

**Petition 21SUP-05 PB**  
**City Plan Board and Staff Conditions**  
**March 17, 2005**

**Condition 1.** The electrical lines serving the subject property shall be relocated when the proposed lane addition is constructed.

**Condition 2.** Service lines for the new street lighting shall be placed underground.

**Condition 3.** If an additional traffic lane is required, it shall be the responsibility of the applicant to provide said additional lane.

**Condition 4.** ~~The applicant shall have the option to install a 6-foot high masonry (split-face block) wall; a garden wall with pickets, or a 6-foot high evergreen vegetative buffer (hedge material and trees).~~ The applicant shall install a 6-foot black aluminum picket fence in combination with the required vehicular buffer adjacent to the residential uses.

**Condition 5.** ~~The applicant shall install shade trees and a low garden wall between the small commercial development fronting Northeast 16<sup>th</sup> Avenue and the subject property with a 5-foot pedestrian connection.~~ The applicant shall install a 9-foot wide vehicular buffer strip (containing hedge material and shade trees), curbing on both sides of the (21'-22' wide) landscape area, and a 5-foot wide sidewalk connection to the commercial site to the east.

**Condition 6.** Central Corridor district street buffering (65 gallon shade trees) is required along North Main Street, with normal street buffering along Northeast 16<sup>th</sup> Avenue and Northeast 2<sup>nd</sup> Street

**Condition 7.** New cutoff type lighting fixtures located under the canopy and throughout the site, meeting the City's new photometric lighting standards is required.

**Condition 8.** The petitioner must provide a rendering of the development for review by the Plan Board and for City Commission approval.

**Condition 9.** ~~The petitioner shall reduce the large expanse of pavement and internal driveway being proposed.~~ The petitioner shall work with Planning and Public Works Department staff, obtaining their approval to any proposal to narrow the internal driveway to as close to 40-feet as possible, or a suitable width for a fuel truck to enter the project.

**Condition 10.** The petitioner shall submit a detailed signage package for review by the Plan Board and City Commission approval; the signage package shall be consistent with sign requirements in the land development code.

**Condition 11.** The Kangaroo wind vane shall be removed from the design of the building.

**New Condition 11.** Narrow the roadway connection to Northwest 2<sup>nd</sup> Street from 24 feet to 20 feet east of the internal driveway connection to the convenience store/gas station and add traffic calming devices as approved by the Public Works Department.

*City of*  
*Gainesville*

Inter-Office Communication

Planning Division  
X5022, FAX x2282, Station 11

Item No. 3

TO: City Plan Board

DATE: March 17, 2005

FROM: Planning Division Staff

SUBJECT: Petition 21SUP-05 PB. Causseaux & Ellington, Inc., agent for The Pantry.  
A special use permit with development plan review for a convenience store/restaurant and a maximum of 12 (twelve) gasoline fueling positions. Zoned: BA (automotive-oriented business district). Located at 1515 North Main Street.

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Recommendation

Staff recommends that the Special Use Permit and development plan be approved with staff conditions.

Explanation

The petitioner is requesting approval of a Special Use Permit for the installation of 8 fuel pumps with 12 fueling positions and 3 underground fuel tanks for a newly constructed 5,038 sq. ft. convenience store/restaurant to be known as Lil' Champ and Quizno's, respectively. The City Commission, in addition to the Plan Board, must approve this petition because the petitioner is requesting approval of the maximum number of fueling positions (12) allowed in the City. Six or less fueling stations are allowed by Special Use Permit approval by the Plan Board only.

The petitioner is proposing to raze the existing structures located on the 3.13-acre site. The existing buildings/structures were utilized by the Gainesville Dodge dealership for many decades until approximately 5 years ago when the Dodge dealership relocated to the 3000 Block of North Main Street. The proposed site is located in the southeast corner of the intersection of Northeast 16th Avenue and North Main Street, on property zoned BA (automotive-oriented business district).

The property is located in the City's Transportation Concurrency Exception Area, TCEA - Zone A. Within the TCEA, retail petroleum sales at service stations and/or car washes, either separately, or in combination with the sale of food or with eating places, shall be required to obtain a Special Use Permit.

### **Analysis**

The existing facilities, consisting of a number of derelict buildings, have been creating an eye sore and safety concerns in the area for a number of years. If the existing buildings are 45 years old or older, the City imposes an automatic 90-day demolition delay before the petitioner can raze the buildings. Access to the property in question is presently from at least 6 existing driveways: three located on North Main Street, one from Northeast 16<sup>th</sup> Avenue, and two from Northeast 2<sup>nd</sup> Street. It is a requirement of the TCEA guidelines that the number and width of driveways shall be minimized. The petitioner is proposing to remove the 6 existing access locations and create only 3 new driveway connections: one on North Main Street; one on Northeast 16<sup>th</sup> Avenue; and one on Northeast 2<sup>nd</sup> Street.

The petitioner shall be required to provide a safe and convenient internal pedestrian/bicycle circulation system that provides access to any retail or restaurant facilities and also connects to existing or planned public sidewalk systems located along the development frontage. Sidewalk connections or marked pedestrian/bicycle crosswalks shall be ramped and illustrated on the site plan.

The 3.13-acre subject property is zoned BA (automotive oriented, business district). The land use is C (commercial). The properties to the east, south and west are all zoned BA, with a commercial land use classification. The property to the north, across Northeast 16<sup>th</sup> Avenue is zoned BUS (general business) and has a commercial land use classification. The property located diagonally across the intersection of North Main Street and Northeast 16<sup>th</sup> Avenue is zoned MU-1 (mixed-use low intensity, 8-30 du/acre) having a MUL (mixed-use low intensity, 8-30 du/acre) land use classification. In addition, the properties located across Northeast 2<sup>nd</sup> Street, to the east, have a number of different zoning classifications, as the properties get further away from Northeast 16<sup>th</sup> Avenue. From north to south, the properties are zoned: BUS, MU-1, and (3 parcels) RMF-6.

### **Findings**

In order for the Plan Board to issue a Special Use Permit, a determination has to be made that the proposed development will meet the following findings. For the development to comply with all Code requirements, staff also recommends that all of the conditions of the reviewing departments be adopted as part of the Special Use Permit.

**(A) The proposed use and development complies with all required regulations and standards of Chapter 30 of the City's Land Development Code and all other applicable regulations.**

The development will comply with all City regulations as verified by staff during the development review process with conditions as stated on staff comment sheets and indicated on the development plan.

**(B) The proposed use and development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.**

The proposed use of the site will be generally compatible with and in harmony with the uses and structures on adjacent and nearby properties located along North Main Street. This area along North Main Street, north to and beyond 39<sup>th</sup> Avenue has been designated, by the City of Gainesville Comprehensive Plan (Future Land Use Element, Policy 4.2.5), as an automotive sales area. There are, however, two properties designated BA (Business Automotive) that are located along Northeast 2<sup>nd</sup> Street, having BA zoning, that have existing uses of single-family residential and a place of religious assembly that are not compatible with the area.

**(C) Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.**

The necessary public utilities are available and have adequate capacity to service the proposed development. It appears, however, that the existing street lighting located along North Main Street and the electrical drop lines that serve them will have to be relocated with the proposed lane addition. The service lines for the new street lighting should be placed underground, thus allowing for large shade trees to be planted along the "Central Corridor".

**Condition 1.** The electrical lines serving the subject property shall be relocated when the proposed lane addition is constructed.

**Condition 2.** Service lines for the new street lighting shall be placed underground.

**(D) The proposed use and development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.**

It has been determined, during concurrency review, that the existing street system/s (North Main Street and Northeast 16<sup>th</sup> Avenue along with Northeast 2<sup>nd</sup> Street) are capable of handling the traffic impact. The Alachua County Public Works Department's traffic consultant has undertaken a study to determine if an additional lane on North Main Street at the intersection of North Main and Northeast 16<sup>th</sup> Avenue is warranted. If required, the petitioner would be responsible for the installation of the additional lane.

The proposed development is located in Zone A of the Transportation Concurrency Exception Area (TCEA) and must meet Policy 1.1.4 standards that include providing a sidewalk/cross-walk connection from North Main Street, Northeast 16<sup>th</sup> Avenue and Northeast 2<sup>nd</sup> Street to a safe and convenient internal pedestrian circulation system that leads to the convenience store/restaurant.

**Condition 3.** If an additional traffic lane is required, it shall be the responsibility of the applicant to provide said additional lane.



**(E) Proposed screening and buffers will improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**

Planning staff is recommending visual screening of the abutting single-family residential lot and the place of religious assembly that are located to the east of the subject property. The abutting property owners should decide which type of buffer/screening they desire. Staff has asked the petitioner to contact the owners of those properties to determine what type of buffer would be the most appropriate.

**Condition 4.** The applicant shall have the option to install a 6-foot high masonry (split-face block) wall; a garden wall with pickets, or a 6-foot high evergreen vegetative buffer (hedge material and trees).

**Condition 5.** The applicant shall install shade trees and a low garden wall between the small commercial development fronting Northeast 16<sup>th</sup> Avenue and the subject property with a 5-foot pedestrian connection.

**Condition 6.** Central Corridor district street buffering (65 gallon shade trees) is required along North Main Street, with normal street buffering along Northeast 16<sup>th</sup> Avenue and Northeast 2<sup>nd</sup> Street.

**Condition 7.** New cutoff type lighting fixtures located under the canopy and throughout the site, meeting the City's new photometric lighting standards is required.

**(F) The proposed use and development conforms with the general plans of the City as embodied in the Gainesville Comprehensive Plan.**

The proposed use conforms with the general plans of the City as indicated in the Gainesville Comprehensive Plan.

**(G) The proposed use and development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of the Gainesville Land Development Code, as specified in Article III, Division 2.**

The proposed development meets all level of service standards adopted in the comprehensive plan and conforms with the City's concurrency management requirements with the standards as stated for Zone A of the Transportation Concurrency Exception Area.

**Fueling Positions**

No Special Use Permit, allowing up to 12 fueling positions, shall be approved by the City Commission unless the following findings/conditions are made and approved concerning the proposed special use:

**(A) The size of the site can safely accommodate the additional fueling positions while meeting all required landscaping, buffering, and other Land Development Code requirements.**

The 3.13-acre site is more than adequate to safely accommodate the additional fueling positions. City staff is recommending that at least two of the abutting properties (single-family residence and place of religious assembly) to the east be buffered by either a 6-foot high decorative masonry wall, a garden wall with vegetative buffer, or vegetative buffer only, based on the desires of the abutting property owners.

**(B) Site access and traffic safety conditions on adjacent roadways and intersections are not compromised by the additional trips generated by the additional fueling positions.**

North Main Street is classified as an arterial roadway that is maintained by the Alachua County Public Works Department. The petitioner is working with the County Public Works Department to determine whether the addition of a through-lane is appropriate at the Main Street/16<sup>th</sup> Avenue intersection (south side). If a traffic study, undertaken by the County Public Works Department's consultant, determines that a through-lane is warranted, the petitioner/developer, at their expense, will be installing the new lane under the direction of the County Public Works Department.

**(C) Pedestrian/bicycle safety and comfort in the area are not compromised by the additional trips generated by the additional fueling positions.**

Pedestrian and bicycle safety in the immediate area of the proposed development should be enhanced by the removal of numerous (6) driveways that exist today because of the old Gainesville Dodge dealership. The proposed facility will cut in half the number of driveways that will be installed and each new driveway will be made handicapped/bicycle accessible with the addition of ramped sidewalks and crosswalks. The petitioner will be installing a raised, accessible sidewalk from the residential neighborhood (Northeast 2<sup>nd</sup> Street) located to the east of the proposed project.

**(D) The architectural and site design are of such high quality that they enhance the site area and promote the City's multi-modal and design goals. As part of a Planned Development rezoning or Special Use Permit review process, the developer shall provide a development plan, elevations and architectural renderings of the proposed site including details such as, but not limited to, façade treatment, color, lighting, roof detail, signage, landscaping, building location relative to the street, and location of access points.**

The petitioner provided color elevations for staff and Board review, with slightly revised elevations being provided at the Board meeting that will be explained in more detail. The petitioner has indicated that a color rendering will be provided at the Plan Board meeting. It is staff's opinion that the elevations of the building along Main Street, meet the minimum code requirements but does not meet the spirit and intent of the code to provide an urban friendly

relationship to Main Street. The lack of glazing along the length of the building could be improved.

The applicant should pick building colors from the City Advisory Color Guidelines. The guidelines encourage light colors for energy savings, and to favor colors appropriate for the warm Gainesville climate. Softer colors are encouraged. Extremely bright colors are discouraged. Bright roofing or canopy colors and materials are discouraged and non-glare finishes and earth tones colors that minimize reflectivity are encouraged.

No information has been submitted on signage. Staff considers the kangaroo wind vane on the roof of the building to be a sign feature that should be removed.

**Condition 8.** The petitioner must provide a rendering of the development for review by the Plan Board and for City Commission approval.

**Condition 9.** The petitioner shall reduce the large expanse of pavement and internal driveway being proposed.

**Condition 10.** The petitioner shall submit a detailed signage package for review by the Plan Board and City Commission approval; the signage package shall be consistent with sign requirements in the land development code.

**Condition 11.** The Kangaroo wind vane shall be removed from the design of the building.

**(E) Cross-access or joint driveway usage is provided to other adjacent developments.**

The petitioner will be providing cross-access or joint driveway usage for a future development planned for the southern portion of this site. In addition, staff understands that the petitioner will be providing cross-access (sidewalk) for pedestrians utilizing the small, commercial complex abutting this project in the northeast corner.

**(F) Retail convenience goods sales or a restaurant are included in the development and designed such that pedestrian or bicycle use of the site is encouraged. The retail convenience goods sales or restaurant building and development shall meet all of the following requirements:**

- 1. Buildings shall be placed close to the public sidewalk for a substantial length of the site's linear frontage;**
- 2. A minimum of 30 percent window area or glazing at pedestrian level (between 3 feet above grade and 8 feet above grade on all first-floor building sides with street frontage). Windows or glazing shall be at least 80 percent transparent;**

Because the petitioner has oriented the building on a diagonal to the intersection, instead of having two sides of the building paralleling the two streets, planning staff believes that the petitioner has met the intent of number 2 above by having at least 30% glazing on two sides of

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the building fronting on the intersection. Staff would have preferred that the glazing, located on the northwest elevation of the building, be installed evenly across the façade of the building. It would be nice if the petitioner could incorporate the glazing into the arched façade pattern being proposed for the building.

- 3. A pedestrian entry is provided from the public sidewalk on the property frontage; or, near a building corner when the building is on a corner lot;**
- 4. Off-street parking shall be located to the side or rear of the building;**
- 5. The building height and façade elevations are appropriate for the site and surrounding zoned properties.**

Planning staff is of the opinion that the above-stipulated requirements have been or can be met by the petitioner.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH:GGF

Attachments

**CITY OF GAINESVILLE PLANNING DIVISION  
SUMMARY OF COMMENTS**

**Petition Number: 21SUP-05 PB**                      **Reviewed by: Gene G. Francis**  
**City Plan Board Meeting: March 17, 2005**  
**Project Name/Description: Lil' Champ/Quizno's**

**I. Department Comments**

- |    |                                  |                             |
|----|----------------------------------|-----------------------------|
| 1. | Planning -                       | Approvable with conditions. |
| 2. | Public Works -                   | “ “ “                       |
| 3. | Gainesville Regional Utilities - | “ “ “                       |
| 4. | Police -                         | “ “ “                       |
| 5. | Fire -                           | Approvable as submitted.    |
| 6. | Building -                       | Approvable with conditions. |
| 7. | Arborist -                       | “ “ “                       |
| 8. | Other - ACDEP                    | “ “ “                       |
|    | Concurrency                      | “ “ “                       |

**II. Overall Recommendation**                      The site plan is approvable with conditions.

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

**306 Northeast 6th Avenue 334-5023**

Petition No. <u>21SUP-05PB</u>	Date Plan Rec'd: <u>03/01/05</u>	Review Type: <u>Preliminary Final</u>
Review For: <u>Plan Board</u>	Review Date: <u>03/17/05</u>	Project Agent:
Description, Agent & Location: <u>Lil' Champ #1416</u>		<u>Causeaux &amp; Ellington, Inc.</u>

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By:  <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
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#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is requesting "Special Use Permit" approval and development plan approval of a proposal to construct a 5,038 sq.ft. convenience store/restaurant with a total of 12 fueling positions on a 3.13 acre site once occupied by Gainesville Dodge. All that exists today, on the site, are numerous derelict buildings and a completely paved site. Because of the number of fueling positions (12 is the max number allowed) being proposed, the petitioner is not only required to receive Plan Board approval of the petition but also City Commission approval. Six (6) or less fueling positions would have required Plan Board approval only of the Special Use Permit and plan.

**The site plan is approvable with the following conditions and recommendations:**

1. The building area (per Building Division) and gross square footage of the building (planning) must be corrected on the site plan documents.
2. The petitioner must meet the design criteria listed under TCEA Policy 1.4.10 c.3.a., b., c., d., e., & f. for more than 6 fueling positions up to a maximum of 12 fueling positions that must be approved by the City Commission.
3. The petitioner must "**clearly**" indicate that the third (3<sup>rd</sup>) outside diesel pump, located closest to the drainage basin, is not the thirteenth (13<sup>th</sup>) fueling position. Thirteen fueling positions are not allowed by the City. It is planning staff's understanding that the third fueling position is directly tied to one of the internal fueling positions and is there only for those diesel trucks that contain two separate fuel tanks located on opposite sides of the truck. It must be clearly understood that two different vehicles shall not both pump gas from those connected pumps at the same time. Only the internal pump can start the fueling transaction. This condition must be clearly stipulated on the drawings. If an alternative fueling position is eventually installed at the station, it shall not be added without removing one of the regular position

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

4. Planning staff recommends that the petitioner consider incorporating the glazing into the arched façade of the northwest elevation of the building. Planning staff needs clarification of the process used in calculating glazing percentages. Both the northwest and southwest elevations of the building must contain a minimum 30% window area or glazing at pedestrian level (between 3 feet above grade and 8 feet above grade) on all first-floor building sides with street frontage.

5. Planning staff is recommending that the petitioner be required to install 6 foot high masonry (split-face block to match dumpster screening) walls along the common property line between the proposed commercial project and the existing single-family residence and church located on Northeast 2<sup>nd</sup> Street. This is common practice throughout the City when commercial uses abut single-family residential dwellings. The owner/s of the residential structure may want the wall to also be installed along their north property line where the entrance driveway from Northeast 2<sup>nd</sup> Street is to be installed. Planning staff does not want to force the petitioner to construct the wall/s along the common property line/s if either of the two property owners do not want the 6 foot wall. They may prefer a 2-3 foot high masonry garden wall with black wrought-iron type metal pickets to 6 foot or they may not want anything except a vegetative buffer. It will be the petitioner's responsibility to find out what the two property owners desire, otherwise staff recommends that the 6 foot high masonry wall be installed. Staff recommends that a picket fence or garden wall with pickets be installed along the common property line between the proposed project and the small commercial facility. If the owner of the commercial property wants a pedestrian sidewalk connection to the convenience store/restaurant, staff recommends that an opening or gate be installed in the garden wall or picket fence. If sidewalk accessibility between the two sites is desired, a slight modification to the swale system in the area may be required.

6. Planning staff observed a northbound RTS bus stop on North Main Street, containing a small wood bench and trash receptacle, that was located approximately 75± feet south of the subject property in front of a 6 foot high chain-link fenced compound of the US Postal Service. The fence is also topped with 3 strands of barbed wire, not the most pleasing atmosphere for waiting for a bus. In addition to a location (easement) the petitioner is willing to provide for a bus shelter, planning staff is recommending that the petitioner also construct a site built bus shelter designed to match the general design and materials of the principal structure. Although a bus shelter and stop is not a requirement of the TCEA, the Board and Commission should take into account that the petitioner is requesting to double (12) the number of allowable fueling positions, one of the highest numbers existing in the City of Gainesville and now the maximum allowed within the City. There is at least one station (same company, Kangaroo) located on SW 34<sup>th</sup> Street, that was recently annexed into the City, that has 16 fueling positions.

7. There should be a way to narrow the 80+ foot expanse of pavement between the Main Street entrance island and the pavement to the east. The greater the pavement expanse, without providing vehicular circulation control, the greater the likelihood of having vehicular/pedestrian accidents. When the undeveloped land to the south is developed, the possibility of an accident only increases. One possibility may be to install a 40± foot wide round-about/traffic circle between the 80 foot expanse. The round-about may help resolve several potential problems, such as: (a) vehicular directional flow, (b) reducing paving, thus heat-sink affect, (c) help reduce/slow cut-through traffic.

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

#### 306 Northeast 6th Avenue 334-5023

8. In addition to traffic control, shading of such an expanse becomes an impossibility. This building is being built as an example of a "Green Building" with special emphasis on "Energy-Efficiency". Large expanses of pavement, such as this, become "Heat Sinks" generating extremely hot or cold localized conditions much like the majority of urban city centers throughout the country. To become a "green" building, only the fourth in Gainesville, they must comply with standards set by "Leadership in Energy and Environmental Design" or "LEEDS" as quoted in the newspaper articles provided. Planning staff is calling for additional large shade trees (Live Oaks) to be planted in the area described above. The light pole and fixture, located at the end of the long entrance island, should be relocated slightly to the west and be replaced with a Live Oak tree.
9. The petitioner must provide the City with a "Signage" package that illustrates all signage being proposed on site. This signage must be of such high quality that it can be approved by the City Commission. In addition, the petitioner should be aware that the proposed "Wind Vane", located on top of the building, containing the likeness of a Kangaroo, is itself, a form of signage that must be considered in calculating allowable signage. Planning staff is recommending that it be removed from the plans.
10. Within the "Central Corridors" district, if sidewalks along North Main Street and/or 16<sup>th</sup> Avenue need to be replaced, arterial streets (North Main Street) require sidewalks that are 10 feet wide and collector streets (Northeast 16<sup>th</sup> Avenue) require sidewalks that are 8 feet in width.
11. The parking calculations should be revised to include parking for restaurants at 1 per 3 seats with the understanding that within "Central Corridors" districts, parking is exempt.
12. For the record, planning staff wants all parties involved in the review of this special use permit to understand that the lighting required under the canopy and all other pole lighting fixtures must be "Full Cut-off" luminaries. The lighting fixtures located in the canopy/s must be flush with or recessed within the bottom of the canopy. Please indicate clearly on photometric plans and also elevations of canopies.
13. Since the petitioner has decided not to relocate the street-side entrance of the building to the mid-point, from the southwest corner of the building, staff recommends that the petitioner remove the sidewalk, as proposed, leading from the Main Street intersection. The public will not walk along that sidewalk as proposed. They will either cut across the grass to the entrance or continue walking south along the public sidewalk.
14. Planning staff recommends that the landscape architect expand their bed planting in front of and around the building. In addition, street buffer requirements call for more hedge material along the rights-of-ways.
15. Planning staff recommends that one additional Live Oak (65 gallons) be planted in the NE 16<sup>th</sup> Avenue right-of-way, in line with the existing oaks, in the northeast corner of the site and east of the entrance drive.
16. Loud speakers, installed under the canopy to provide information at the fueling positions, shall have their volume set low enough that they do not disturb the resident/s of the abutting single-family residential dwelling, located approximately 140 feet from the nearest canopy and fueling position. This is especially important for a (24/7) gasoline service station in operation throughout the night.



**UF PROJECTS**

# UF, engineering firms work on "green" gas station

**By JEFF SIRMONS**  
Alligator Writer  
jsirmons@alligator.org

Soon, UF students could fill their gas tanks while breathing fresh air at the world's first "green" gas station.

UF's Rinker School of Building Construction and Design is working with Gainesville engineering firms to produce the first energy-efficient convenience store with a gas station and a Quinzos Sub. To become the fourth "green" Gainesville building, they must comply with standards set by Leadership in Energy and Environmental Design, or LEED.

"In the long run, it costs less, it makes more money and it helps the environment along the way, so it's a win, win, win situation," Dave Newport, director of the office of sustainability at the school.

The Pantry Inc. plans on using this convenience store as a model for future stores and remodeling to current locations, Newport said.

"This is not just a little thing—it's a big thing. More than 100 sites will be guided by this site," Newport said.

There is a possibility that the convenience store will operate on power generated from windmills in Kansas, Newport said.

There will be an electric vehicle charging station at the gas station, and also an infrastructure that could support more advanced fuels such as hydrogen, Newport said.

"In the long run, it costs less, it makes more money and it helps the environment along the way, so it's a win, win, win situation."

**Dave Newport**  
Rinker School of Building Construction and Design director of the office of sustainability

"It's way ahead of its time," Newport said. To further help the community, Quinzos will hire children involved in the Reichert House, a youth mentoring program for at-risk children, Newport said.

Robert Walpole, lead civil engineer with Causseaux & Ellington Inc., said the LEED

qualifications should be used as the benchmark for all future buildings.

"Obviously, the Pantry has very high standards by getting LEED certified," Walpole said.

The convenience store starts construction in July and should be finished no later than December, if the proposal is passed by the City Commission, Walpole said.

The convenience store will be located at Main Street and North 16th Avenue, replacing the now-vacant Dodge car dealership.

Gainesville is home to three buildings that meet LEED standards, including UF's Rinker Hall, the new UF Orthopaedics and Sports Medicine Institute and the Alachua County Courthouse Criminal Justice Center.

## STORE: Details still up in the air

*Continued from 1A*

N. Main Street.

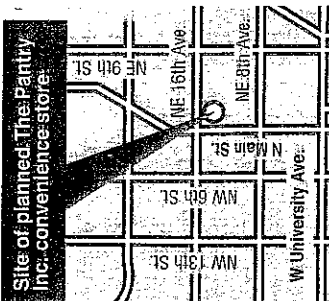
Once completed — construction is expected to begin in October and last about five months, company officials say — the market will showcase passive lighting, efficient freezers and an environmentally designed roof.

To the casual observer, the Pantry's Kangaroo service station will appear similar to a nearby grocery store. Gas still will be pumped from underground tanks, and stormwater retention ponds will be visible to customers.

But entombed in the building itself, planners say, will be a design highlighting the new trend in ecological fueling stations.

"We're excited to have this project," said Lee Hawkins, a Pantry company official, "and a community that can appreciate it."

At the heart of the proposal, company and university experts



FOR MACK/The Gainesville Sun

say, are plans drawn in accordance to the U.S. Green Building Council's Leadership in Energy and Environmental Design system. A voluntary building certification program, LEED emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. In Gainesville, three buildings have received LEED certification: UF's M.E. Rinker School of Building

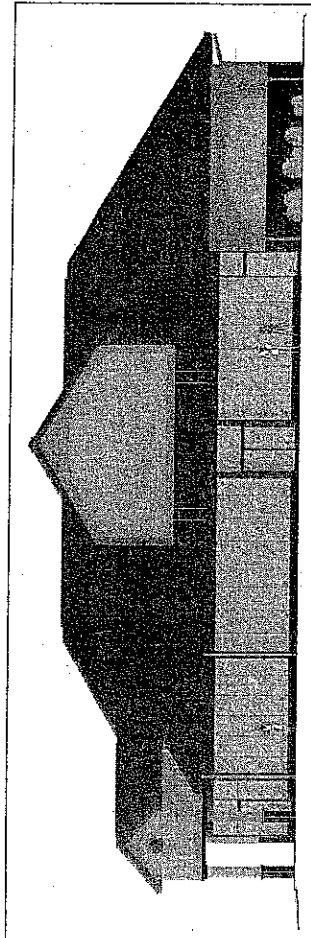
Construction, the Florida Museum of Natural History's McGuire Center for Lepidoptera and Biodiversity and the new Alachua County Courthouse.

UF's new Orthopedic Surgery and Sports Medicine Institute, now under construction on SW 34th Street, is also slated for a LEED stamp of approval.

But the Pantry store, planned for 1.9 acres now home to an abandoned car dealership, would be the first LEED-certified commercial building in Gainesville and, according to UF's Dave Newport, the county's first LEED-approved fueling station.

"This is going to be an industry — and nation — first," said Newport, a former Alachua County commissioner who heads the university's Office of Sustainability.

"We're breaking new ground," he said. Engineers unveiled their tentative plans at an afternoon meeting in Gainesville on Wednesday, which was



Special to The Sun  
Shown is an artist's rendering of the energy-efficient Kangaroo store planned for the southeast corner of NE 16th Avenue and N. Main Street.

attended by about 25 company officials, local residents and government strategists.

Many aspects of the construction and design are still up in the air.

But company planners say they will build a Quinzos's sub shop as part of the gas station, operating the restaurant with local teens now enrolled in the Gainesville Police Department's Reichert House after-school program.

Company officials also said they are committed to building

on the N. Main Street site in an effort to spur future growth in a bright area that has been slow to develop.

Finally, Pantry officials said they will work closely with UF's school of building construction — which Newport said is expected to receive roughly \$10,000 for its services — to design a building that sets the trend in "green" gas station design.

And while much could change between now and when the first load of dirt is turned,

Greg Bruno can be reached at (352) 374-5026.

**CONCURRENCY REVIEW**  
**PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 2

<b>Petition</b>	<u>21SUP-05PB</u>	<b>Date Received</b> <u>3/1/05</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Final
<b>Project Name</b>	<u>Lil' Champ #1416</u>		<input type="checkbox"/> Amendment
<b>Location</b>	<u>1515 N. Main Street</u>		<input checked="" type="checkbox"/> Special Use
<b>Agent/Applicant Name</b>	<u>Causseaux &amp; Ellington</u>		<input type="checkbox"/> Planned Dev.
<b>Reviewed by</b>	<u>Onelia Lazzari</u>		<input type="checkbox"/> Design Plat Concept

Approvable (as submitted)       Approvable (subject to below)       Insufficient Information

PD Concept (Comments only)       Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please provide 3 copies of the traffic study concerning the intersection and proposed modifications at NE 16th Ave./N. Main St. to the City for review. Please provide comments from Alachua County Public Works concerning the traffic study and the intersection/design modifications and their approval of the proposed modifications.
  
2. Please consider altering the sidewalk connection on the eastern side of the building (along NE 16th Ave.) to increase the distance from the dumpster enclosure. Because of odors and safety, it will not be a sidewalk system that is conducive to pedestrian use as currently designed. Also, if the dumpster doors are open, it would prohibit pedestrian traffic. Consider continuing the sidewalk from the building (at the existing angle) and making an angled route to the public sidewalk along NE 16th Ave. instead of the hard turn the sidewalk system currently makes.
  
3. After the intersection traffic study has been received along with any proposed roadway modifications, Brian Kanely will have to make a finding of fact for the Special Use Permit per CME Policy 1.4.10.c.3.b. indicating that site access and traffic safety conditions on adjacent roadways and intersections are not compromised by the additional trips generated by the additional fueling positions.
  
4. Per CME Policy 1.4.10.c.3.d., the developer must provide an architectural rendering including details such as, but limited to: "façade treatment, colors, lighting, roof detail, signage, landscaping, building location relative to the street, and location of access points."

The rendering does not have to be in color, but the developer must state the color scheme for the project. The architectural rendering has not been received.

The color scheme for the project is an important component of review for the special use permit and is subject to approval by the City Commission. The color scheme for the building, trim, and roof should be chosen from the City Advisory Color Guidelines and should then be noted on the site plan. A copy of the Advisory Guidelines is available if the petitioner does not have a copy of them.

Signage is also a review component. The signage package for this development has not been received. It is subject to approval by the City Commission and must also be shown on the site plan because it is part of the SUP review

5. While the northwest building façade facing the NE 16th Avenue/N. Main St. intersection technically meets CME Policy 1.4.10.c.3.f.2. requirements for glazing area, it does not meet the spirit or intent of the policy. The policy was intended to provide a minimum percentage of glazing and articulation on all panels of a building's front façade.
6. Because this is a TCEA Special Use Permit requiring window/glazing, and because the City has experience with a similar gas station at NW 16th Blvd./NW 43rd Street, a condition of the Special Use Permit is that the windows shall not be obstructed with posters, signs, and other advertising materials.
7. Please show dimensions of the land to be deeded for the bus shelter. Please coordinate with RTS concerning the exact location of land to be deeded.
8. Sheet C4.02 shows a crosswalk with the stamped red brick pattern. It is Planning staff's current understanding that FDOT has suspended use of this technique due to safety reasons (skidding). Please consult with Alachua County on whether this is allowable and revise plans to show acceptable striping if needed.

**ALACHUA COUNTY**  
**ENVIRONMENTAL PROTECTION DEPARTMENT**

201 SE 2<sup>nd</sup> Avenue, Suite 201, Gainesville, Florida 32601

Tel: (352) 264-6800 Fax (352) 264-6852

Suncom: 651-6800

Home Page: <http://environment.alachua-county.org>

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**Date:** February 17, 2005

**To:** Lawrence Calderon  
City of Gainesville Community Development Department  
Current Planning Division  
306 NE 6<sup>th</sup> Ave.  
Gainesville, FL 32602

**From:** Stephen Hofstetter, Senior Environmental Planner

**Re:** Site Plan Review – February 9, 2005 agenda  
Please circulate the following comments to appropriate planners.

Petition 21SUP-05 PB Causseaux & Ellington, Inc., agent for The Pantry/Lil'  
Champ #1416. A special use permit with development plan review for a convenience store with  
a maximum of 12 (twelve) gasoline fueling positions Zoned: BA (automotive-oriented business  
district) Located at 1515 North Main Street. (**GENE**)

**Comments:** Petroleum Contractor shall provide detailed plans for storage tank system  
installation to the Alachua County Environmental Protection Department, Attn: Tim  
Ramsey.

# SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>21SUP-05 PB</u>	Review Date: <u>3/7/05</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>3/8/2005</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>Lil' Champ #1416</u>		Project Planner:
<u>Causseaux &amp; Ellington</u>	<u>1515 North Main Street</u>	<u>Gene Francis</u>

**APPROVED**  
(as submitted)

**APPROVED**  
(subject to below)

**DISAPPROVED**

<input type="checkbox"/> Alachua County Environmental Review Required	Comments By:  Rick Melzer P.E. Development Review Engineer
<input checked="" type="checkbox"/> Alachua County Environmental Review Not Required	
<input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed.	
<input checked="" type="checkbox"/> SJRWMD stormwater permit is required.	
<input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2)	
<input checked="" type="checkbox"/> Approved for Concurrency	

## REVISIONS / RECOMMENDATIONS:


1. All proposed improvements within North Main Street right-of-way must be approved by the Alachua County Public Works Department.
2. Please provide proper signings and markings for the proposed intersection on NE 2<sup>nd</sup> Street.
3. The proposed driveway to the connector road from Main Street to NE 2<sup>nd</sup> Street is approximately 80 Ft. wide. If the connector road included actual right-of-way, the driveway requirement would be a maximum of 40 Ft. Knowing that the lots to the south of the connector will eventually be developed, and that the driveways to those lots will be required to align with the proposed gas station driveway, it is recommended that the driveway be narrowed to as close to 40 Ft. in width as possible.
4. It is also recommended that traffic calming devices be used on the connector road.

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 21SUP-05PB Review For : <u>Plan Board</u> Description, Agent & Location: <u>Causseaux &amp; Ellington, Inc., Lil' Champ, 1515 N Main Street</u>	Review Date: <u>3/2/05</u> Plan Reviewed: <u>3/2/2005</u>	Review Type: <u>Other</u> Project Planner: <u>Gene Francis</u>
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APPROVABLE    
  APPROVABLE    
  DISAPPROVED    
  CONCEPT  
 SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting	Comments By:  Brenda G. Strickland Plans Examiner
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**REVISIONS / RECOMMENDATIONS:**

1.     The Building Area should be the larger of the two figures.  
  
 The fueling canopies should be classified as a Special Storage Occupancy. *I'm sorry that should be Special Business Occupancy.*
3.     It appears that the canopy posts are blocking the view of the HC signs. *The canopy posts are still shown in front of the HC sign on sheets C1.00 and C2.11.*
4.     As part of the site plan review process the floor plan has not been reviewed for Building Code compliance.



**DEVELOPMENT REVIEW EVALUATION  
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator  
PO Box 147117, Gainesville, FL 32614  
Voice (352) 393-1644 - Fax (352) 334-3480

Mar 7, 2005

2 Petition 21SUP-05 PB

Causseaux & Ellington, Inc., agent for The **Pantry/Lil' Champ #1416**. A special use permit with development plan review for a convenience store with a maximum of 12 (twelve) gasoline fueling positions. Zoned: BA (automotive-oriented business district). Located at 1515 North Main Street. (Planner, Gene Francis)

- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

**New Services**

**Water  
Sanitary  
Sewer**

**Electric** .There may be conflicts with proposed trees underneath the overhead electric along N Main Street. This will be determined during the construction plan review of the utilities

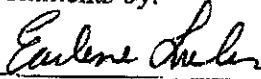
**Gas  
Real Estate**

# SITE PLAN EVALUATION SHEET

## Urban Forestry Inspector 334-2171 - Sta. 27

Petition: 21SUP-05 PB Review For: Technical Review Committee Agent: Causseaux & Ellington for Lil'Champ #1416 located at 1515 North Main Street.	Review date: 3/3/05	Review: Special Use Permit Planner: Gene
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APPROVED (as submitted)    
  APPROVED (with conditions)    
  DISAPPROVED

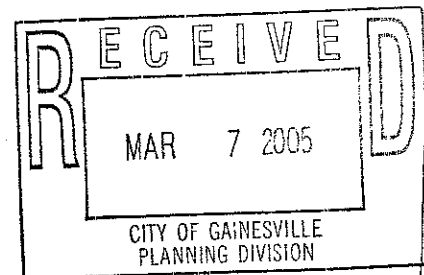
<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
---	--

### East side of Property near Basin

Indicate a tree barricade to protect the 24" tree that is shown to be saved for this site. At a minimum of 2/3 of the area of the drip line for all other regulated species.

### NE Corner

Indicate a shade tree in the NE corner to continue the street trees in the area. There are several existing Live Oak trees, which the City installed a few years ago



Impact on the Urban Forest:

Trees to be removed = 11
Trees to be protected = 6
Trees to be planted = 110





**SITE PLAN EVALUATION SHEET  
GAINESVILLE POLICE DEPARTMENT**

**Petition Number:** 21SUP-05 PB

**Review Date:** March 3, 2005

**Site Visit Date:** February 14, 2005, 1230 Hours

**Description:** Lil' Champ

**Location:** 1515 N Main Street

**Review For:** Review #2

**Planner:** Gene Francis

**Reviewed By:** Sgt. Jeff Reese



\*\*\*\*\*

**Recommend for Approval With Consideration for Comments**

**Recommend for Disapproval**

.....

**Recommendations and Comments**

1 No additional comments

**The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.**



KANGAROO STORE 1416  
North Main Street  
Gainesville, Florida



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6011 NW 1<sup>st</sup> Place, Gainesville, Florida 32607  
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