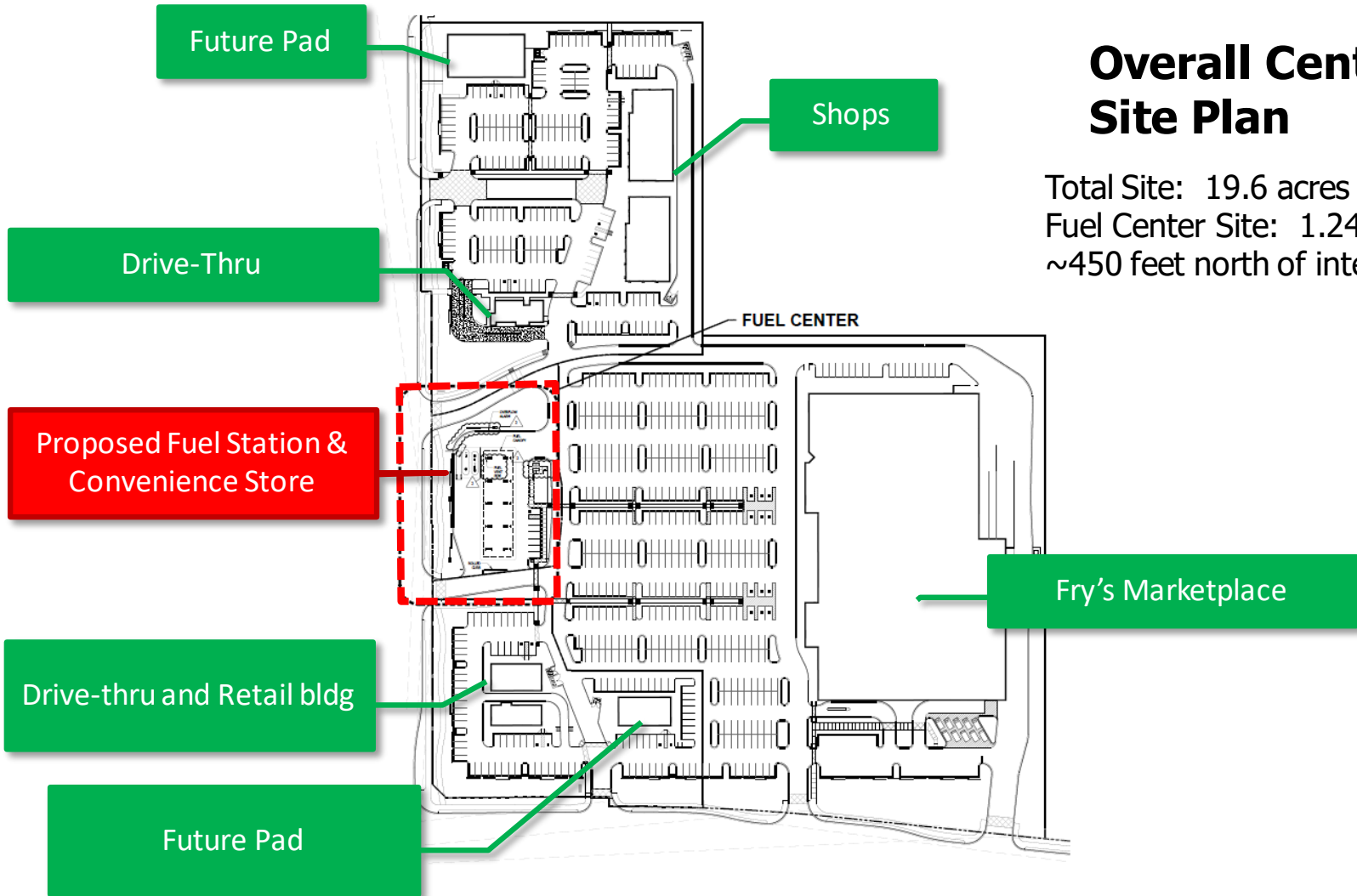
Zoning Districts

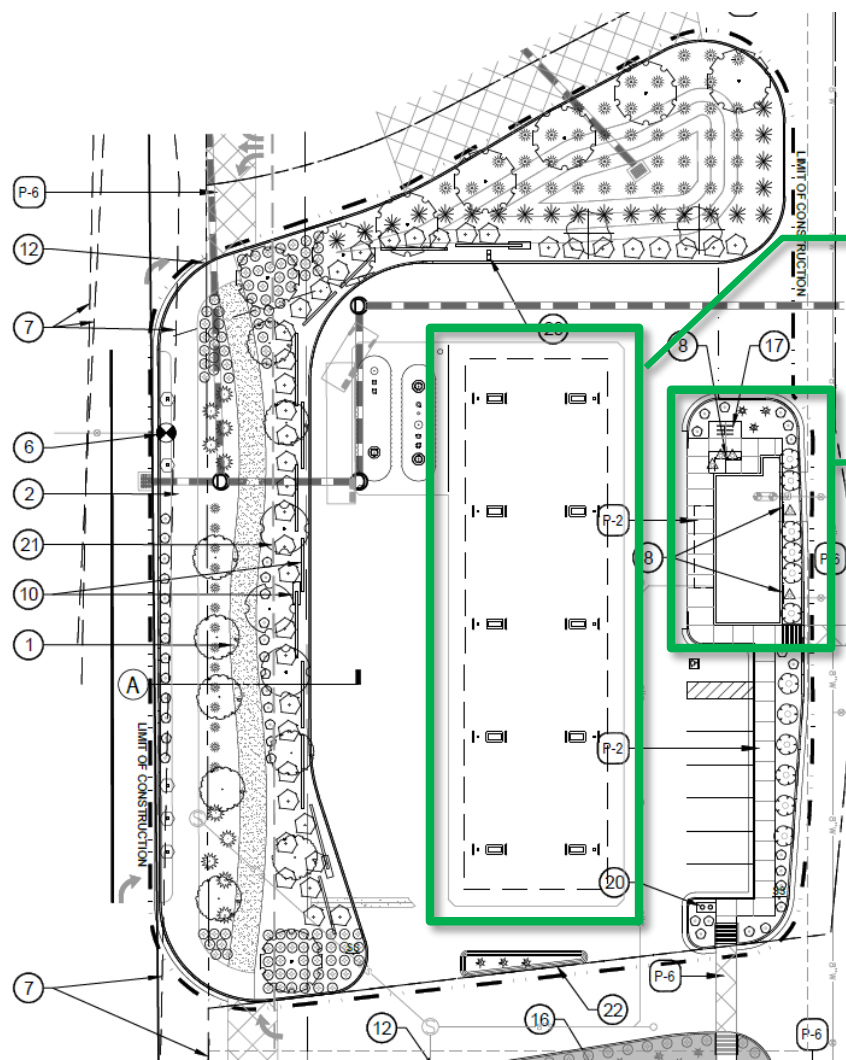
C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



Overall Center Site Plan

Total Site: 19.6 acres
Fuel Center Site: 1.24 acres
~450 feet north of intersection

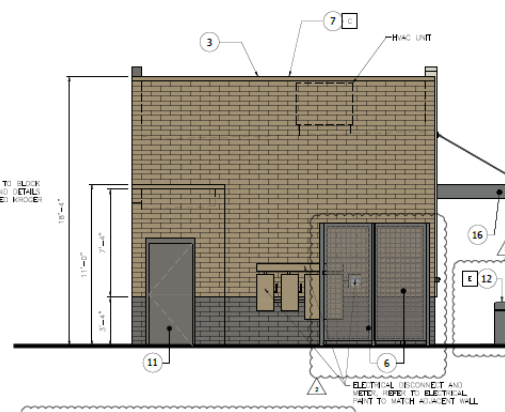
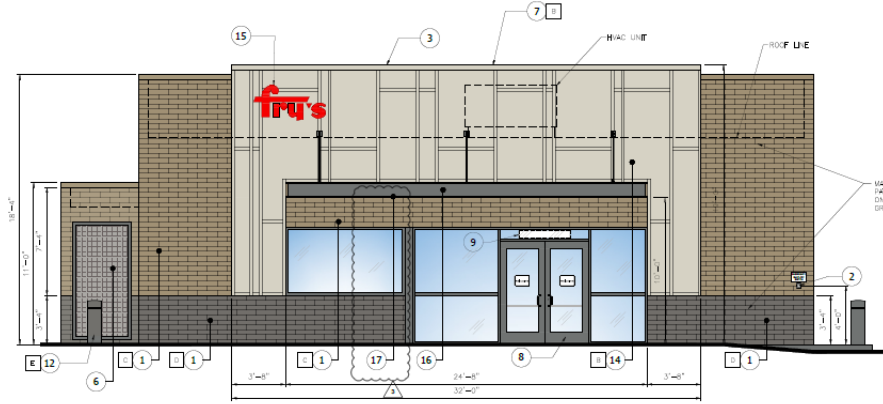




6,880 sf Fuel Canopy
10 pumps (20 stations)

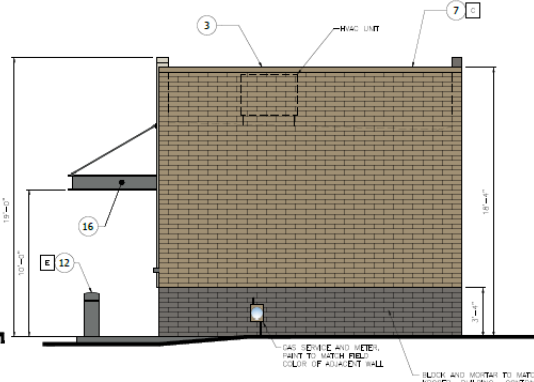
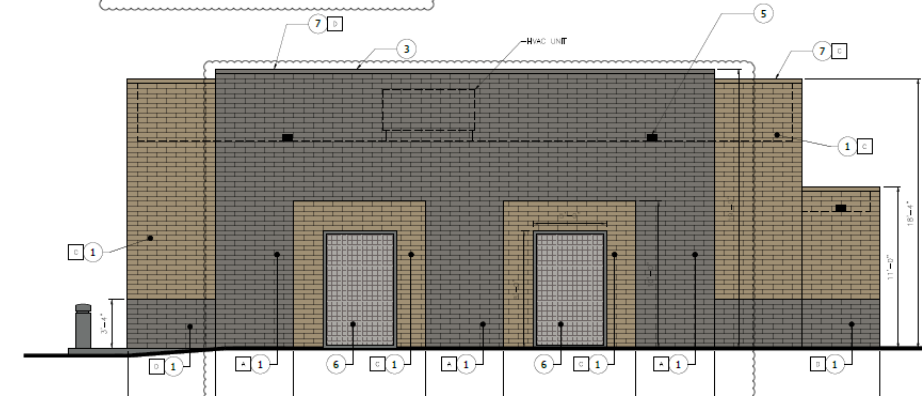
960 sf Convenience Store

Elevations



1 FRONT (WEST) ELEVATION
SCALE 1/4"=1'-0"

2 LEFT (NORTH) ELEVATION
SCALE 1/4"=1'-0"



MATCH BLOCK PATTERN TO BLOCK PATTERN, COLOUR AND LEVEL ON ADJACENT PROVIDED BRICKERY STONE

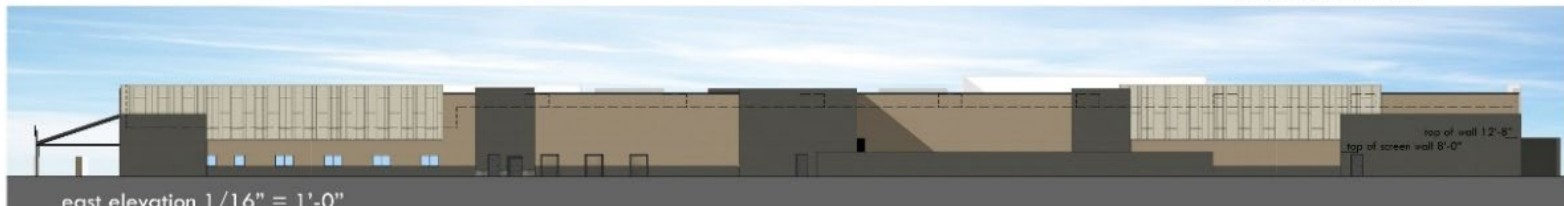
ELECTRICAL RECEPT AND MISC. WIRING TO ELECTRICAL RIT TO MATCH ADJACENT HALL

GRASS FINISH AND UTILITY PART TO MATCH FIB. COLOUR OF ADJACENT HALL
BRICK AND MORTAR TO MATCH



Materials

- SP: Steel Flashing, Paint to Match Wall Surface Below
- HP: Hardie Panel vertical Sliding 48"x120"; "Cobblestone" Combined with Hardie Trim
- B1: 8x8x16 Splitface CMU Echelon "Opal"
- B2: 8x8x16 Ground Face CMU Echelon "Opal"
- B3: 8x8x16 Split Face CMU Echelon "Monterey Stone"
- ST: paint on synthetic stucco DE6144 "Graham Crocker"
- M1: 8-Decking Hot Dipped Galvanized Finish
- M2: Standing Seam Metal Roofing with 1.5" Seam Baffle "Slate Gray"
- M3: Steel Structure Natural Finish With Clear Seal Coat
- M4: Steel Perforated Kawneer No 40 "Dark Bronze"
- AL: Aluminum Storefront Kawneer No 40 "Dark Bronze"
- DP: Service Doors, Paint to Match DE6391 "Black Russian" / DE6144 "Graham Crocker"
- G: Clear Glazing
- PC: Precast Concrete "Natural"
- CC: Board Formed Concrete "Natural"

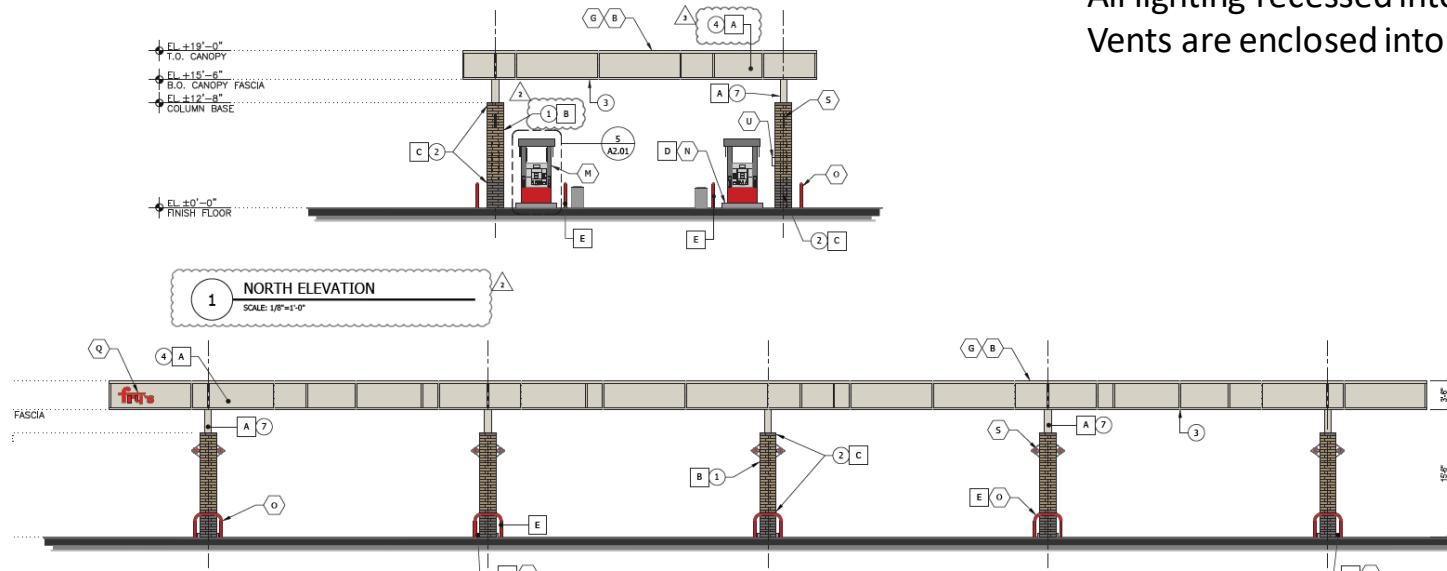


Elevations

19-feet in height

All lighting recessed into the canopy

Vents are enclosed into the canopy





Questions?

Thank you.