

80001503

CITY
-----OF----- INTER-OFFICE COMMUNICATION
GAINESVILLE

Item No: 4

TO: City Plan Board

DATE: July 27, 2000

FROM: Planning Division Staff

SUBJECT: Petition 93SUP-00 PB, Rory P. Causseaux, agent for Lil' Champ Food Stores.
A special use permit with associated development plan review for demolition of the existing building and reconstruction of a convenience store with twelve fueling positions. Zoned MU-2 (mixed-use medium intensity district). Located at 4221 Northwest 16th Boulevard.

Recommendation

Approve Petition 93SUP-00 PB with conditions as listed below.

Explanation

The proposed development involves the demolition of the existing building and 6 fueling positions and reconstruction of a new 1084 square feet convenience store and canopy with 12 fueling positions. The proposed site is zoned MU-2 and is located at the southwest corner of Northwest 16th Boulevard and Northwest 43rd Street. The adjacent development south and east of the site is the Millhopper Square and Millhopper Shopping Center. St. Michael's Episcopal Church is located west of the proposed site on the west side of Northwest 43rd Street. The Market Place Shopping Center is located on the north side of Northwest 16th Boulevard, north of the proposed site.

The development is located in Zone B of the TCEA and must meet five TCEA standards. TCEA Policy 1.4.10 requires that gas stations with more than 6 fueling positions receive a special use permit from the City Commission and sets additional review standards:

1. *Site design shall enhance pedestrian/bicycle access to any retail or restaurant facilities on site. Sidewalk connections or marked pedestrian crosswalks shall be shown on the site plan.*

The proposed food store is located adjacent to the public sidewalk and marked pedestrian crosswalks are shown on the site plan.

2. *The number and width of driveways shall be minimized.*
Currently, the existing development has three curb cuts, which are wider than current standards. One curb cut will be closed and the other curb cuts will be narrowed to meet standards. Driveways shall meet Alachua County requirements.
3. *Up to a maximum of 12 fueling positions may be allowed as part of the Planned Development or Special Use Permit process, based on the following conditions:*

- 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 proposed development meets the standards for gasoline service stations, landscaping and all the dimensional requirements of the MU-2 zoning district. The design of the station has adequate circulation space for the entering, exiting and pass through of vehicles. The development meets parking requirements for the proposed convenience store.

- 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;*

Proposed development reduces number and width of driveways. The joint access that is existing at this site allows access from within the shopping center. The project is not expected to generate significant additional trips on the roadway.

- c. *Pedestrian/bicycle safety and comfort in the area are not compromised by the additional trips generated by the additional fueling positions;*

The closure of driveways and narrowing of driveway cuts is an improvement for pedestrians and bicycles. The existing cross access arrangement with the shopping centers also serves to reduce the number of turning motions from across the public sidewalk and bike lanes. The arrangement of the building next to the sidewalk allows the store to be accessed by pedestrian and bicycle riders without crossing the area of the gas pumps.

- 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 a 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, facade treatment, colors, lighting,*

roof detail, signage, landscaping, building location relative to the street and location of access points.

The proposed building meets the TCEA design standards. These include the placement of the front entrance at the principal or primary street, the incorporation of glazing to meet 30% of the area between 3 feet and eight feet and the placement of the dumpster and mechanical equipment at the side. The proposed landscaping will provide greater pedestrian comfort and glare reduction at this intersection. Parking is located in the rear of the building, as are the fuel pumps. The color of the proposed roof system is designed to be consistent with the Millhopper Shopping Center. The proposed signage are monument signs, not exceeding 8 feet in height, with landscaped base and wall-mounted signs meeting the requirements of the sign ordinance.

- e. *Cross-access or joint driveway usage is provided to other adjacent developments.*

The development continues to share access with the Millhopper Square and Millhopper Shopping Center developments.

- 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:*

- i. *Buildings shall be placed close to the public sidewalk for a substantial length of the site's linear frontage.*
- ii. *A minimum of 30 percent of the 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. Window and glazing shall be at least 80% transparent.*
- iii. *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;*
- iv. *Off-street parking shall be located to the side or rear of the building;*
- v. *The building height and facade elevations are appropriate for the site and the surrounding zoned properties.*

Staff finds that these conditions are met, however, the glazing area calculations must be shown on the plans. Staff recommends the

canopy not exceed 15 feet in height at the top plate in order to be more compatible in height with the adjacent building.

The Special Use Permit procedure requires findings by the Plan Board for the preliminary plan on the following seven criteria. Staff has made the following analysis with regard to these criteria:

1. *That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.*

The proposed use, a gasoline service station with up to twelve fuel positions and food store, may be permitted in the MU-2 zoning district by special use permit. Sec. 30-93 specifies special requirements for gasoline and alternative fuel service stations. The proposed site meets the minimum lot area requirement of 12,000 square feet and the minimum lot width requirement of 100 feet at the front yard setback. The fuel pumps meet the minimum distance from the property line of 15 feet. No lift is proposed.

2. *That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.*

The proposed service station and food store is adjacent to an existing shopping center. The current development is a gas station with 6 fueling positions. The redevelopment is designed to improve the street facade by moving the food store building adjacent to the public sidewalk, and to place the fueling positions in the rear of the building, adjacent to the existing parking lot. The proposed roof color is intended to be consistent with the color of the Millhopper Shopping Center. Staff is concerned that the height of the canopy will dominate the site and recommends that its height be lowered to 15 feet. The height of the adjacent building is approximately 16.5 feet.

3. *That the necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.*

Electric, water, sanitary sewer and gas are available to the site and have adequate capacity to service the proposed use.

4. *That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.*

The project has access to arterial roadways. Northwest 43rd Street and Northwest 16th Boulevard are within the Transportation Concurrency Management Area (TCEA).

5. *That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.*

The proposed development will add street trees and additional landscape material to meet landscape code requirements.

6. *That the use or development conforms to the general plans of the city as embodied in the city comprehensive plan.*

The proposed use is located in an activity center serving multiple neighborhoods. The surrounding commercial and religious uses serve to buffer the intensity of this use to residential development.

7. *That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in Article III, Division 2.*

A certificate of final concurrency will be issued for this petition upon meeting the TCEA policies and meeting 5 Zone B standards.

Recommendations:

1. The final plan must comply with attached development plan review comments of the Technical Review Committee.
2. Staff recommends that the canopy be lowered to 15 feet in height. Please correct elevation of food store and canopy on sheet A-3. Please provide dimensions of canopy.
3. Amend sheet A-1 to remove dimensions between the building and the compactor detail. Dimensions should be on the site development plan sheet.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:CRM
Attachments

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>93SUP-00DB</u>	Review Date: <u>7/10/00</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>07/13/00</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>Sprint</u>		Project Planner:
<u>Causseaux & Ellington</u>	<u>4222 NW 16th Boulevard</u>	<u>Carolyn Morgan</u>


APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:


Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. Approval from Alachua County for the driveway connections and the stormwater discharge must be submitted prior to final signoff.
2. Please submit the design calculations for the vortex treatment system showing that the water quality criteria for the City have been satisfied.

Red 0113



ALACHUA COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION

226 South Main Street • Gainesville, Florida 32601-6538

Tel: (352) 955-2442 • Fax (352) 955-2440

Suncom: 625-2442

Home Page: www.co.alachua.fl.us

Board of County Commissioners

Chris Bird
*Environmental
Protection Director*

John J. Mousa
*Pollution Prevention
Manager*

Cynthia G. Moore
*Natural Resources
Supervisor*

Barbara J. Pierce
Administrative Assistant

July 7, 2000

Mr. Richard A. Melzer
City of Gainesville
P.O. Box 490
Gainesville, FL 32602-0490

RE: Request for Environmental Services
Sprint # 1313
4221 NW 16th BLVD.
Gainesville, FL 32605
FDEP # 018500199

Dear Mr. Melzer:

The above referenced property is an in-active Petroleum Cleanup site funded under the FDEP's Pre-Approval Program. Soil and groundwater contamination is present and will probably be addressed in the next year or two based on funding changes. There are several monitor wells located throughout the facility, along with a remediation compound which may be removed by the property owner.

Prior to construction, the existing monitoring wells should be properly abandoned. Please contact our office prior to construction activities to discuss the well abandonment.

If you have any questions regarding this letter, you may contact me via email at khowell@co.alachua.fl.us or at (352) 955-2442.

Sincerely,

Kurt Howell
Senior Environmental Specialist



July 7, 2000

Page 2

KH/kh

cc: RED 0113
Carolyn Morgan / City of Gainesville-Planning
Michael Drummond / ACEPD



**DEVELOPMENT REVIEW ELEVATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

DATE: 7/10/2000
PETITION NO: 93 SUP00 ITEM NO: 5 PLANNER: C. MORGAN
AGENT/APPLICANT: RORY CAUSSEAU FOR LIN' CHAMP
PROJECT: SPRINT
LOCATION: 4222 N.W. 16 Bx

- Conceptual Comments
- Approved as submitted
- Approved w/conditions
- Insufficient information to approve

New Services _____

Water _____

Sanitary Sewer _____

Electric _____

Gas _____

Real Estate _____

Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 93SUP-00PB
Review For : Plan Board
Description, Agent & Location: Rory Causseaux, Sprint, 4222 NW 16 Blvd.

Review Date: 07/06/00
Plan Reviewed: 07/06/00

Review Type: Other

Project Planner: Carolyn Morgan

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

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

1. Provide the overall dimensions of the canopy on the site plan.
The penalty for illegal use of an accessible parking space, in Gainesville, is \$100.00.
3. As part of the site plan review process the floor plan has not been reviewed for Building Code compliance.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 2

Petition	<u>93SUP-00PB</u>	Date Received <u>7/3/00</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Final
Project Name	<u>Sprint NW 43rd St.</u>		<input type="checkbox"/> Amendment
Location	<u>4222 NW 16th Blv.</u>		<input checked="" type="checkbox"/> Special Use
Agent/Applicant Name	<u>Rory Causseaux</u>		<input type="checkbox"/> Planned Dev.
Reviewed by	<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. This development is located in Zone B of the Transportation Concurrency Exception Area and must meet all relevant Zone A standards (Policy 1.1.4) and 5 Policy 1.1.6 standards. In addition, all other applicable policies of the Concurrency Management Element shall be met (including landscaping requirements). City staff has discussed the signal timing study/signal timing modification project with the petitioner and indicated that this choice would count for all required Policy 1.1.6 standards due to the expense associated with this. Six signals in the project vicinity would be coordinated under the new system. It appears that payment would have to be made to the City for this project due to the type of contract required for work on traffic signals. If this is not acceptable to the petitioner, we need to hold another conference concerning Policy 1.1.6 standards.
2. For the submittal of the finalized development plan, a note must be added to Sheet 1 stating that this development, based on the net number of average daily trips generated, must meet 5 standards under Policy 1.1.6 of the Concurrency Management Element and then state what the standards are (NOTE: this will be based on the results of Number 1 above).
3. In terms of Policy 1.1.4, staff has also discussed with the petitioner that an additional width of cross-access to accommodate two lanes of traffic flow on the eastern portion of the site is needed. This cross-access easement with the other property owner must be recorded prior to the site plan receiving final sign-off on the development order.
4. Please continue to coordinate with Alachua County Public Works on driveway/access issues onto NW 16th Blvd. and NW 43rd Street.

5. Please correct all the architectural scales shown on Sheet A-4, which shows the signage. The correct scale for all signs appears to be 1 inch = 1 foot.

PRELIMINARY/FINAL SITE PLAN

FOR

SPRINT 1313
4221 NW 16TH BLVD.

TO

CITY OF GAINESVILLE

1. DEVELOPMENT DATA:		TOTAL AREA=	17
EXISTING		BUILDING AREA (1)=	1
		PAVED AREA (2)=	13
		IMPERVIOUS AREA=	14
		OPEN AREA=	2
PROPOSED		TOTAL AREA=	17
		BUILDING AREA (1)=	1
		PAVED AREA (2)=	12
		IMPERVIOUS AREA=	13
	OPEN AREA=	3	

(1) BUILDING AREA EQUALS AREA WITHIN EXISTING
BUILDING AREA UNDER CANOPY = 4225

(2) PAVED AREA EQUALS ALL IMPERVIOUS AREA

2. PARKING:
REQUIRED:
CAR: MINIMUM = 1 SPACE/200 SF OF
BIKE: 10% OF PARKING (10% X 5) = 1

PROVIDED:
CAR: 5 SPACES
BIKE: 6 SPACES (3 U-SHAPED BIKE RACKS)

3. LAND USE & SITE ZONING: MU-M & MU-2
SETBACKS: FRONT - 14' TO 80'
SIDE - 0'
REAR - 0'

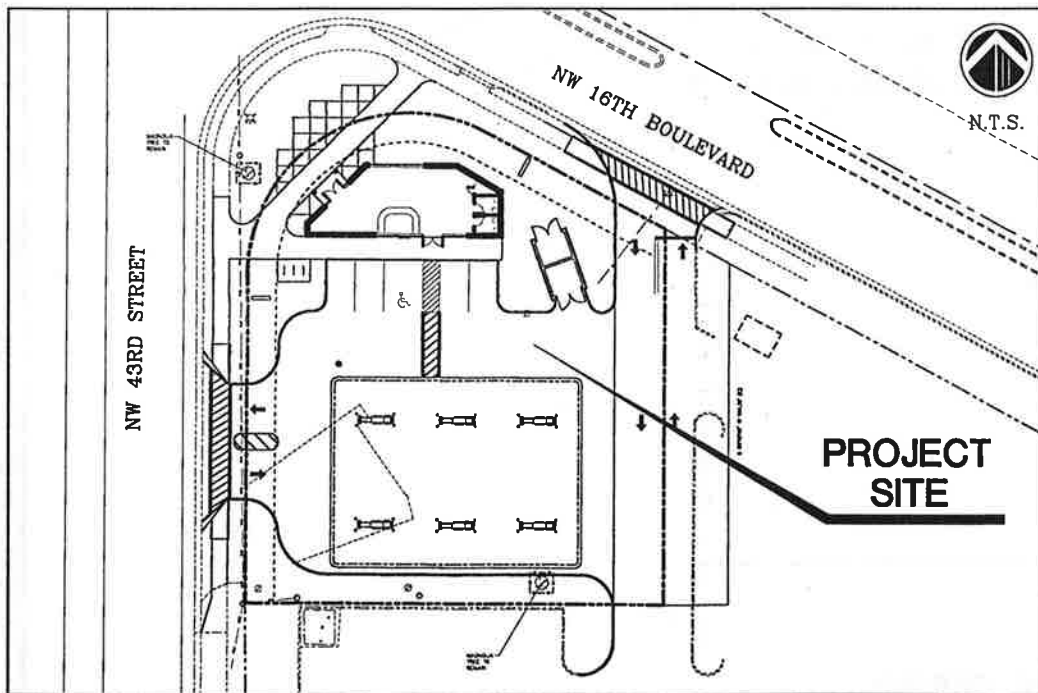
BUFFERS:
9' YARD BUFFERS (SEE LANDSCAPE PLANS)

4. UTILITIES:
WATER: - UTILIZE EXISTING WATER METER.
WASTEWATER: - CONNECTION TO EXISTING SEWER
ELECTRIC: - CONNECTION TO EXISTING FACILITY
TRANSFORMER WITHIN ENCLOSURE

5. STORMWATER:
THE REDEVELOPMENT EXCEEDS THE 4,000 SF
1/2" X THE REDEVELOPED AREA IS PROVIDED
IS BELOW THE ST JOHNS RIVER WATER MANAGE
STORMWATER MANAGEMENT IS REQUIRED. W

- REFUSE COLLECTION: DUMPSTER (SEE SITE PLAN)
- THE SITE IS NOT IN THE HISTORICAL PRESERVATION DISTRICT.
- THE SITE IS NOT IN A FLOOD PLAIN DISTRICT.
- THE SITE IS NOT EFFECTED BY THE CREEK SETBACKS.
- THE SITE IS NOT LOCATED IN A NATURE PARK OR GATEWAY SYSTEM.
- THE SITE IS NOT LOCATED WITHIN THE WELLFIELD PROTECTION DISTRICT.
- PARKING LOT LIGHTING IS PROVIDED AND WILL BE SHOWN ON SHEET L-1 FOR PHOTOMETRIC PLAN AND

INDEX	
C0.00	COVER SHEET AND GENERAL NOTES
C0.20	SITE DEVELOPMENT PLAN
C0.30	DEMOLITION PLAN
S1.00	EXISTING TOPOGRAPHIC PLAN
C1.00	SITE AND HORIZONTAL CONTROL PLAN
C2.00	PAVING, GRADING, DRAINAGE, & UTILITIES SITE PLAN
C2.10	PAVING, GRADING, AND DRAINAGE DETAILS
LS.10	LANDSCAPE PLAN
LS.20	LANDSCAPE DETAILS
L-1	LIGHTING PLAN
A-1	FLOOR PLAN
A-2	NORTH ELEVATION
A-3	EAST ELEVATION
A-4	SIGNAGE PLAN



VICINITY MAP

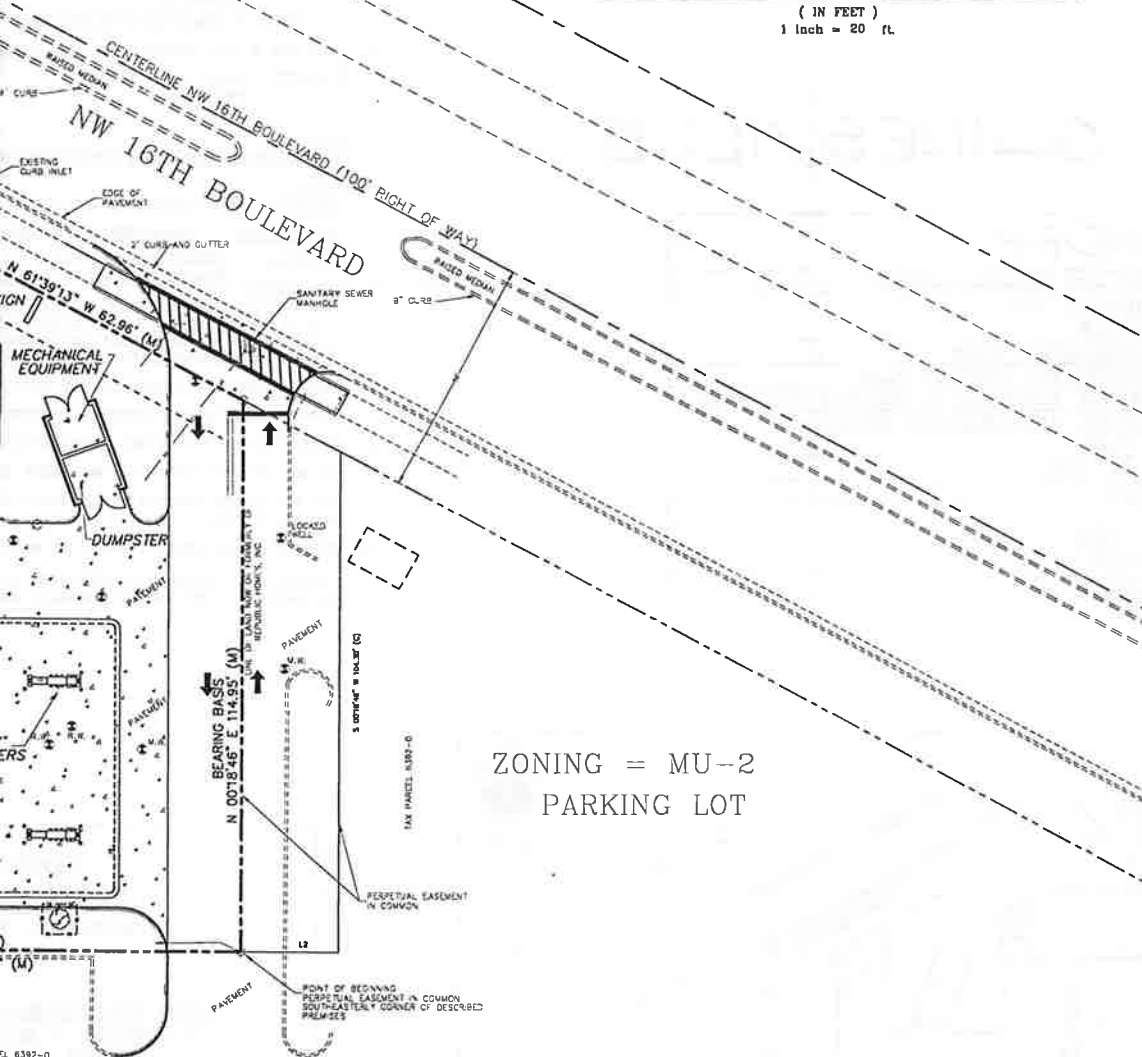
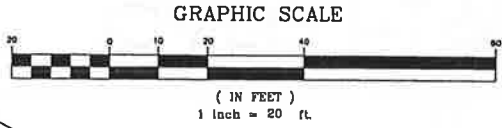
OWNER
LIL CHAMP, I
9143 PHILLIPS
JACKSONVILLE, FL
(904) 464-7

CIVIL ENGINEERING
CAUSSEUX & ELLI
6011 NW 1ST P
GAINESVILLE, FL
(352) 331-

ARCHITECTURAL CO
CRAIG SALLY AND A
3911 NEWBERRY
GAINESVILLE, FL
(352) 372-8

PETROLEUM ENGINEER
STILLWATER TECH
ONE S. ORANGE AV
ORLANDO, FL
(407) 206-7

ZONING = MU-2
SHOPPING CENTER



U-2

MILLHOPPER SHOPPING CENTER

DATE	APPROVED BY	PROJECT	CLIENT
04/29/00 17:28	R.P. CAUSSEUX	SPRINT 1313 422 S.W. 6TH AVENUE GAINESVILLE, FLORIDA	UL CHAMP, INC. GAINESVILLE, FLORIDA
DATE	REVISIONS	COMPUTER FILE	DESIGNED BY
		00-0510RD.DWG	R.P. CAUSSEUX, P.E.
		DATE	CHECKED BY
		6/12/00	S. WADE
			ENGINEER BY
			R.P. CAUSSEUX, P.E.
			PROJECT
			SITE DEVELOPMENT PLAN
			SHEET NO.
			051
			CO.20

CE Causseux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW
Gainesville, Florida 32607
Phone: (352) 331-2476 multibox@ce-ell.com

GRAPHIC SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF ANY ONE INCH ON SCALE IS ACCORDINGLY

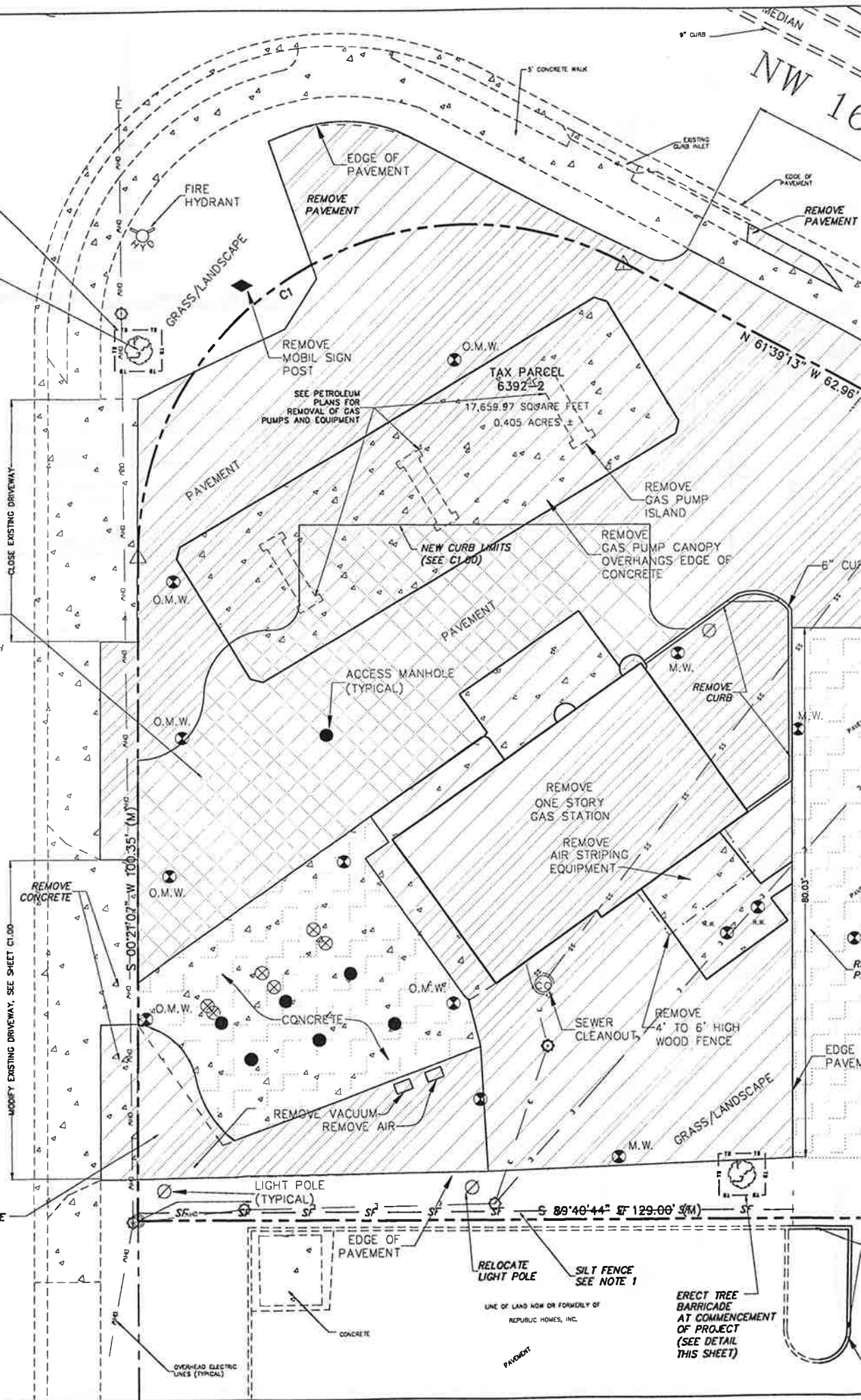
NW 43rd STREET

ERECT TREE BARRICADE AT COMMENCEMENT OF PROJECT (SEE DETAIL THIS SHEET)

MAGNOLIA TREE TO REMAIN

DEMOLISH ASPHALTIC CONCRETE, SALVAGE LIMROCK BASE, BUT REGRADE TO NEW FINISH GRADE.

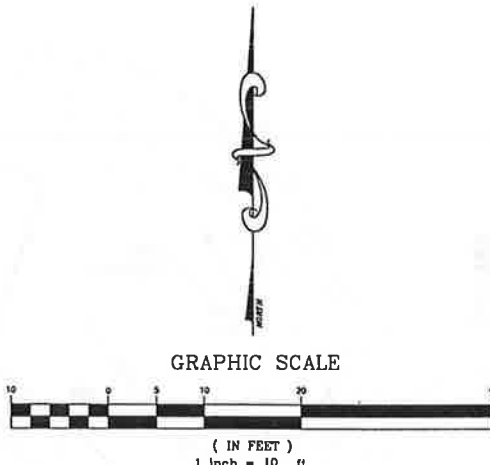
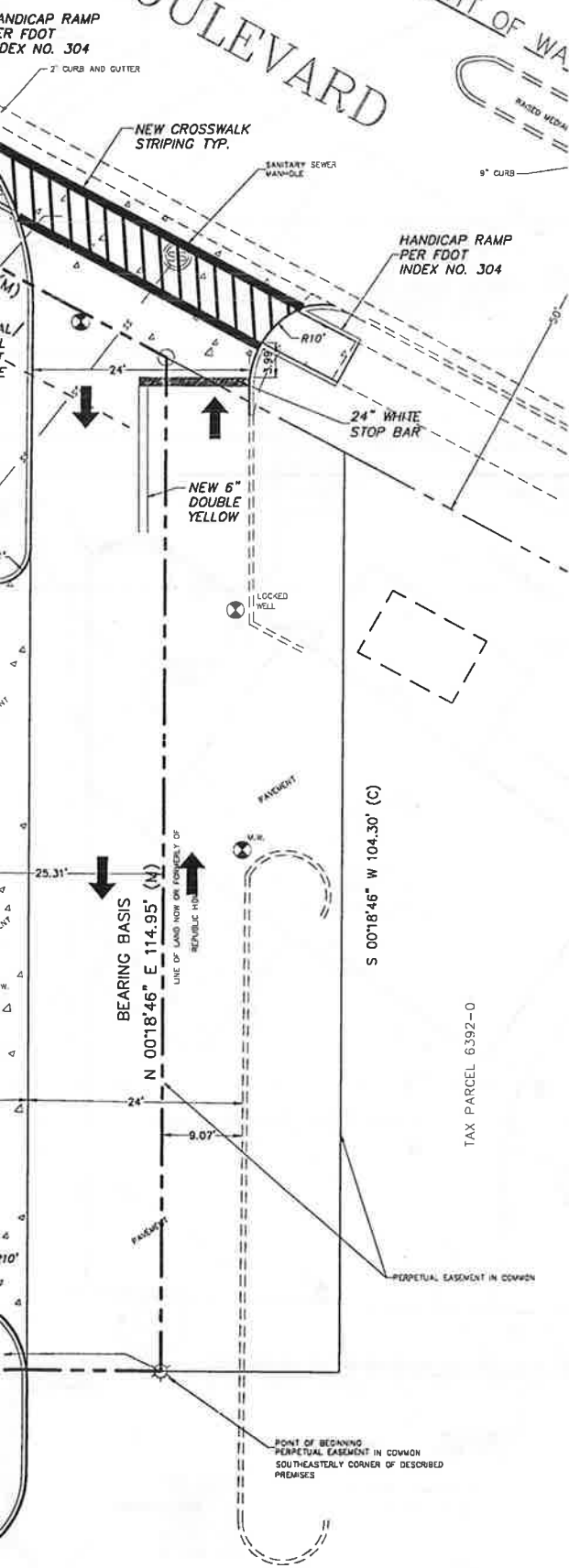
DEMOLISH AND REMOVE



LINE OF LAND NOW OR FORMERLY OF REPUBLIC HOMES, INC.

ERECT TREE BARRICADE AT COMMENCEMENT OF PROJECT (SEE DETAIL THIS SHEET)

LINE NW 16TH BOULEVARD (100' RIGHT OF WA.)
 RTH BOULEVARD



GENERAL NOTES

1. DIMENSIONS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
2. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY THIS OFFICE AND DATED 12/28/98. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 00°18'46" E FOR THE EAST LINE OF SUBJECT PROPERTY.
4. ALL WORK PERFORMED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT DRIVEWAY PERMIT. PLEASE INFORM COUNTY INSPECTORS 24 HOURS PRIOR TO COMMENCING ANY WORK IN THE RIGHT-OF-WAY.

DATE:		REVISIONS:		DATE:		DATE:		DATE:		
APPROVED BY:										
PROJECT:	SPRINT 1313 4221 NW 16TH BLVD GAINESVILLE, FLORIDA			PROJECT:	SPRINT 1313 4221 NW 16TH BLVD GAINESVILLE, FLORIDA			PROJECT:	SPRINT 1313 4221 NW 16TH BLVD GAINESVILLE, FLORIDA	
DESIGNED BY:	R.P. CAUSSEAUX, P.E.			DESIGNED BY:	R.P. CAUSSEAUX, P.E.			DESIGNED BY:	R.P. CAUSSEAUX, P.E.	
DRAWN BY:	S. WADE			DRAWN BY:	S. WADE			DRAWN BY:	S. WADE	
CHECKED BY:	R.P. CAUSSEAUX, P.E.			CHECKED BY:	R.P. CAUSSEAUX, P.E.			CHECKED BY:	R.P. CAUSSEAUX, P.E.	
DATE:	6/12/00			DATE:	6/12/00			DATE:	6/12/00	
SCALE:	AS SHOWN ON ORIGINAL DRAWING			SCALE:	AS SHOWN ON ORIGINAL DRAWING			SCALE:	AS SHOWN ON ORIGINAL DRAWING	
PROJECT NO.:	38421			PROJECT NO.:	38421			PROJECT NO.:	38421	
CLIENT:	L.L. CHAMP, INC. GAINESVILLE, FLORIDA			CLIENT:	L.L. CHAMP, INC. GAINESVILLE, FLORIDA			CLIENT:	L.L. CHAMP, INC. GAINESVILLE, FLORIDA	
DATE:	06/28/00			DATE:	06/28/00			DATE:	06/28/00	
BY:	R.P. CAUSSEAUX			BY:	R.P. CAUSSEAUX			BY:	R.P. CAUSSEAUX	
TITLE:	SITE AND HORIZONTAL CONTROL PLAN			TITLE:	SITE AND HORIZONTAL CONTROL PLAN			TITLE:	SITE AND HORIZONTAL CONTROL PLAN	
SHEET NO.:	051			SHEET NO.:	051			SHEET NO.:	051	
TOTAL SHEETS:	C1.00			TOTAL SHEETS:	C1.00			TOTAL SHEETS:	C1.00	

NW 43rd STREET

NW 16

MAGNOLIA TREE TO REMAIN

FIRE HYDRANT

CONNECTION TO EXISTING INLET

EDGE OF PAVEMENT

TAX PARCEL 6392-2
17,659.97 SQUARE FEET
0.405 ACRES ±

PROPOSED BUILDING
1,085 S.F.
FFE = 171.50

8" DIA. VORTEX WOTS

18 LF SS LATERAL

29 LF SS LATERAL

TYPE "C" SURFACE INLET
W/ CAST IRON GRATE
PER FDOT INDEX NO. 232
TOP ELEV= 170.50
INVERT ELEV= 167.50

TYPE "C" SURFACE INLET
W/ CAST IRON GRATE
PER FDOT INDEX NO. 232
TOP ELEV= 170.00
S INV ELEV= 167.00
W INV ELEV= 167.00

CONTRACTOR TO FIELD
VERIFY LOCATION OF
EXISTING 5/8" WATER
METER. CONNECT NEW 5/8"
REDUCED PRESSURE
BACKFLOW PREVENTER TO
EXISTING WATER METER.

S-2
S-3
S-1

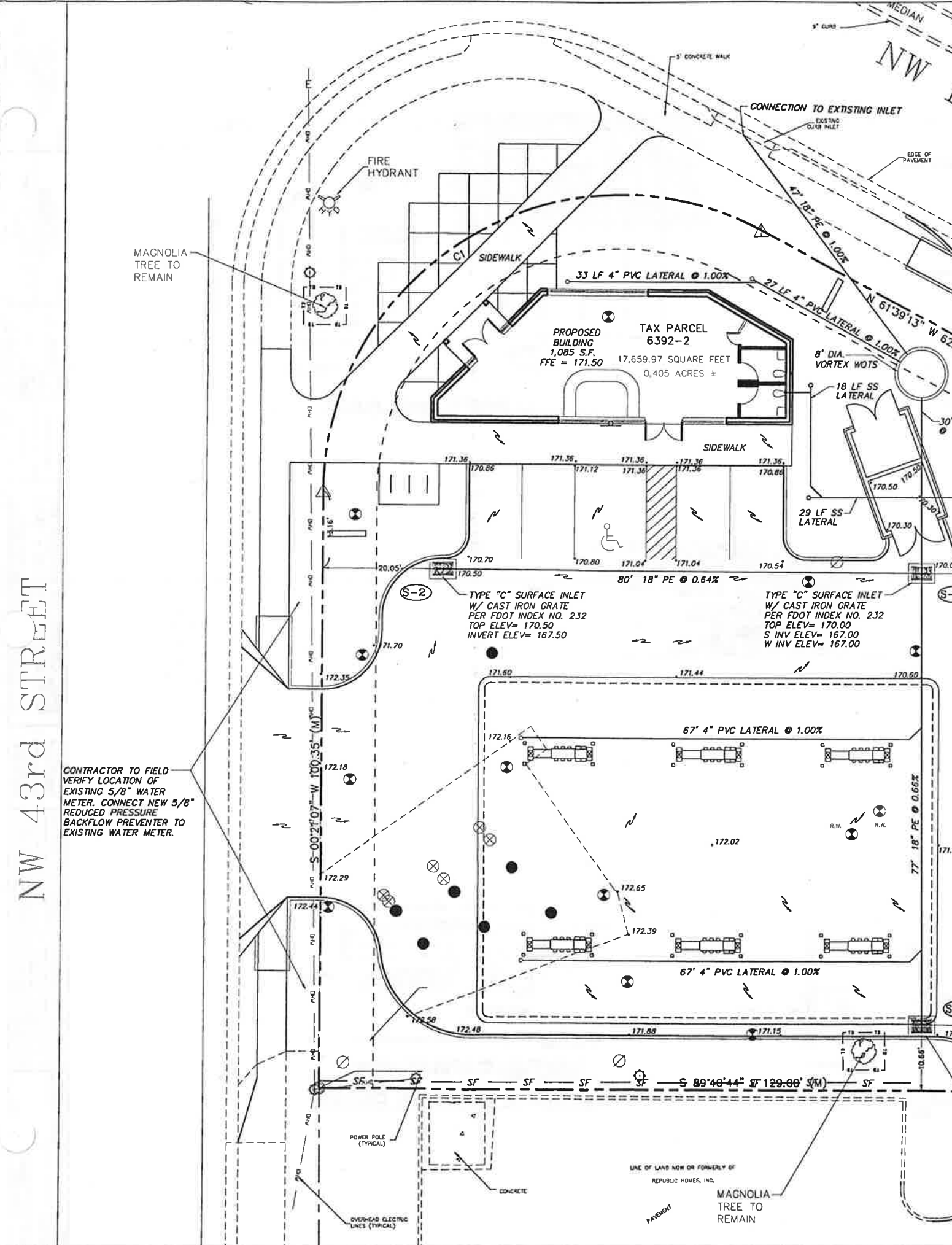
POWER POLE (TYPICAL)

CONCRETE

LINE OF LAND NOW OR FORMERLY OF
REPUBLIC HOMES, INC.

PAVEMENT

MAGNOLIA TREE TO REMAIN



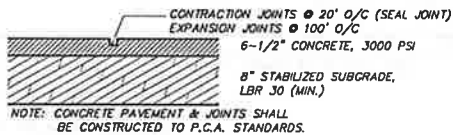
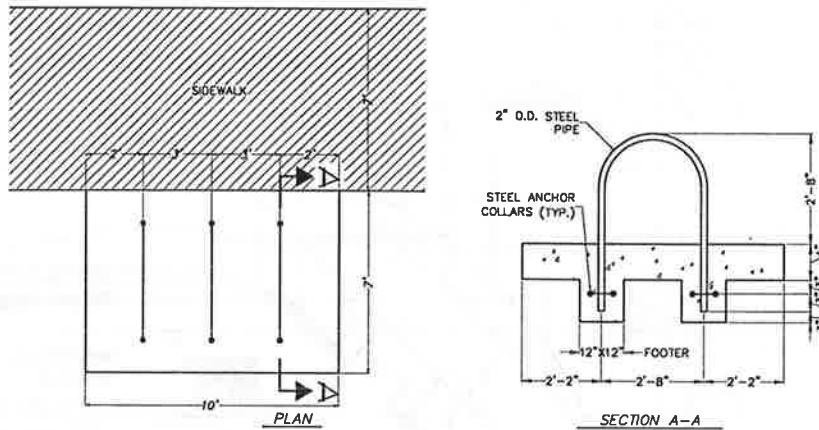
KING SIGN (FTP-25)
INDEX NO. 17355

SIGN (FTP-55)
INDEX NO. 17355

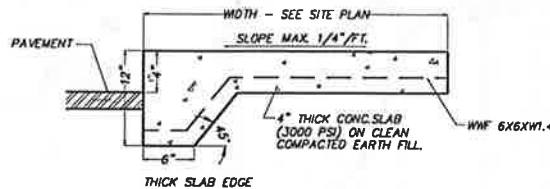
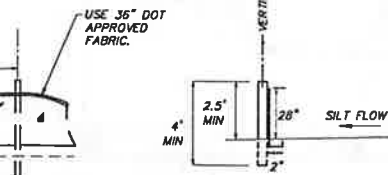
JNT ON BUILDING)

T SHALL

TABLE.
DETAIL



NOTE: CONCRETE PAVEMENT & JOINTS SHALL
BE CONSTRUCTED TO P.C.A. STANDARDS.



NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

SEAL	DATE: APPROVED BY: PROJECT NO. C.C.F. 00-05107	DATE: APPROVED BY: PROJECT NO. C.C.F. 00-05107	DATE: APPROVED BY: PROJECT NO. C.C.F. 00-05107
	PROJECT: ELITE ENGINEERING & PLANNING 6011 NW 7 TH AVENUE GAINESVILLE, FLORIDA 32607 PHONE: (352) 331-1515 MAILBOX@ELI-CIVIL.COM		
	COMPUTER FILE: 00-05107.DWG DATE: 6/12/00		
DESIGNED BY: R.P. CAUSSEUX, P.E. DRAWN BY: S. WADE CHECKED BY: R.P. CAUSSEUX, P.E.			
CLIENT: U.I. CHAMP, INC. GAINESVILLE, FLORIDA			
PROJECT: SPRINT 131 ST BLVD. GAINESVILLE, FLORIDA			
SHEET TITLE: PAVING, GRADING, AND DRAINAGE DETAILS			
SHEET NO. 51			C2.10

NW 43rd STREET

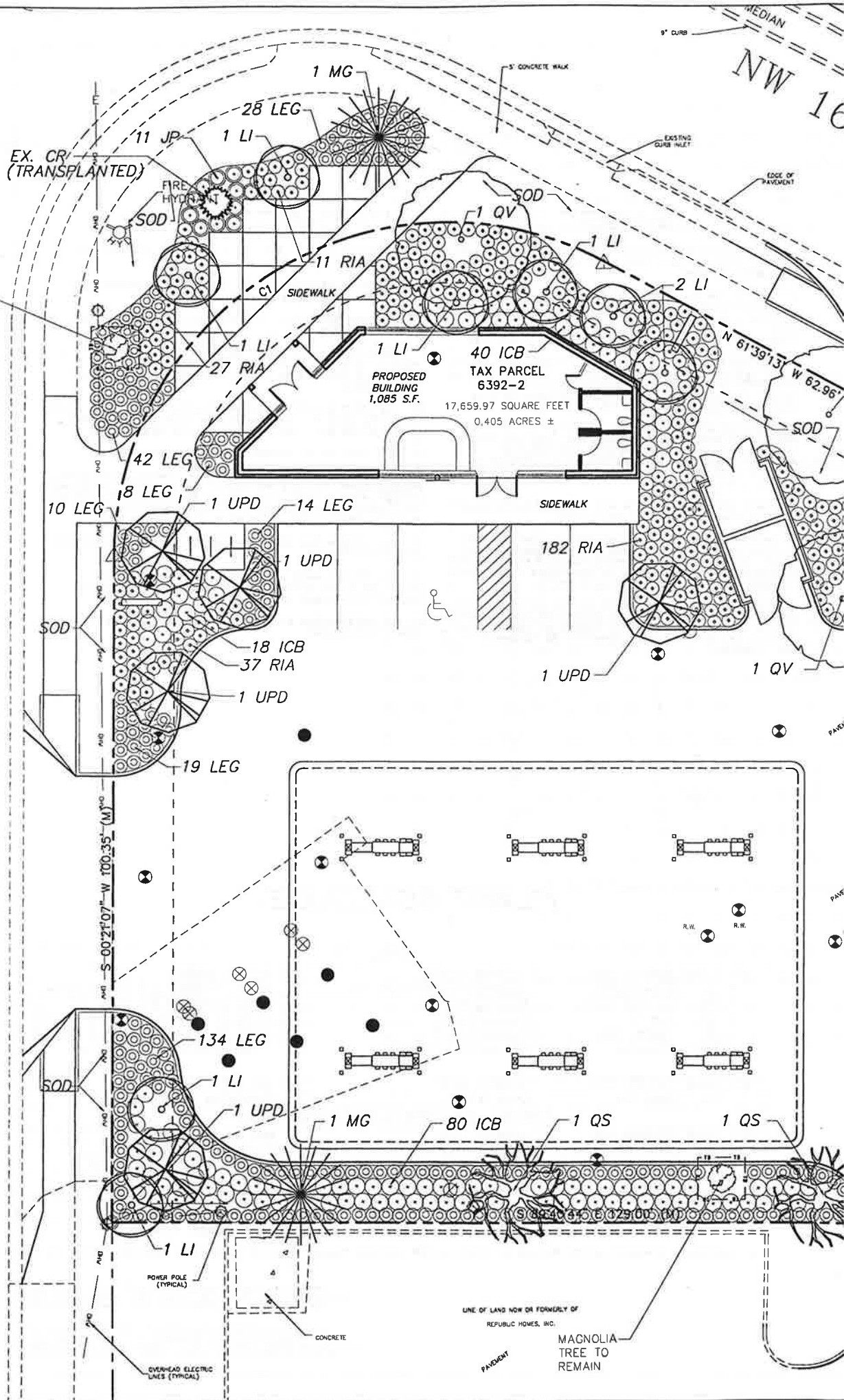
NW 16

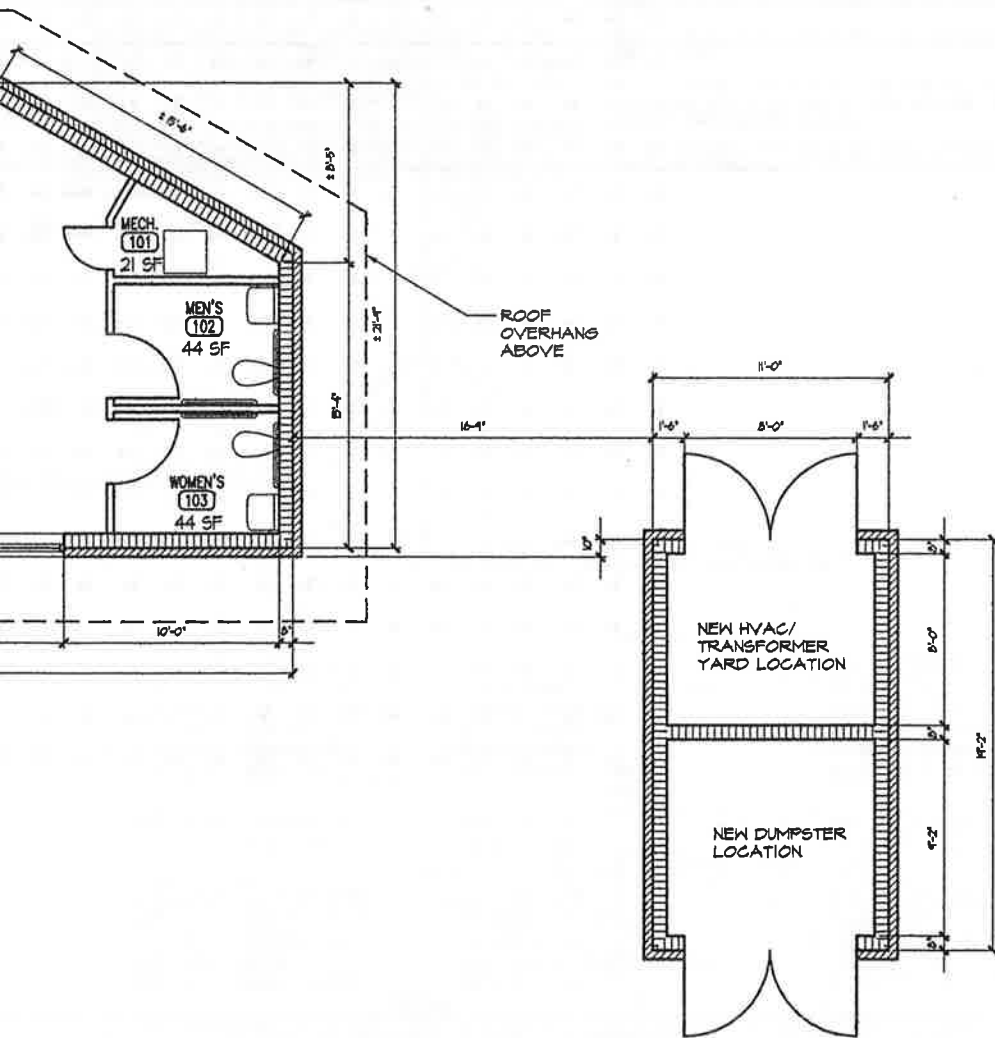
MAGNOLIA TREE TO REMAIN

EX. CR (TRANSPLANTED)

PROPOSED BUILDING 1,085 S.F.
40 ICB
TAX PARCEL 6392-2
17,659.97 SQUARE FEET
0.405 ACRES ±

MAGNOLIA TREE TO REMAIN





CRAIG SALLEY AND ASSOCIATES
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
 3911 NEWBERRY ROAD • GAINESVILLE, FLORIDA • LIC. NO. A0002479 • 352-372-8424

CONVENIENCE STORE NO. 1313
NW 43RD ST. AND NW 16TH BLVD.
 GAINESVILLE, FLORIDA

DATE: 7/3/00
 DRAWN: CP, DK, DL
 APPROVED: [Signature]
 2011
 A-1
 OF SHEETS

DESIGNED BY: R.P. CAUSSEUX, P.E.
 DRAWN BY: S. WADE
 CHECKED BY: R.P. CAUSSEUX, P.E.

COMPUTER FILE: 00-051LSZ.DWG
 DATE: 6/12/00

PROJECT: SPRINT 1313
 4221 NW 16TH BLVD
 GAINESVILLE, FLORIDA
 SHEET TITLE: LANDSCAPE DETAILS

CLIENT: UJ. CHAMP, INC.
 GAINESVILLE, FLORIDA

SHEET NO.: 051
 LS.20

SCALE: 1" = 10'-0"
 BAR IS ONE INCH ON ORIGINAL DRAWING
 NOT FOR CONSTRUCTION
 SCALE ACCURACY: 1"

REVISIONS

DATE

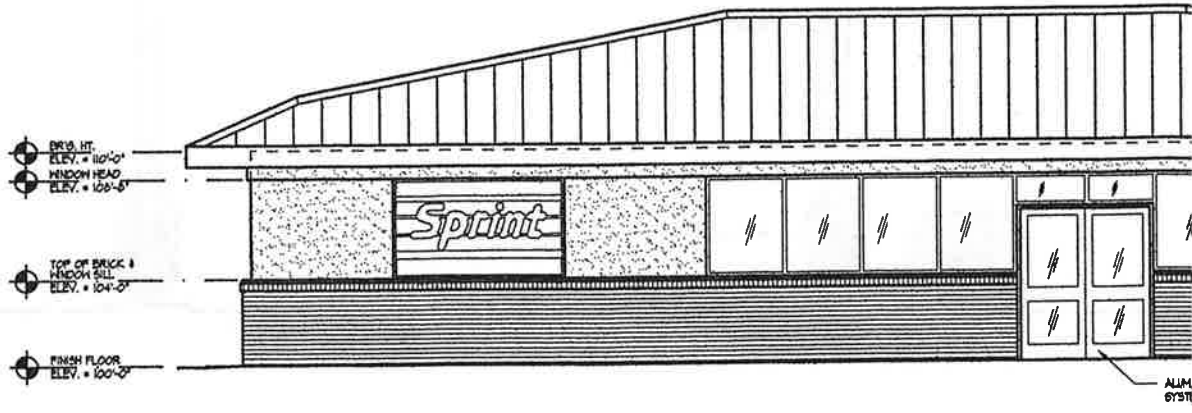
SEAL
 RORY P. CAUSSEUX
 39421

APPROVED BY: [Signature]
 R.P. CAUSSEUX, P.E.
 00-051LSZ
 06/20/00 10:08

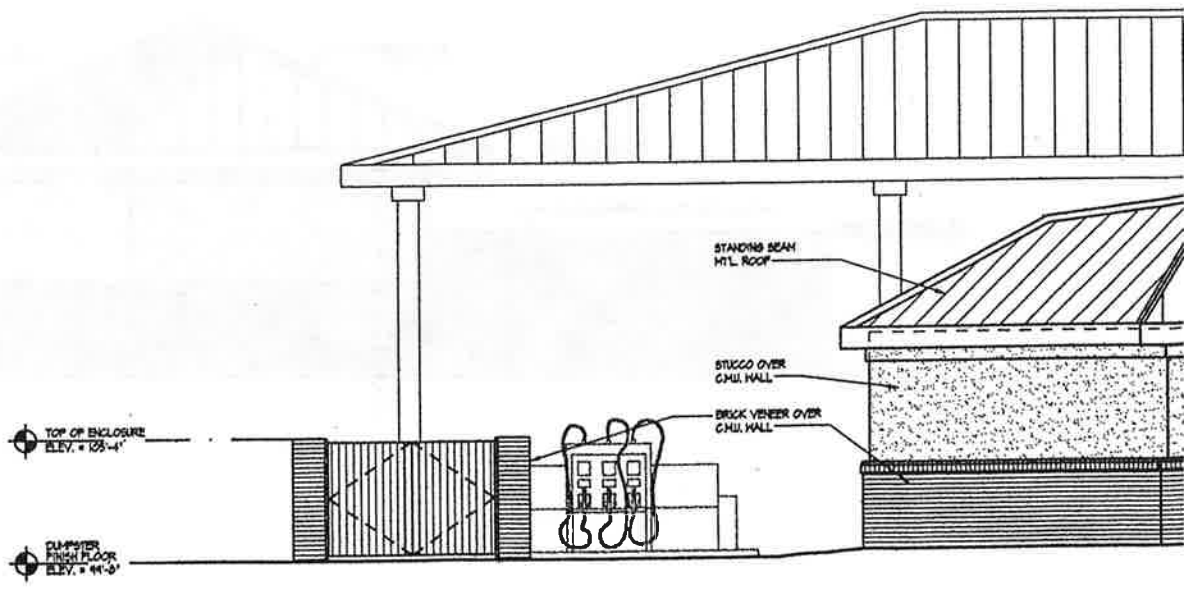
DATE: 6/12/00
 PROJECT: SPRINT 1313
 4221 NW 16TH BLVD
 GAINESVILLE, FLORIDA
 SHEET TITLE: LANDSCAPE DETAILS
 CLIENT: UJ. CHAMP, INC.
 GAINESVILLE, FLORIDA
 SHEET NO.: 051
 LS.20

ENGINEERING & PLANNING
OE Causseaux & Ellington, Inc.
 Engineering • Surveying • Planning
 6011 NW Gainesville, Florida 32607
 (352) 331-2476 mailbo@oe-civil.com

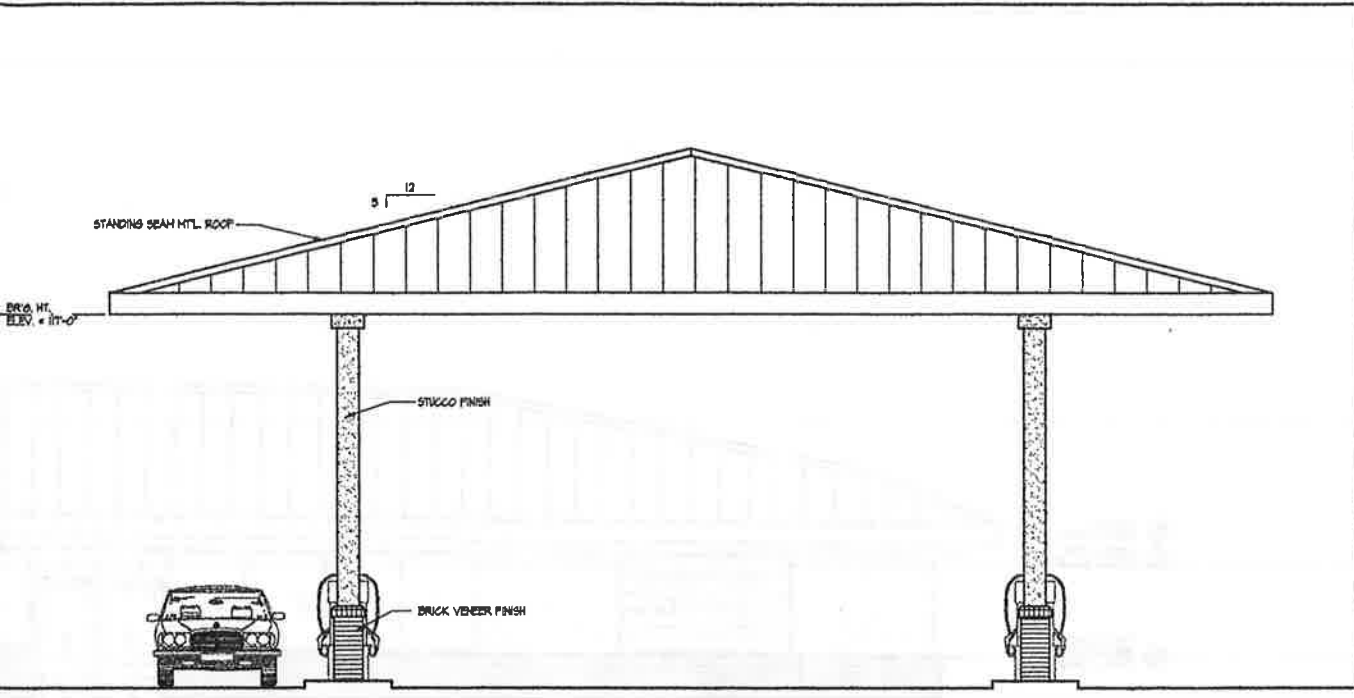
\\P\lotter\10dwg\2011\CD REVIEW\2011CA2.dwg Fri Jun 30 15:03:14 2000 DK



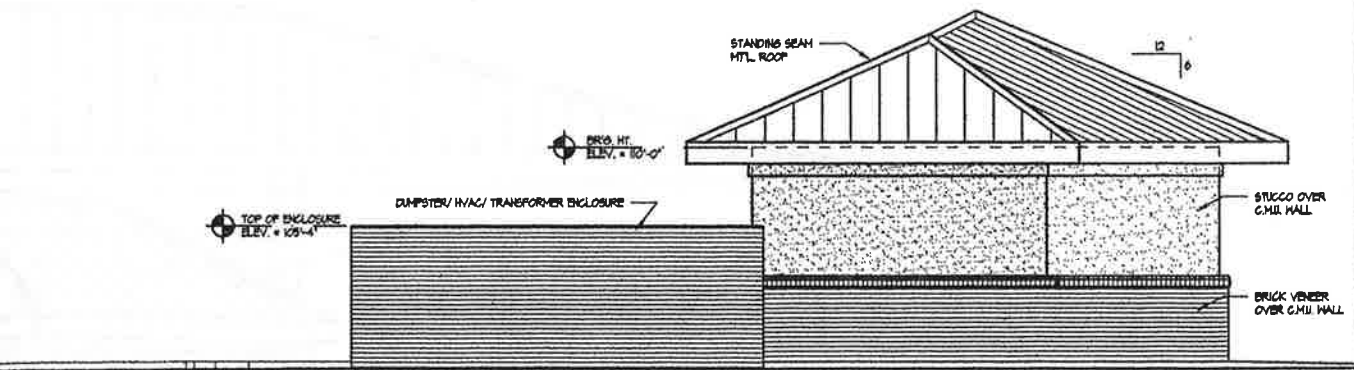
SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



ATION



VATION

CRAIG SALLEY AND ASSOCIATES
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
 3911 NEMBERY ROAD • GAINESVILLE, FLORIDA • LIC. NO. AA0002479 • 352-372-8424



**CONVENIENCE STORE NO. 1313
 NW 43RD ST. AND NW 16TH BLVD.**
 GAINESVILLE, FLORIDA

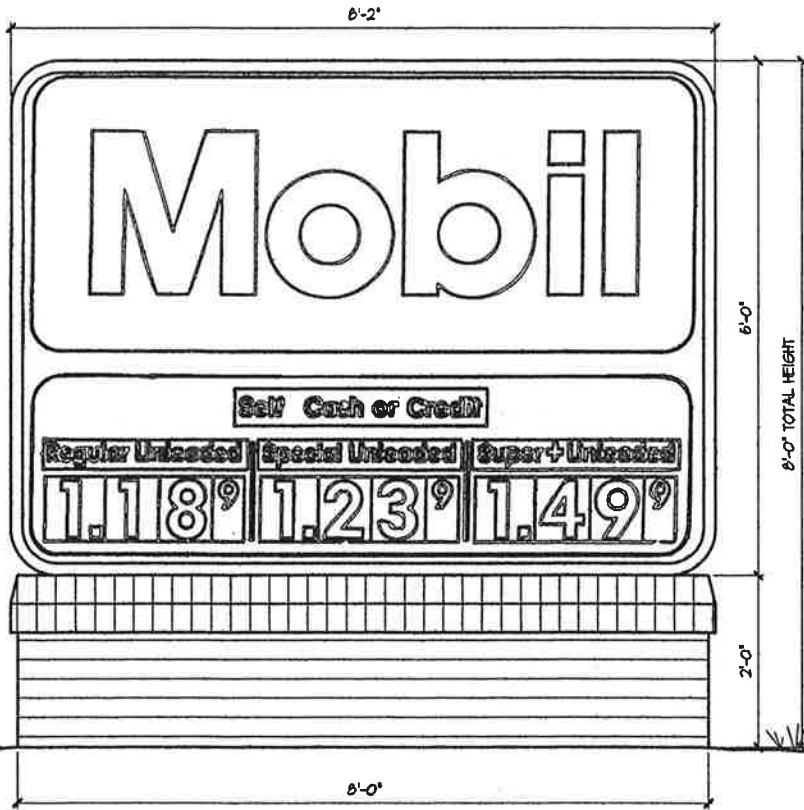
DATE
 1/3/00
 DRAWN
 CP, DK, DL
 APPROVED

2011

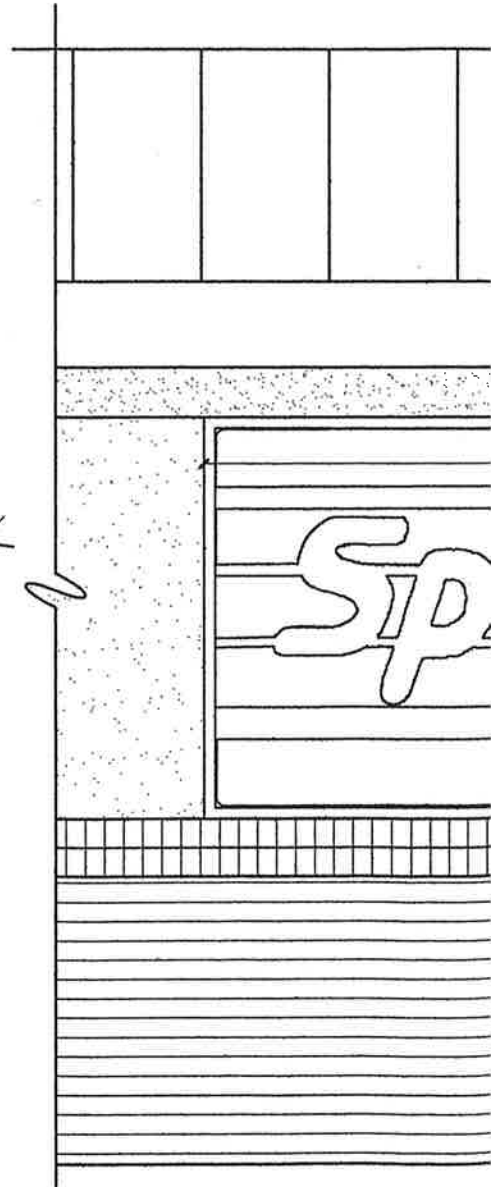
A-3

OF
 SHEETS

\\P\lotter\10d\2011\CD REVIEW\2011CA4.dwg Fri Jun 30 14:57:00 2000 DK



MONUMENT SIGN
SIGN AT 43RD STREET
 $\frac{1}{2}'' = 1'-0''$



SPRINT S
LOCATED
 $\frac{1}{2}'' = 1'-0''$

4. **Petition 93SUP-00 PB** Rory P. Causseaux, PE, agent for Lil' Champ Food Stores. A special use permit with associated development plan review for demolition of the existing building and reconstruction of a convenience store with twelve fueling positions. Zoned: MU-2 (mixed-use medium intensity district). Located at 4221 Northwest 16th Boulevard.

Ms. Carolyn Morgan was recognized. Ms. Morgan pointed out the location of the site on a map and described it and the surrounding uses in detail. She indicated that she had slides of the site, if the board wished to view them. She explained that, since the Special Use Permit fell within the Transportation Concurrency Management Area (TCEA) and over 6 fueling positions were proposed, the board would act in an advisory capacity to the City Commission, which would give final approval.

Mr. Rory Causseaux, agent for the petitioner, was recognized. He presented the site plan and described the proposed new construction and the existing building to be demolished. He discussed the proposed improvements to the site including placing the new food store closer to and facing the street, pedestrian connections, narrowing of ingress/egress points, extensive landscaping and new trees, and the addition of six fueling positions.

Mr. Danny Kail, architect for the project, was recognized. Mr. Kail presented a drawing of the proposed new building and indicated that he had attempted to design a building that was aesthetically pleasing. He discussed pedestrian access and construction materials. He offered to answer any questions from the board.

Mr. Causseaux indicated that he agreed with staff's conditions but wished to discuss the condition that the canopy over the fueling stations be no more than 15 feet. He pointed out that the height of the existing canopy on the site is 17 feet. He explained that there were concerns that the exhaust from large gasoline delivery trucks would discolor the underside of the canopy if it were only 15 feet high. Mr. Causseaux requested that they be allowed to have a 17-foot canopy to minimize that problem.

Ms. Morgan noted for the record, that the board had letters from surrounding neighbors in their packets. She discussed the TCEA site design requirements for a gas station with over six fueling positions. She indicated that a review of the findings of fact the board was required to make for a Special Use Permit was also in the board's packets. Ms. Morgan offered to answer any questions from the board.

Mr. McGill asked staff to speak to the request that the height of the canopy be seventeen rather than fifteen feet.

Ms. Morgan explained that the required height was 13 feet 6 inches and, to her knowledge, there was no other code requirement for the height. She indicated that staff had looked at the height of the adjacent buildings and noted that the proposal was for a peaked roof, which would rise from 17 feet to 25 feet. She agreed that the peaked roof design was more aesthetically pleasing than a flat roof, however, staff wished to have it lowered so that it did not dominate the intersection.

Mr. McGill asked how often the underground tanks would be filled.

Mr. Causseaux indicated that, on an average, they would be filled weekly.

Chair Guy opened the floor to public comment.

Mr. David Coffey, representative of the Suburban Heights Neighborhood Association, was recognized. He indicated that, after review, the Association supported the petition. He stated that the project would be a dramatic improvement for the site. He noted that there was a significant amount of pedestrian activity in the area.

The President of the Suburban Heights Association, was recognized. He indicated that the Association reviewed the plans and approved of the renovation of the gas station. He requested that the board approve the project.

Chair Guy closed the floor to public comment.

Mr. McGill indicated that he believed the project would be a great improvement. He agreed that excessive height could be a problem, but he had heard no strong arguments against the request for 17 feet. He asked if it was strictly a height/appearance issue for staff.

Ms. Morgan explained that staff's only issue was that the canopy would probably dominate the intersection. She noted, however, that even at 15 feet, the canopy would still be a major structure.

Mr. McGill stated that his concern with the height of the canopy was the direction of the lighting.

Ms. Morgan indicated that staff had reviewed a photometric study and the lighting would meet Code.

Mr. Carter agreed that the two foot difference in the peak would not make much difference.

Chair Guy agreed that the canopy would dominate the corner. He noted that the size of the canopy dictated the height.

<u>Motion By:</u> Mr. McGill	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 93SUP-00 PB with staff conditions except allowing a maximum height of the canopy to be 17 feet.	<u>Upon Vote:</u> Motion Carried 4-0 Yeas: Carter, McGill, Guy, Myers

RE: Petition 93 SUP-00PB

4704 NW 15th Place
Gainesville, FL 32605
July 13, 2000

Dear Plan Board Members,

As residents of Suburban Heights and members of our neighborhood association, we are writing to state we are in favor of the design plan for the new convenience store/gas station on the corner of NW 16th Ave. and NW 43rd St. The redesign should improve traffic flow and generally enhance the looks of the intersection.

Sincerely,

Nanciann Elnicki

Nanciann Elnicki

Richard A. Elnicki

Richard Elnicki

RECEIVED

JUL 17 2000

PLANNING
DIVISION

5003 NW 13th Avenue
Gainesville, FL 32605
July 14, 2000

City Plan Board
Department of Community Development
Mail Station 11
P.O. Box 490
Gainesville, FL 32601


Gentlemen:

As residents of Suburban Heights, we are writing in reference to the proposed redesign of the Mobil station at the corner of NW 43rd Avenue and NW 16th Boulevard, which will be addressed at your meeting on July 20, 2000.

We have seen the plans for the proposed redesign of this property and urge your approval.

We believe this will be an enhancement of this location and existing business.

Sincerely,


Karol R. and Mary Jane Stewart

RECEIVED
JUL 17 2000
PLANNING
DIVISION

Post-it* Fax Note	7671	Date	7/14/00	# of pages	1
To	City Plan Board	From	Cecilia A. Caton		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	334-2882	Fax #			

RECEIVED

JUL 14 2000

PLANNING
DIVISION

Memo
To: City Plan Board
From: Cecilia A. Caton

Re: Mobil stations corner of NW 43rd & NW 16th Blvd

I understand that there is a proposal from the owners of the Mobil station to add more pumps to that area.

I live in Suburban Heights & shop on the 2 corners of NW 43rd & NW 16th Blvd. At present the Mobil station is the least attractive of any of these businesses. I would favor any enhancement to add the pumps to the rear & have the station front the corner. Lots of people walk in this area, it would help pedestrians & traffic flow.

With more pumps it could also reduce trips to other areas as there is no other gas station near our neighborhood.

Any refurbishment & redesign would certainly enhance our neighborhood.

Quasi-Judicial Registration Form

Name:(please print) RODNEY HUTSON / GATE PETROLEUM CO.

Address: 506 N.W. 13th St. GAINESVILLE, FL 32609

Telephone Number: 904.614.6295

Please indicate whether you are for or against this petition: FOR or AGAINST (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES or NO (mark "X")

Complete the following section of the form only if you are requesting a formal quasi-judicial hearing:

(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information)

As an affected person receiving notice of the public hearing on Petition 50MSC-00 PB, I hereby request that the City Plan Board conduct a formal quasi-judicial hearing as described above.

Signature: _____

This form and exhibits to be presented to the City Plan Board must be returned no less than 7 days prior to the Public Hearing when the petition is scheduled to be heard as stated in the notification letter to you.

Attorney Information (If applicable):

Name: (please print) _____

Address: _____

Signature: _____

Telephone Number: _____

FAX # 334-2282

City Planning Board

7/17/00

Dear Gainesville City
Planning Board,

I am a home owner in the
Suburban Heights neighborhood. I
write to support the plans that
was sent to you by the Mobile Station
on the corner of ~~US 321~~ ^{HWY} 16th Blvd. The
drawings I saw would improve the
current station and be less of an
eye sore on the corner. Sincerely,

Jeanne Repetto
4410 NW 20th Place
Gainesville, FL 32605

July 16, 2000

Plan Board
Department of Community Development
Post Office Box 490
Mail Station 11
Gainesville, Florida 32601

Re: Mobil Service Station Renovation

Dear Sir:

At a recent Suburban Heights Home Owners Association meeting we were shown drawing of the proposed remodeling of the existing Mobil service station which is located on the corner of NW 43rd Street and NW 16th Boulevard.

The station is, of course, our neighborhood station and has been for the 25 years we have lived in our home. We believe remodeling is appropriate as very little property improvements have been made in recent years.

The information we were supplied indicated a drastic improvement over the existing structure and would be an improvement for the area. Therefore, we strongly urge approval of their plan.

Sincerely,



Stanley R. Bates



Dixie B. Bates
4330 NW 20th Place
Gainesville, Florida

July 17, 2000

To Whom it May Concern:

As residents of Suburban Heights Community, we would like to express our support of the proposed design (which we have seen) of the Mobile Station located at the corner of 43rd Street and 16th/23rd Avenue. This planned renovation meets zoning regulations and will improve the ambiance and safety of the neighborhood.

Thank you for help and consideration,

James & Barbara Kepner

James and Barbara Kepner
4702 NW 18th Place
Gainesville, Florida 32605


To: The City of Gainesville Plan Board

July 16, 2000

From: Robert and Elizabeth Cousins

Re: Mobil Gas Station Redesign Plan
corner of N.W. 43rd St. and N.W. 16th Ave.

As nineteen year residents of Suburban Heights, we have seen many changes along N.W. 43rd St.. We are aware of the redesign, remodeling and refurbishment of the Mobil gas station and are very pleased with the positive impact we feel this will have on our neighborhood. The station provides a good service, which will in the future be provided in what appears to be a much more aesthetically pleasing and safe manner. The redirection of the traffic is of particular interest as this is a particularly unsafe and dangerous intersection and is not pedestrian friendly. We are in favor of this redesign effort.


Robert Cousins


Elizabeth Cousins

Margaret M. Wagener
5012 NW 15th Place
Gainesville, FL 32605
July 16, 2000

Lynn Dowling
Plan Board
Department of Community Development
Mail Station 11 P.O. Box 490
Gainesville, FL 32601

Dear Ms. Dowling:

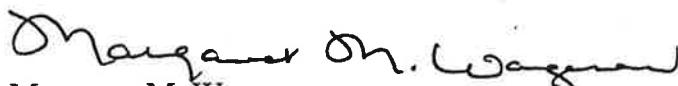
I live in Suburban Heights (you may remember my ordering the Suburban Heights Sign), and am very interested in the changes at the Millhopper Shopping area. One change is the proposed plan for a newly-designed Mobil Station on the corner of NW 46th Street and NW 16th Blvd. I have seen the architectural plans and want you to know that I approve of the new design.

The new building is much more attractive than the old one and the traffic flow pattern is much improved. Putting the pumps on the inside and the store to the outside makes the area look nicer from the street. The Mobil Station is a necessary convenience for us, as it is the only gas station near our homes.

We in Suburban Heights want you to know that we are for improvements in our area. Businesses that provide a necessary service and improve the ambiance of our neighborhood are certainly welcome.

I hope you will approve the redesigned Mobil Station on July 20.

Yours truly,


Margaret M. Wagener

James T. Pollard
4511 NW 20th Place
Gainesville, Florida 32605

Petition 93SUP-00PB

To: Gainesville Plan Board Department of Community Affairs
Peter Bolshek, Ira Carter, Lynn Dowling, Melvein Fried, G. Bradley Guy, Jane Myers, Gary McGill.

From: Jim Pollard

Date: 7-18-00

Re: Plan Board review of planned improvements to fuel service station located on the southeast corner of NW 43rd Street and NW 16th Blvd.

Pursuant to the pending public discussion regarding the planned infill improvements to the existing fuel service station at the above location, I would recommend that the city of Gainesville Planning Board approve the planned redevelopment and improvement.

The recommended changes will improve the services available at that site as well as improve the visual impact on that corner. In consideration of the city to look for "one stop shopping as a means to reduce automotive traffic. The improvements enhance that goal by providing more direct access to the existing shopping center directly behind the station.

Please consider the positive benefit the proposed improvements will provide and approve the proposal.