



Planning & Development Services

PB-16-34 SUP Legistar #160134

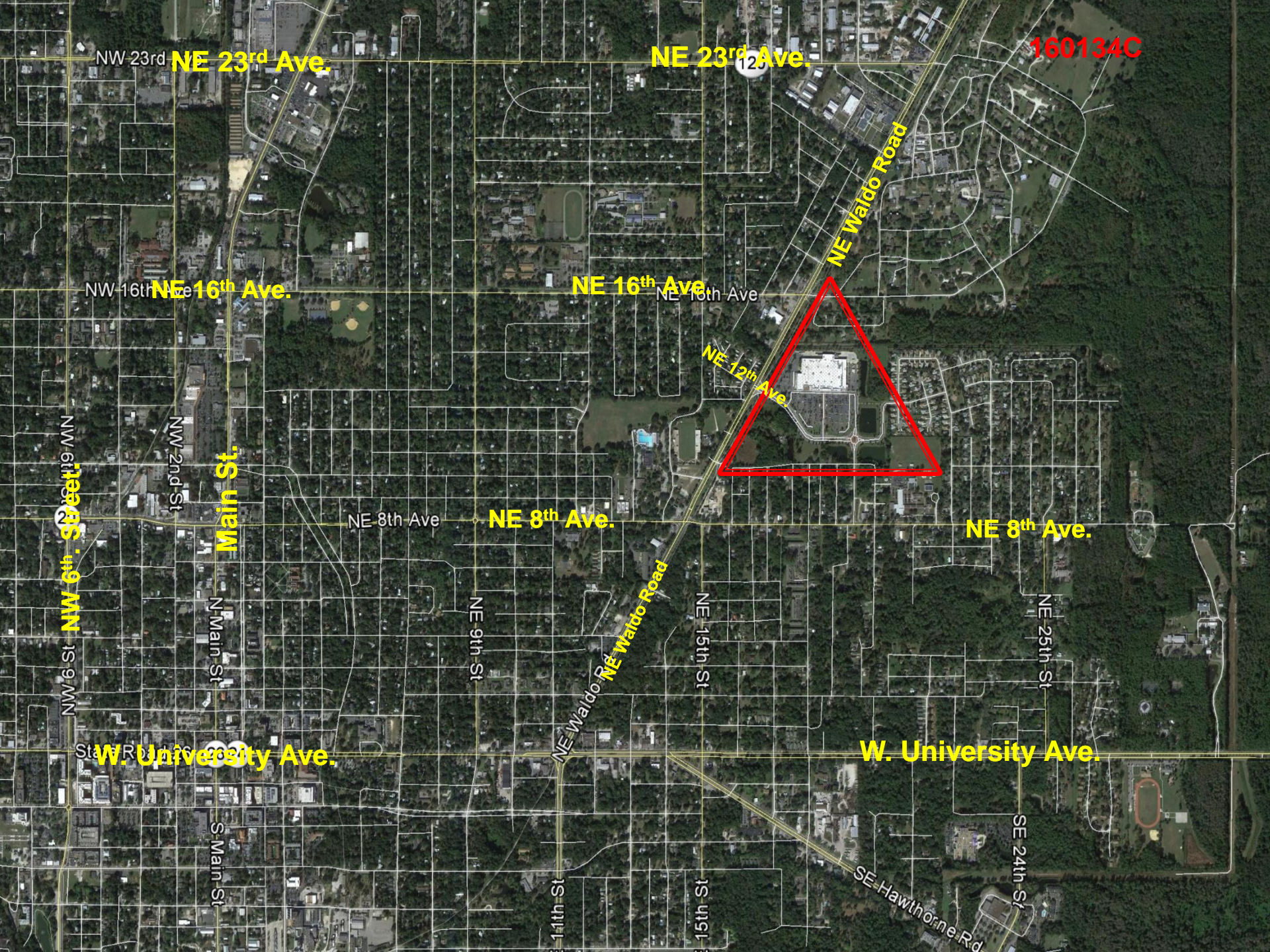
After the May 26, 2016 Plan Board Meeting

1. Communicated with the applicant
2. Reached out to the N-hood personally and via email.
3. Convened a meeting with Applicant – Staff – N-hood.
4. Reviewed some alternatives.

City Plan Board meeting: June 23, 2016

Board voted to approve the petition with staff's recommendations

Plus two additional conditions:



160134C

NW 23rd **NE 23rd Ave.**

NE 23rd Ave.

NW 16th **NE 16th Ave.**

NE 16th Ave

NE 16th Ave

NE 12th Ave

NE 8th Ave

NE 8th Ave.

NE 8th Ave.

NW 6th St
NW 9th St
NW 9th St

Main St.

N Main St

S Main St

St. R. **W. University Ave.**

NE Waldo Rd
NE Waldo Road

NE Waldo Road

NE 15th St

NE 25th St

W. University Ave.

NE 11th St

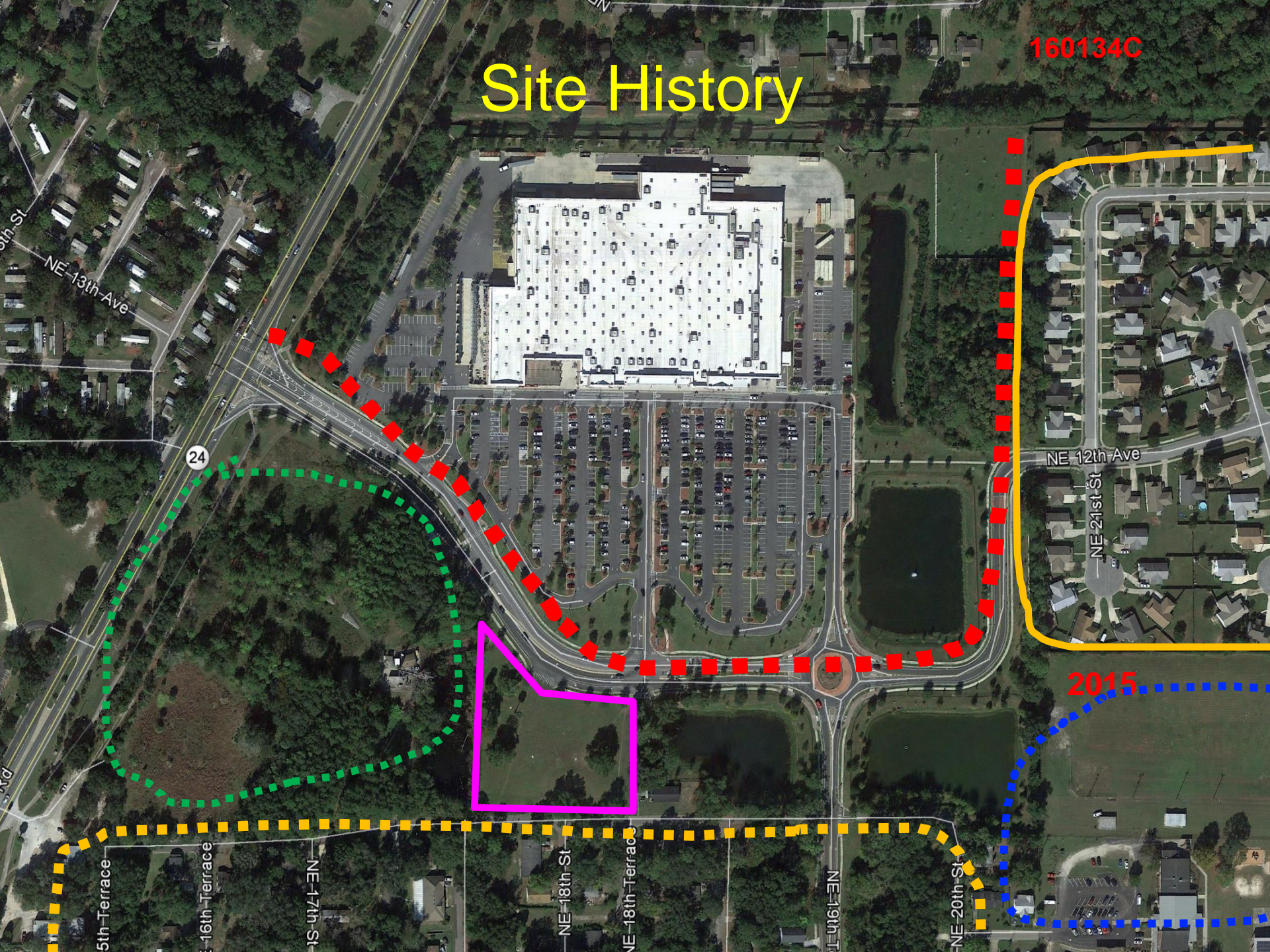
NE 15th St

SE 24th St

SE Hawthorne Rd

Site History

160134C

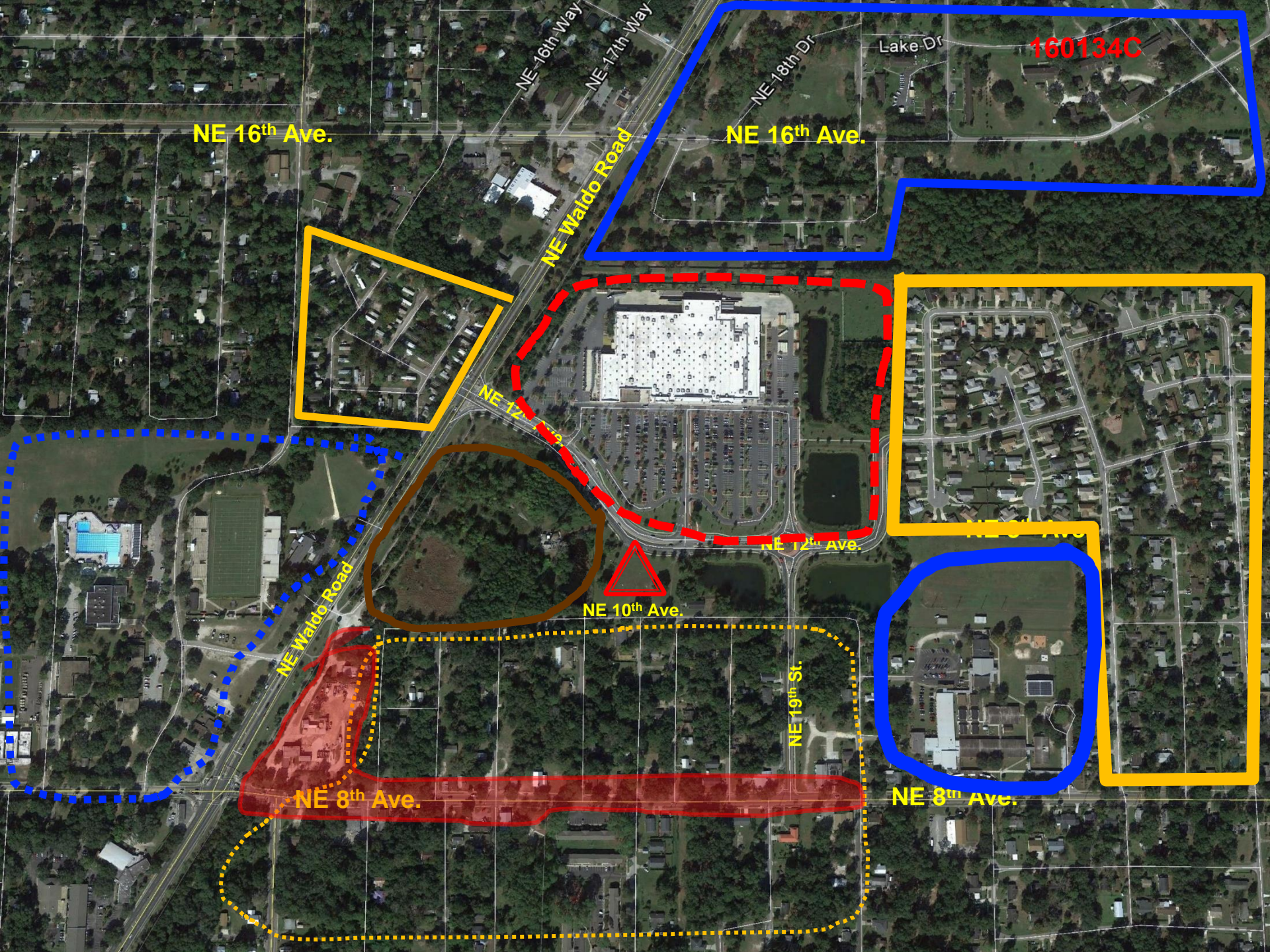


2015

(g) Permitted uses by Right in the MU-2 Zoning District 160134C

SIC	Uses	Conditions
	USES BY RIGHT:	
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by <u>special use permit in neighborhood convenience and shopping centers</u>

3. Until adoption in the Land Development Code of specific architectural and design standards, **six fueling positions in all other zoning categories where gasoline service stations (retail petroleum sales) or food stores with accessory gasoline and alternative fuel pumps are allowed.** In the interim period before the adoption of architectural and design standards, additional fueling positions, up to a maximum of twelve, may be allowed as part of a Planned Development rezoning or Special Use Permit process, with the final approval of the City Commission, based on meeting all of the following conditions:



NE 16th Ave.

NE 16th Ave.

160134C

NE 16th Way
NE 17th Way

NE 18th Dr

Lake Dr

NE Waldo Road

NE 12th Ave

NE Waldo Road

NE 10th Ave.

NE 12th Ave.

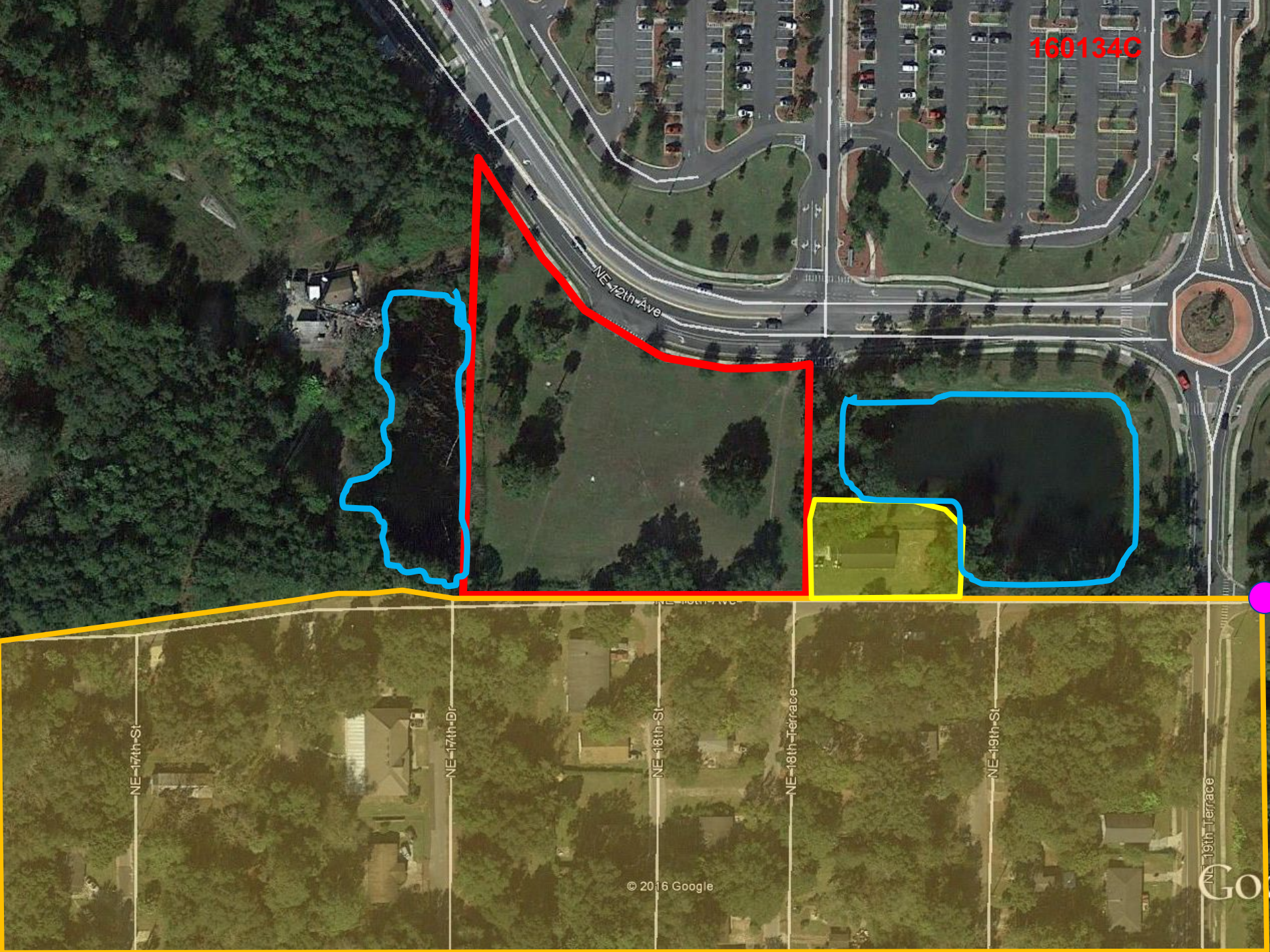
NE 8th Ave

NE 19th St.

NE 8th Ave.

NE 8th Ave.

160134C





Approximate
Right-of-Way Lines

160134C

N 89°13'07" E 1000.68'

N 89°13'07" E 200.00'

S 00°55'04" E 270.00'

N 89°13'07" E 200.00'

S 00°55'04" E 354.30'

1/2" RBF W/CAP STAMPED "L83759"

65.00'

25.45'

35.00'

N 89°59'33" E 95.01'

N 89°59'33" E 105.01'

N 89°59'33" E 331.07'

N 89°59'33" E 436.65' (TOTAL)

N 89°59'33" E 212.07' (PER PLAT)

S 60°20'55" E 164.36'

N 60°29'55" W 166.92'

N 29°30'08" E 597.09'

N 29°30'08" E 780.26'

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N 29°30'08" E 780.26'

N 29°30'08" E 597.09'

N 29°30'08" E 780.26'

LOT 1
M.S.B. 22, PG. 9
(NOT A PART OF THIS PLAT)
NOW OR FORMERLY
WAL-MART STORES EAST, LP
O.R.B. 3568, PG. 1244
PID: 10859-010-003
ZONED MU-2

NOW OR FORMERLY
WAL-MART STORES EAST, LP
O.R.B. 3568, PG. 1244
PID: 10859-010-008
ZONED MU-2

ORIGINAL NE 12TH AVENUE PER M.S.B. 22, PG. 9
VACATED PER CITY ORDINANCE NO. 060493
RESERVING PUBLIC & PRIVATE UTILITY EASEMENTS
PER O.R.B. 3568, PG. 1209

PORTION OF LOT 4
M.S.B. 22, PG. 9
(NOT A PART OF THIS PLAT)
NOW OR FORMERLY
WAL-MART STORES EAST, LP
O.R.B. 3568, PG. 1244
PID: 10859-010-003
ZONED MU-2

PROPERTY LINES
FOR LOT 3 PER
M.S.B. 22, PG. 9
TO BE ABANDONED

PORTION OF LOT 3
M.S.B. 22, PG. 9

P.O.B.
TRACT 3B

P.O.B.
TRACT 3A

A PORTION OF LOT 3
P.B. 22, PG. 9
TRACT 3B AREA
3,043.71 S.F.
0.069 ACRES

LOT 2
M.S.B. 22, PG. 9
(NOT A PART OF THIS PLAT)
NOW OR FORMERLY
ROY O. CAMP REVOCABLE LIVING TRUST
O.R.B. 3734, PG. 725
PID: 10859-010-002
ZONED MU-2

LOT 2
M.S.B. 22, PG. 9
(NOT A PART OF THIS PLAT)
NOW OR FORMERLY
ROY O. CAMP REVOCABLE LIVING TRUST
O.R.B. 3734, PG. 725
PID: 10859-010-005
ZONED MU-2

NE 12TH AVENUE
PUBLIC RIGHT-OF-WAY VARIES
(O.R.B. 3787, PG. 1401)

A PORTION OF LOT 4
M.S.B. 22, PG. 9
NOW OR FORMERLY
WAL-MART STORES EAST, LP
O.R.B. 3568, PG. 1244
PID: 10859-010-003
ZONED MU-2
TRACT 4A AREA
67,477.18 S.F.
1.549 ACRES

A PORTION OF LOT 4
M.S.B. 22, PG. 9
(NOT A PART OF THIS PLAT)
NOW OR FORMERLY
WAL-MART STORES EAST, LP
O.R.B. 3568, PG. 1244
PID: 10859-010-003
ZONED MU-2

CITY OF GAINESVILLE
7.5' PEDESTRIAN EASEMENT
PER THIS PLAT

NOW OR FORMERLY
CHRISTIAN METHODIST EPISCOPAL CHURCH
PID: 10858-074-000
ZONED MU-2

NE 10TH AVENUE
PUBLIC RIGHT-OF-WAY VARIES

WALDO ROAD
A.K.A. STATE ROAD 140 24
APPROXIMATE 68' PUBLIC RIGHT-OF-WAY
SEABOARD AIRLINE RAILROAD
(ABANDONED)
120' PUBLIC RIGHT-OF-WAY
(M.S.B. 22, PG. 9)

ROY O. CAMP REVOCABLE LIVING TRUST
O.R.B. 3734, PG. 725
PID: 10859-010-002
ZONED MU-2

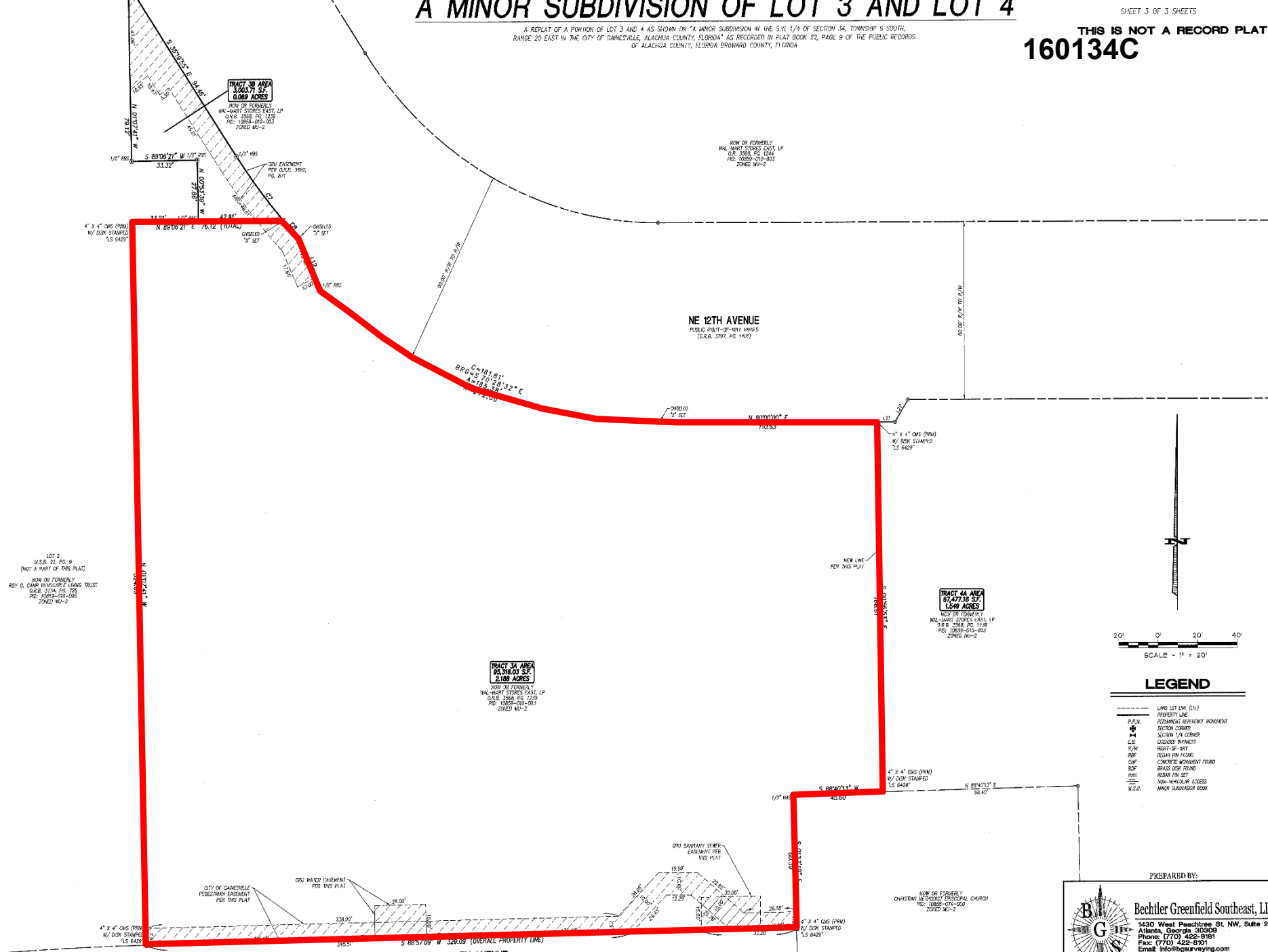
ROY O. CAMP REVOCABLE LIVING TRUST
O.R.B. 3734, PG. 725
PID: 10859-010-002
ZONED MU-2

NOW SCHOOL BOARD
PID: 10859-010-002
ZONED MU-2

A MINOR SUBDIVISION OF LOT 3 AND LOT 4

A REPLAT OF A PORTION OF LOT 3 AND 4 AS SHOWN ON "A MINOR SUBDIVISION IN THE S.W. 1/4 OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 22, PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BROWARD COUNTY, FLORIDA

THIS IS NOT A RECORD PLAT 160134C



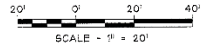
NE 12TH AVENUE
PUBLIC RIGHT-OF-WAY EASE
(O.R.B. 3789, PG. 1487)

C=191.81'
BRG=S 74°28'33"E
L=185.24'

TRACT 4A AREA
8,477.8 SF
1.549 ACRES

TRACT 3A AREA
94,364.0 SF
2.188 ACRES

TRACT 3B AREA
3,661.7 SF
0.839 ACRES



LEGEND

- LAND LOT LINE (L.L.)
- PROPERTY LINE
- P.B.M. PERMANENT REFERENCE MONUMENT
- SECTION CORNER
- L.S. SECTION 1/4 CORNER
- UNLINED BURNISH
- RIGHT-OF-WAY
- ROB. ROAD BOUNDARY
- CONV. CONCRETE MONUMENT FOUND
- CONV. BRASS ROD FOUND
- REBAR TIN SET
- MINI. IRON WIRE
- W.S.B. WORK SUBDIVISION BOOK

PREPARED BY:

B G

Bechtler Greenfield Southeast, L.L.C.
 1430 West Peachtree St. NW, Suite 20
 Atlanta, Georgia 30309
 Phone: (770) 422-8181
 Fax: (770) 422-8101
 Email: info@bgsurveying.com

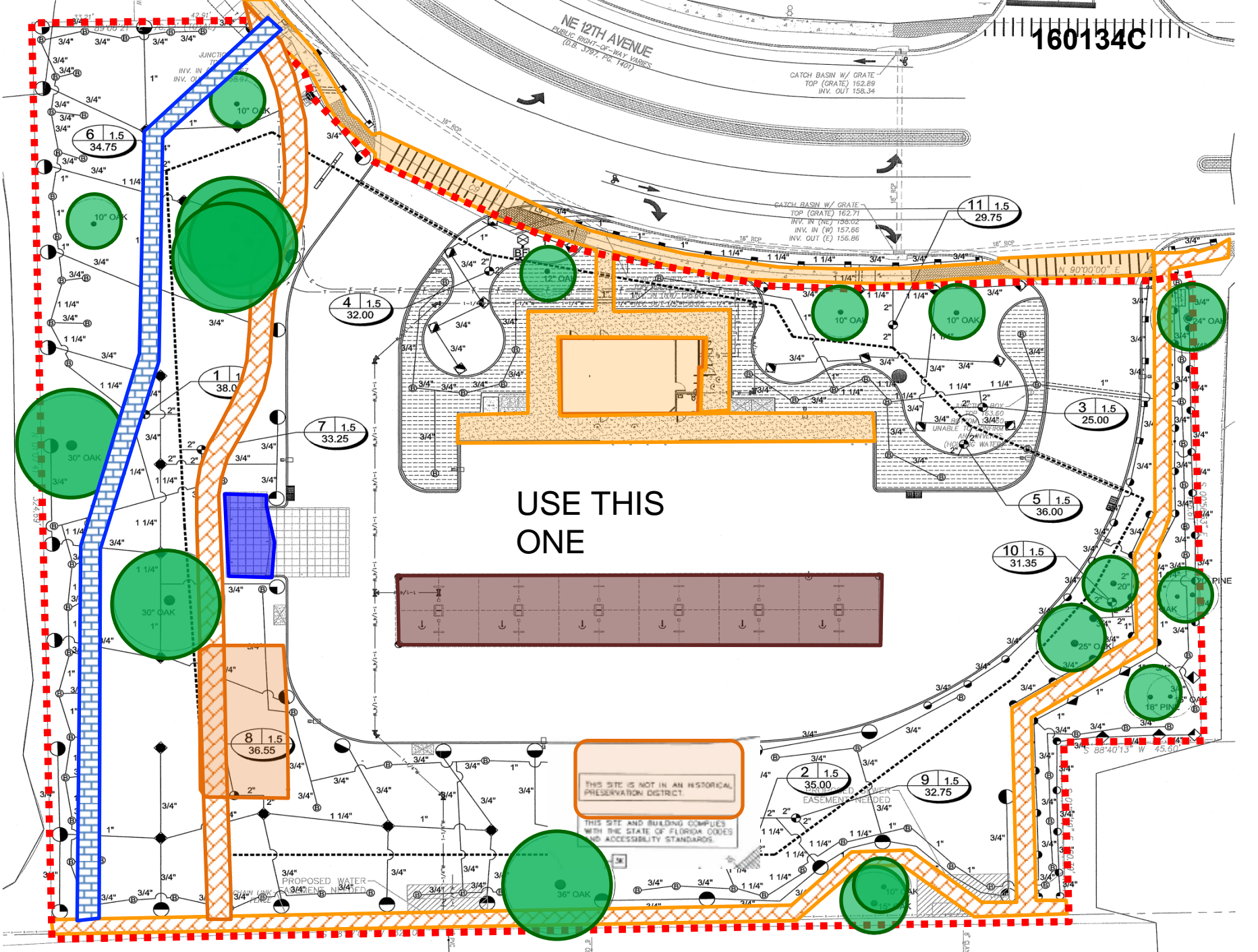
NE 12TH AVENUE
PUBLIC RIGHT-OF-WAY VARIES
(P.B. 3787, PG. 1407)

CATCH BASIN W/ GRATE
TOP (GRATE) 162.89
INV. IN 158.34
INV. OUT 158.34

CATCH BASIN W/ GRATE
TOP (GRATE) 162.71
INV. IN (NE) 158.02
INV. IN (W) 157.66
INV. OUT (E) 156.66

USE THIS ONE

THIS SITE IS NOT IN AN HISTORICAL
PRESERVATION DISTRICT.
THIS SITE AND BUILDING COMPLIES
WITH THE STATE OF FLORIDA CODES
AND ACCESSIBILITY STANDARDS



6 | 1.5
34.75

4 | 1.5
32.00

11 | 1.5
29.75

1 | 1
38.0

7 | 1.5
33.25

3 | 1.5
25.00

5 | 1.5
36.00

10 | 1.5
31.35

8 | 1.5
36.55

2 | 1.5
35.00

9 | 1.5
32.75

PROPOSED WATER
EASEMENT NEEDED

EASEMENT NEEDED

S 88°40'13" W 45.60'

N 90°00'00" E

PINE

16'

16'

Neighborhood Meeting

160134C

Items of Neighborhood Support.

- Healthy competition (The east side of town pay the highest gas prices).
- Lower gas prices.
- Convenience for residents (elderly and disabled) in the neighborhood.
- Jobs.
- Will enhance the neighborhood.

Items of Neighborhood Concerns:

- ❖ Environmental concerns, i.e...pollution, gas spills, gas fumes.
- ❖ Location of fuel tanks.
- ❖ Pump position concerns.

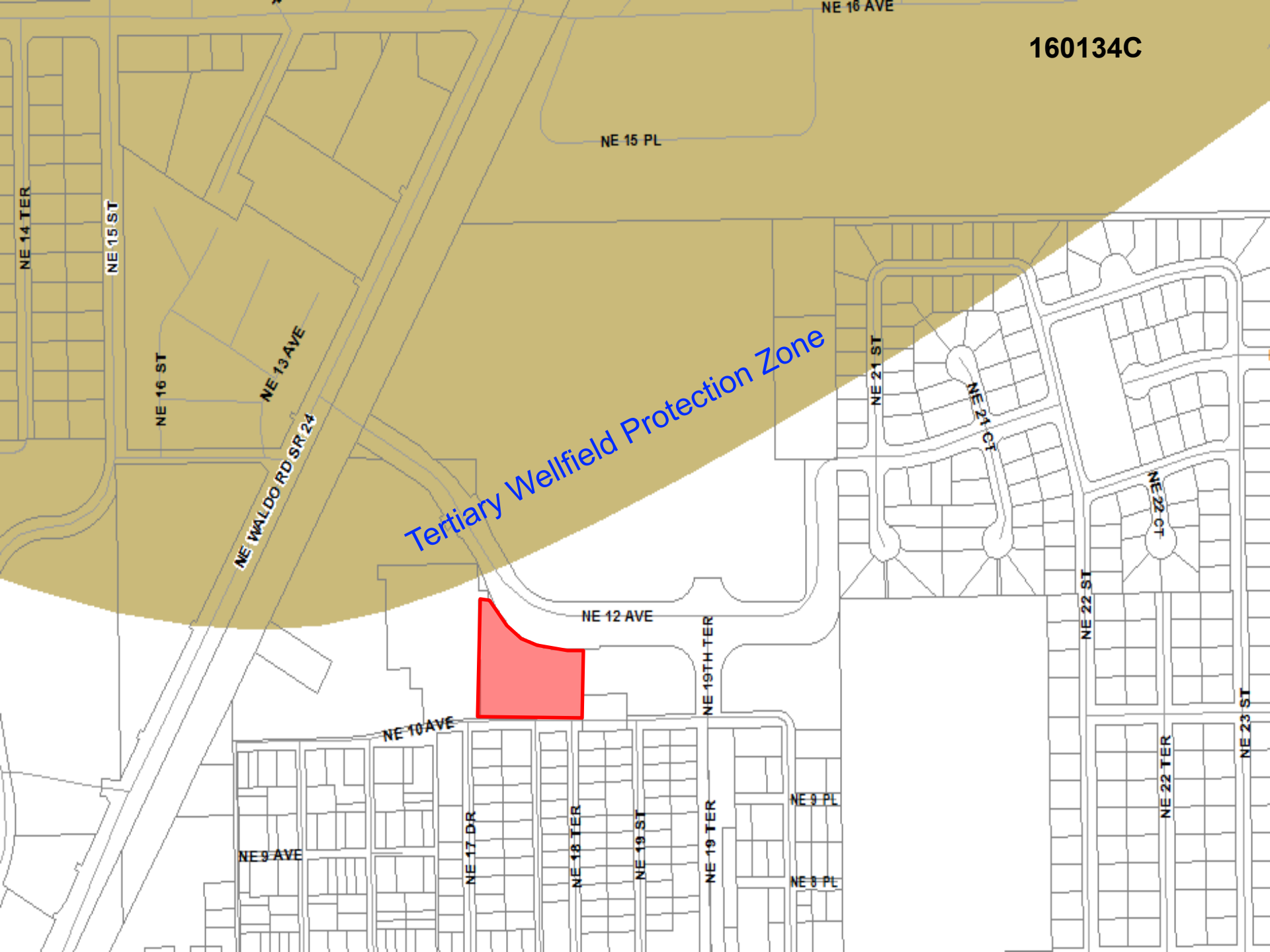
Items of Neighborhood Opposition

- ❖ Gas station with 12 tanks near abutting neighborhood.
- ❖ Actual location of proposed Murphy Oil; too close to neighborhood.
- ❖ Loitering and Increase in crime.
- ❖ Increased foot and car traffic.
- ❖ Increase in property taxes.
- ❖ Concerns about homelessness – proximity to Grace Marketplace.
- ❖ School is near location
- ❖ Low wage jobs.

- ❖ **The parcel is not located within the Wellfield Protection Zone but it is within 300 feet of the Tertiary Zone; the underground storage tanks are 390 feet from the Tertiary Zone.**

160134C

Tertiary Wellfield Protection Zone

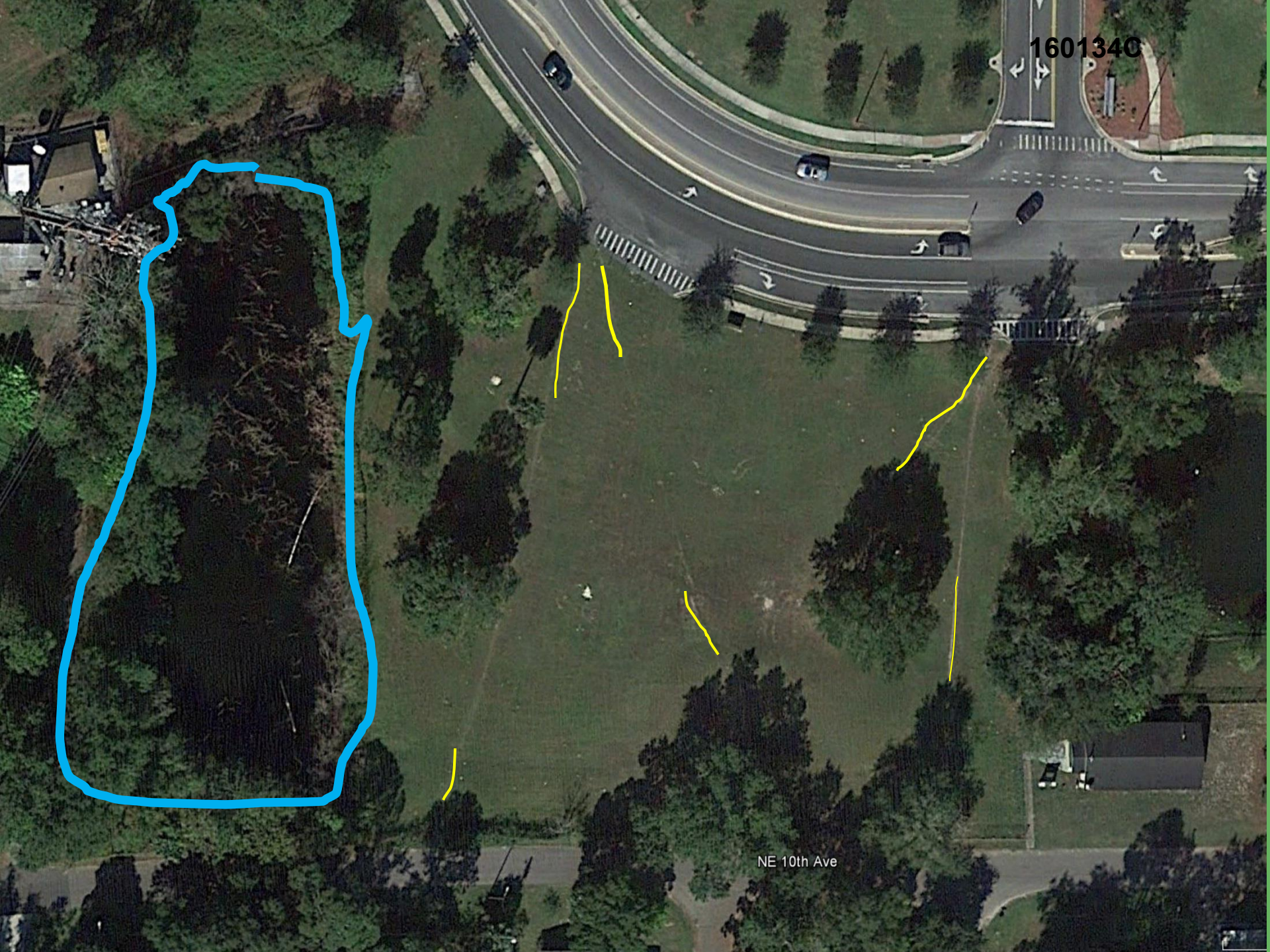


- 1. The parcel is not located within the Wellfield Protection Zone but it is within 300 feet of the Tertiary Zone; the underground storage tanks are 390 feet from the Tertiary Zone.**
- 2. The development includes the use of underground storage of gasoline which is a hazardous material.**
- 3. The parcel is located between an established residential neighborhood and a frequently used Wal-Mart department store.**

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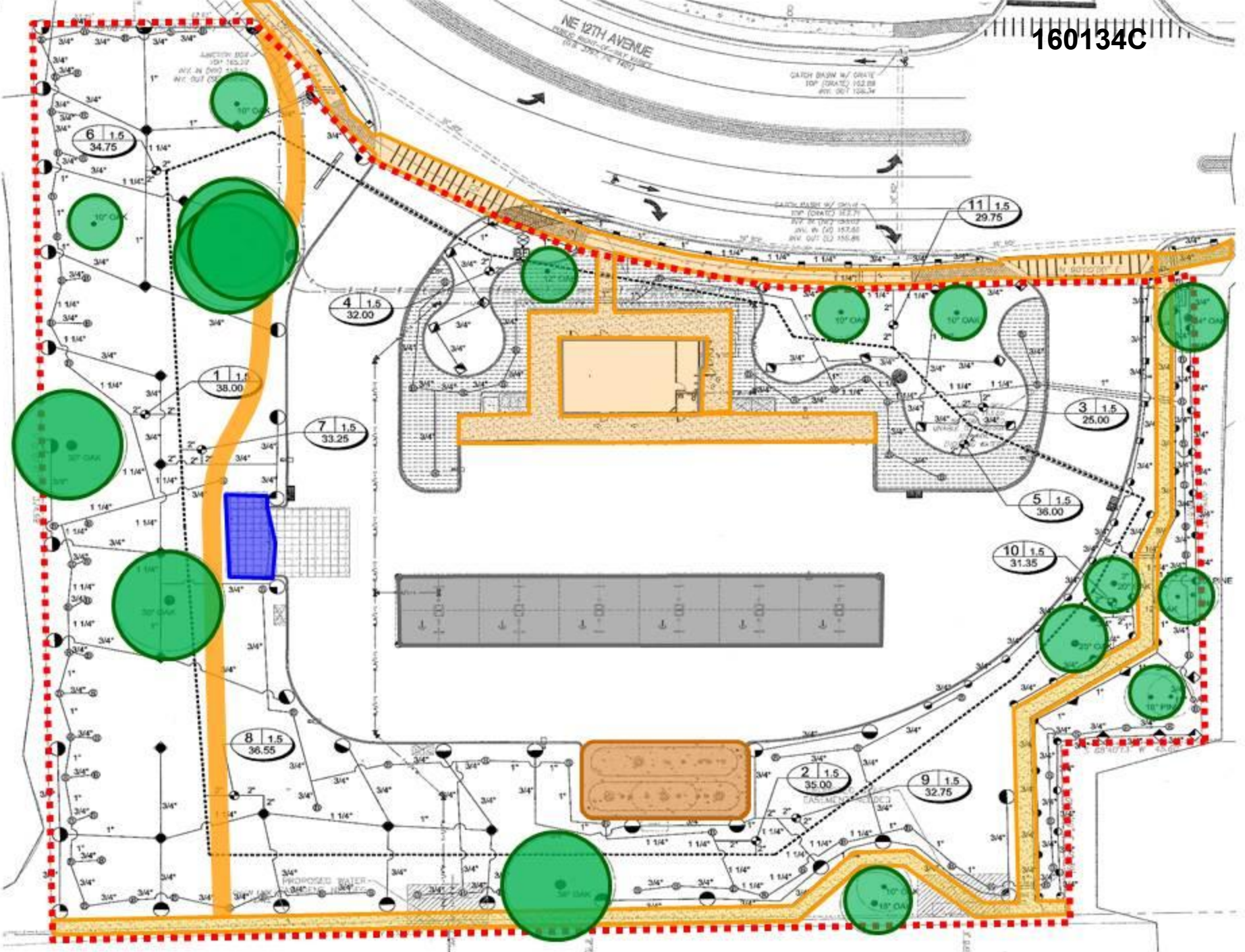


NE 10th Ave





The Commission must establish that the petition satisfies the findings of fact required to grant the requested Special Use Permit.



Special Use Permit Criteria 160134C

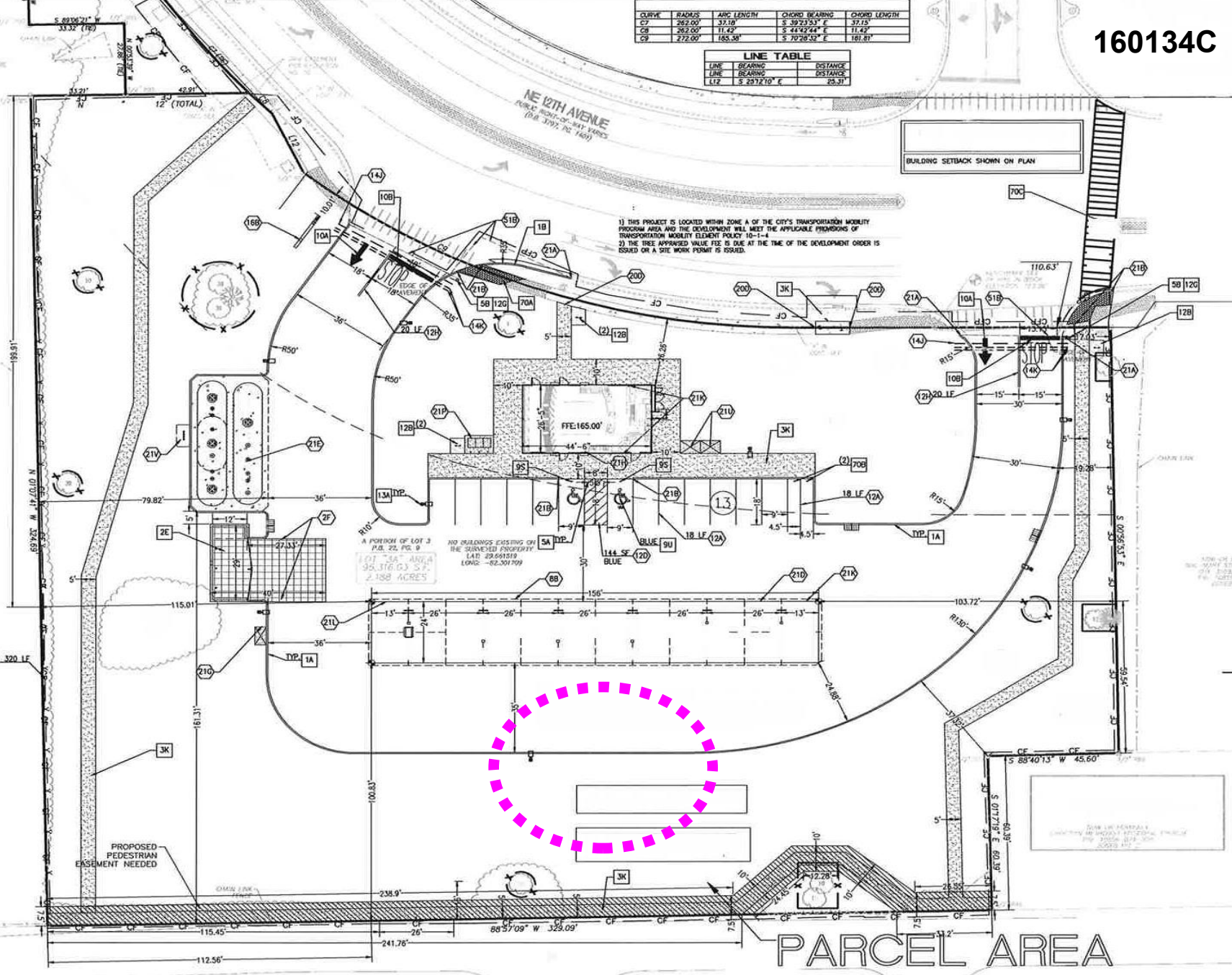
Sec. 30-233. - Criteria for issuance.

- (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.
- (6) That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.
- (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.

160134C

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CF	262.00'	37.18'	S 89°23'57" E	37.15'
CB	262.00'	11.42'	S 44°42'44" E	11.42'
CG	272.00'	165.30'	S 70°28'53" E	161.81'

LINE TABLE		
LINE	BEARING	DISTANCE
11Z	S 20°12'10" E	28.31'



1) THIS PROJECT IS LOCATED WITHIN ZONE A OF THE CITY'S TRANSPORTATION MOBILITY PROGRAM AREA AND THE DEVELOPMENT WILL MEET THE APPLICABLE PROVISIONS OF TRANSPORTATION MOBILITY ELEMENT POLICY 10-1-4
 2) THE TREE APPRAISED VALUE FEE IS DUE AT THE TIME OF THE DEVELOPMENT ORDER IS ISSUED ON A SITE WORK PERMIT IS ISSUED.

BUILDING SETBACK SHOWN ON PLAN

NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
 LOT "5A" AREA 95,376.53 S.F. 2.189 ACRES
 L&D 29,861,010 LONG - 02,309,709

ADDRESS: 1800 NE 12 AVE
 CITY: MIAMI
 COUNTY: FLORIDA
 STATE: FLORIDA

ITEM	AMOUNT
TOTAL	
LOT SIZE SQUARE FOOTAGE	
EXISTING IMPERVIOUS	
EXISTING PERVIOUS	
PROPOSED BUILDING COVERAGE	
PROPOSED ON-SITE SIDEWALK COVERAGE	
TOTAL PROPOSED IMPERVIOUS	
TOTAL PROPOSED PERVIOUS	

PARCEL AREA

5,3 SQ. C

BICYCLE RACK PER CITY
 SITE LIGHT POLE, SEE SCHEDULE FOR TYPE, AND MODEL

PARKING

Criteria as per Policy 10.4.9

- 1. The size of the site can safely accommodate the additional fueling positions while meeting all required landscaping, buffering, and other Land Development Code requirements;*
- 2. Site access and traffic safety conditions on adjacent roadways and intersections are not compromised by the additional trips generated by the additional fueling positions;*
- 3. Pedestrian/bicycle safety and comfort in the area are not compromised by the additional trips generated by the additional fueling positions;*
- 4. 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.*
- 5. Cross-access or joint driveway usage is provided to other adjacent developments.*
- 6. 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:*

City Plan Board to City Commission

Approve Petition PB-16-34 SUP with staff conditions, the Technical Review Committee (TRC) comments, the associated development plan and two additional conditions:

- 1. Relocate the underground tanks from the south side to the west side of the development and;**
- 2. Add an oil/water separator to the stormwater management system for the site.**

Staff Recommendations

Staff to City Commission

Approve the City Plan Board's recommendation

Staff to City Plan Board

Approve Petition PB-16-34 SUP with conditions, the TRC comments and the associated development plan.

STAFF RECOMMENDED CONDITIONS

Condition 1. *A minimum five-foot wide sidewalk shall be provided on both the east and west sides of the development and along the south boundary parallel to NE 10th Avenue. The sidewalks shall be lit in accordance with the lighting regulations for security lighting along pedestrian routes.*

Condition 2.

A nine-foot wide buffer with screening vegetation shall be provided along the west common boundary with the church and along the south boundary of the property parallel to NE 10th Avenue.

Condition 3.

No motor vehicular access shall be allowed from the development to NE 10th Avenue.

STAFF RECOMMENDED CONDITIONS

Condition 4. The photometric plan shall ensure that lighting complies with the requirements of the Land Development Code. Consideration of any waivers shall not allow lighting intrusion and spillover lighting into the adjacent neighborhoods. All light fixtures shall be designed and places so that there is no direct lighting into the adjacent neighborhoods.

Condition 5.

The western perimeter of the site shall be protected with a minimum six-foot fence to ensure a safe relationship between the development and the pond on the west side of the development; the preferred fence is an aluminum wrought-iron type fencing with vegetation.

STAFF RECOMMENDED CONDITIONS

Condition 6.

The operating hours of the facility shall be from 5:00 am to 11:00pm.

Condition 7.

The applicant shall be required to comply with all requirements of the Technical Review Committee as included in Attachment “A”.

Condition 8.

The layout and design of fueling positions shall ensure that pumps are positioned to serve only two vehicles at a time at each pump station.

STAFF RECOMMENDED CONDITIONS

Condition 9.

The applicant shall submit a design for a pedestrian crosswalk at the intersection of NE 12th Avenue and the main entrance to the Wal-Mart development near the proposed development. A refuge area within the Median of NE 12th Avenue shall be provided if approved by Public Works. The crosswalk shall be constructed by the developer per the specifications approved by Public Works.

Condition 10.

Relocate the underground tanks from the south side to the west side of the development.

Condition 11.

Add an oil/water separator to the stormwater management system of the site.

160134C



160134C



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160134C



160134C



160134C



ST. PAUL CME CHURCH
SUNDAY SCHOOL - 10:00AM
WORSHIP SERVICES - 10:30AM
WOMEN'S BIBLE CLASS - 12:00PM
YOUTH - 6:00PM - 8:00PM
RENTALS - 1000 W. 10TH ST. - SUITE 100
MEMPHIS, TN 38117
PH: 901.525.1000 FAX: 901.525.1001
WWW.STPAULCMECHURCH.COM

Memphis Central Baptist Church
Worship Services - 10:30 AM
Sunday School - 9:30 AM
Youth - 6:00 PM - 8:00 PM
Women's Bible Class - 12:00 PM
Men's Bible Class - 7:00 PM
1000 W. 10th St. - Suite 100
Memphis, TN 38117
901.525.1000

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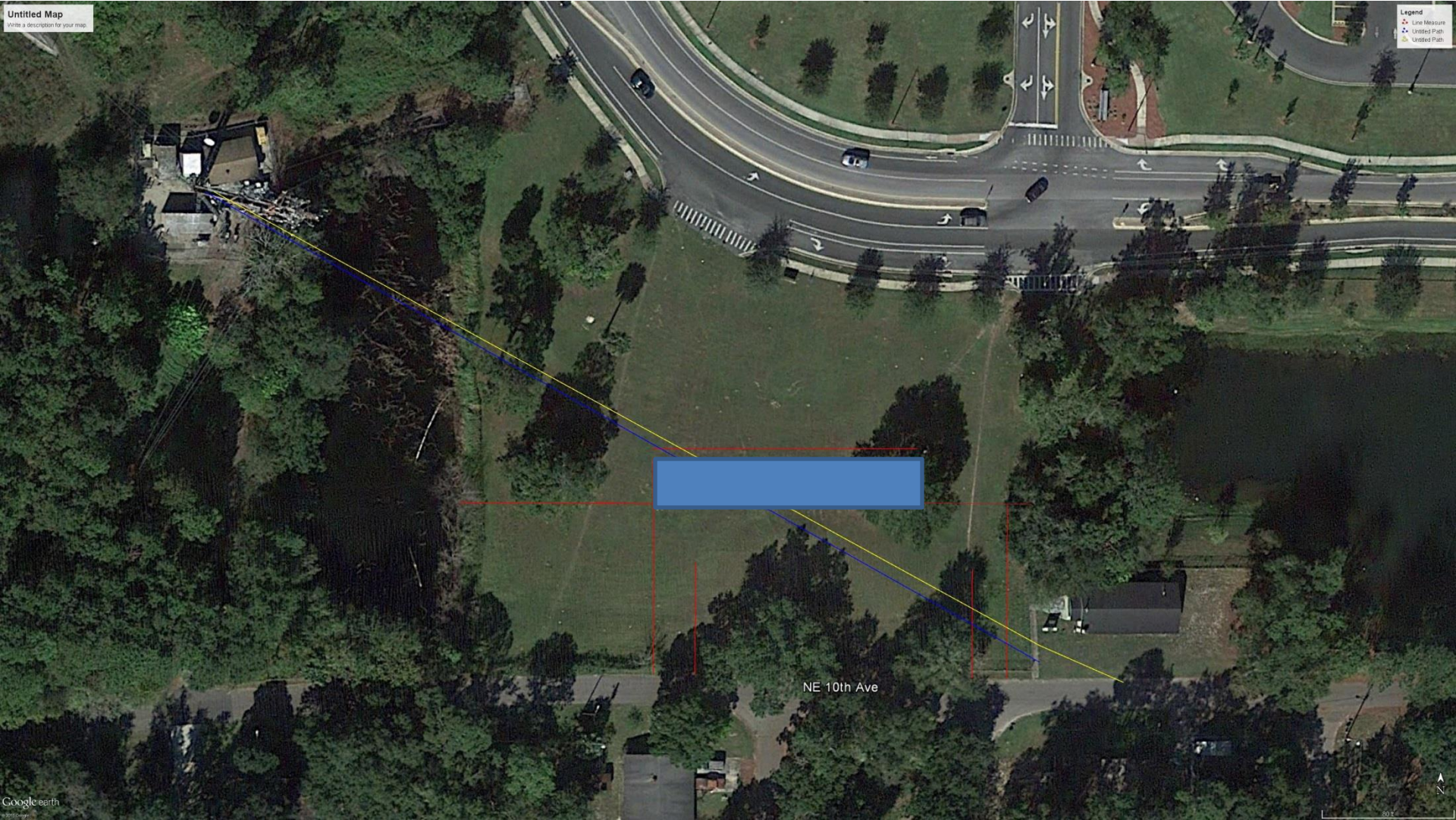


160134C



160134C

THE END



Untitled Map
Write a description for your map.

Legend
Line Measure
Untitled Path
Untitled Path

NE 10th Ave