**Amended Site Plan Administrative Approval**

Site Plan Name: Patio Cover for a courtyard at the General Store

Date Submitted: April 6, 2012

Land Serial Number: 22-051-0079

Approximate Address: 2200 North 5500 East

Planning Division Staff Review: Jim Gentry

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**Background**

The General Store is proposing to put a cover over the courtyard that is used for outside seating by the restaurant. As part of the additions to the General Store, walls were built around the courtyard for the future cover. The walls were designed and engineered to support the proposed cover structure. The cover structure is 27 feet by 39 feet for 1053 square feet.

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**Planning Division Review**

* **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Staff has determined that Chapter 18B (CV-2 Zone) and Chapter 18C (Ogden Valley Architectural, Landscaping, and Screening Standards) apply to this site plan amendment. These ordinances have been complied with in the following ways:

* + The CV-2 Zone allows for accessory buildings and uses which are customarily incidental to other permitted uses in the zone. The General Store has a restaurant inside the store which is a permitted use in the CV-2 Zone. The proposed cover courtyard provides outdoor seating for the restaurant and is accessory and incidental to the main use.

* + The location of the courtyard cover structure conforms to the setback requirements of the CV-2 Zone. The structure is located at least 20 feet back from 5100 East Street.
	+ The patio cover will not be used as a sign, and the design, colors, and materials proposed for the structure meet the requirements of Chapter 18-C.
* **Are review agency conditions and requirements complete?**
	+ The Building Inspection Division is requesting a copy of the engineering report for the walls.
	+ The code enforcement officer is requesting the A-frame signs, which are not permitted be removed.
	+ Still waiting for engineering review

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**Planning Division Findings**

* The application was called on April 6, 2012 an informed an application for design review for amended site plan needed to be submitted. The applicant was informed the A-frame signs were not permitted and need to be removed. The applicant was also reminded that the Building officials have requested a copy of the engineering report for the walls. The application was submitted and deemed complete on June 3, 2011
* The requirements of Chapters 18B and 18C have been complied with as described above.
* This amendment is consistent with the existing site plan.

Based upon the findings listed above, the site plan amendment for the Eden Store to add a patio cover structure is hereby approved.

Date of Administrative Approval : August 8, 2011

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Robert O. Scott

Weber County Planning Director

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**Exhibits**

1. Pictures of structure
2. Site plan show location
3. Copy of signed canal easement agreement

The exhibits are considered the approved documents associated with this Design Review Amendment.