

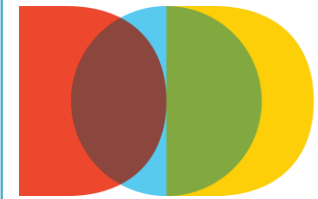
Brownfield Designation: East University Avenue (Item 180517)

Related to Petition PB-17-165 SUP

City Commission

November 15, 2018

Presentation by Andrew Persons



DEPT
OF
DOING

Location:
1007 & 1021 East
University
Avenue & 15 SE
10th Street



Approximately 1.65 acres in size



Brownfield Designation



Brownfields Redevelopment Act

Primary goals:

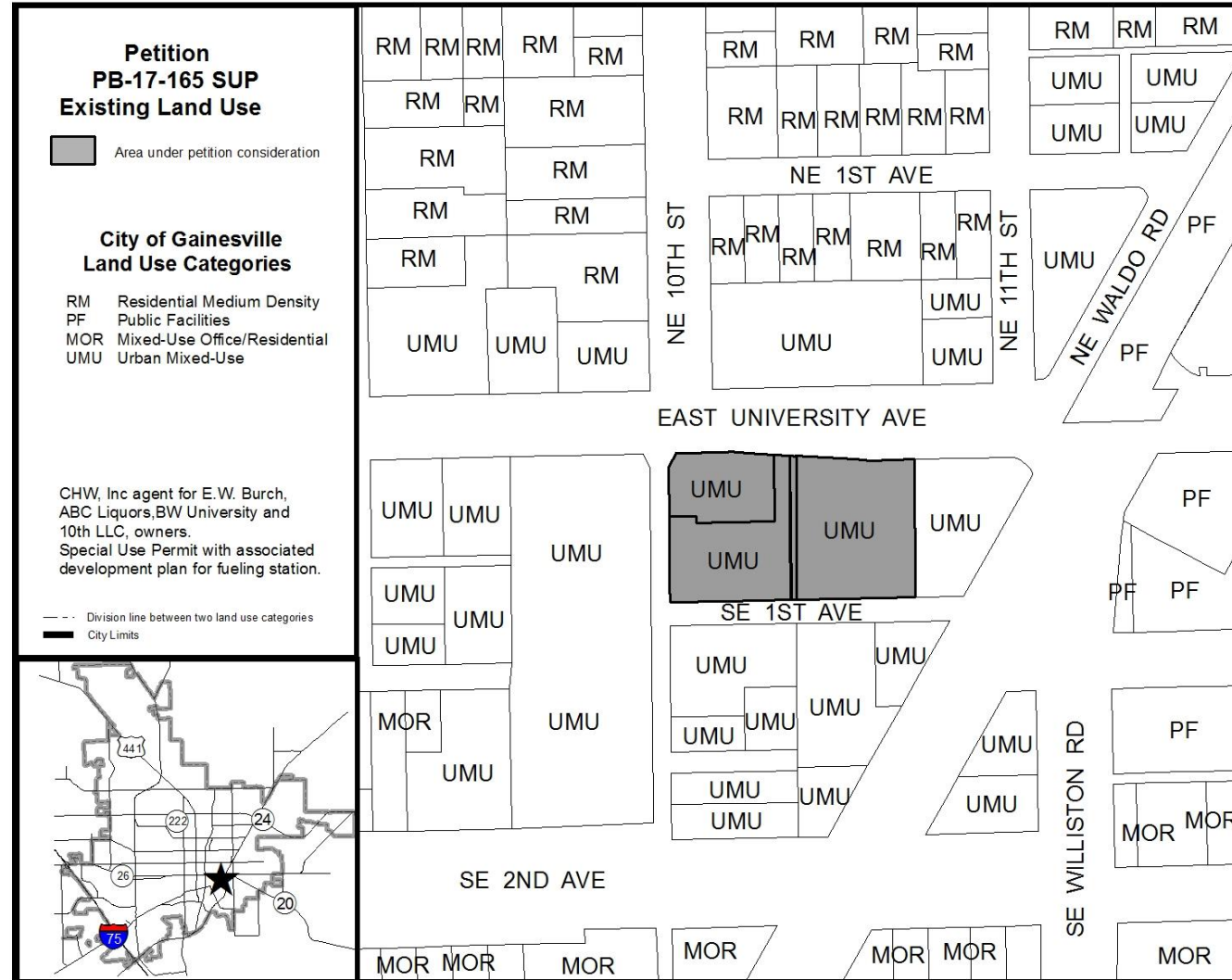
- Reduce public health and environmental hazards on existing abandoned or underused commercial and industrial sites
- Create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites;
- derive cleanup target levels and a process for obtaining a "No Further Action" letter using Risk-Based Corrective Action principles;
- Target environmentally hazardous sites for cleanup located in minority and low-income communities.

Brownfield Designation

Application Information

Agent/Applicant	The Goldstein Environmental Law Firm, Inc.
Property Owner	BW University and 10th LLC
Legislative History	PB-18-35 SVA (Right-of-way vacation) PB-17-165 SUP (Special Use Permit)
Neighborhood Workshop	10-16-18

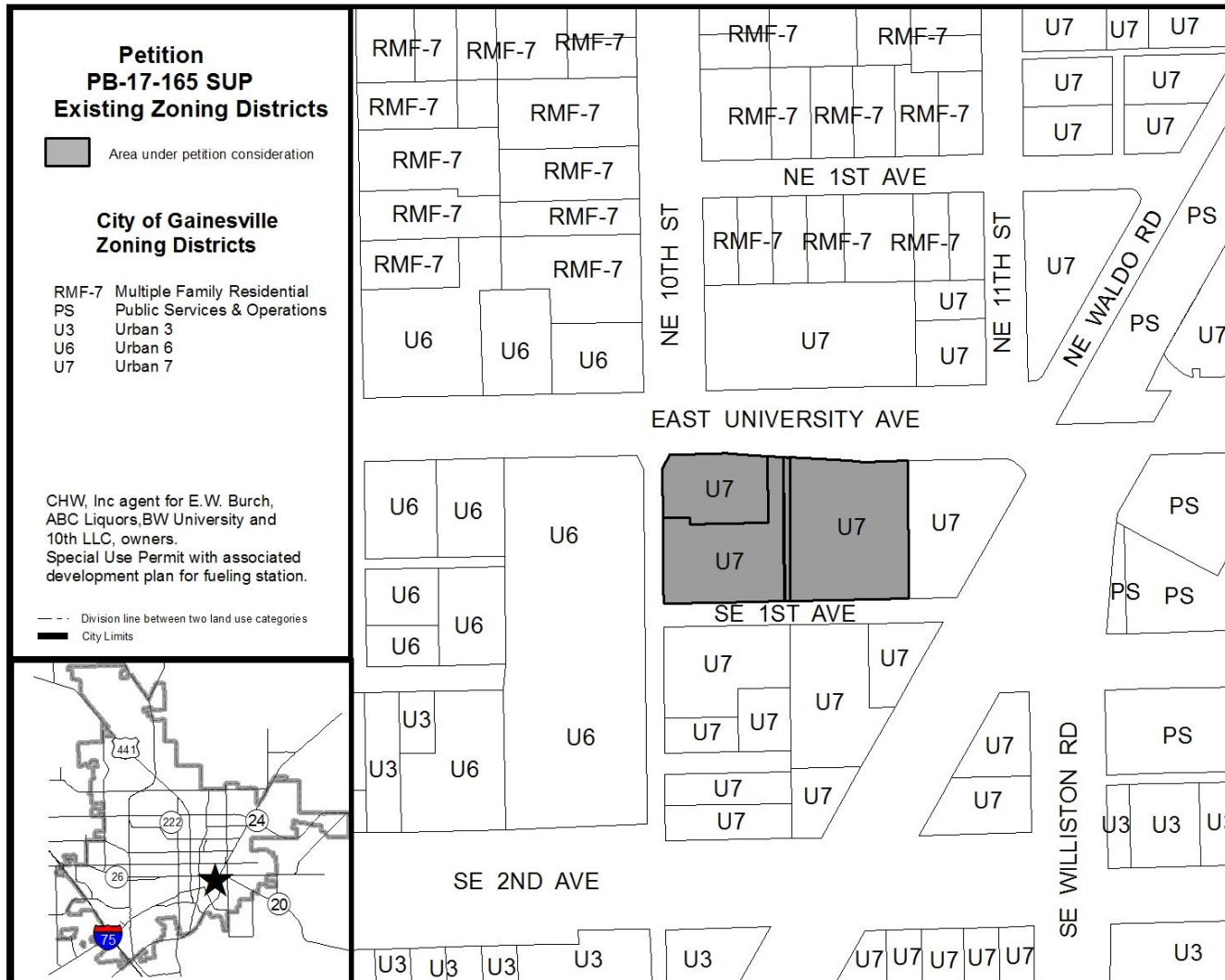
Location:
1007 & 1021 East
University Avenue
& 15 SE 10th Street



Land Use: Urban Mixed Use



Location: 1007 & 1021 East University Avenue & 15 SE 10th Street

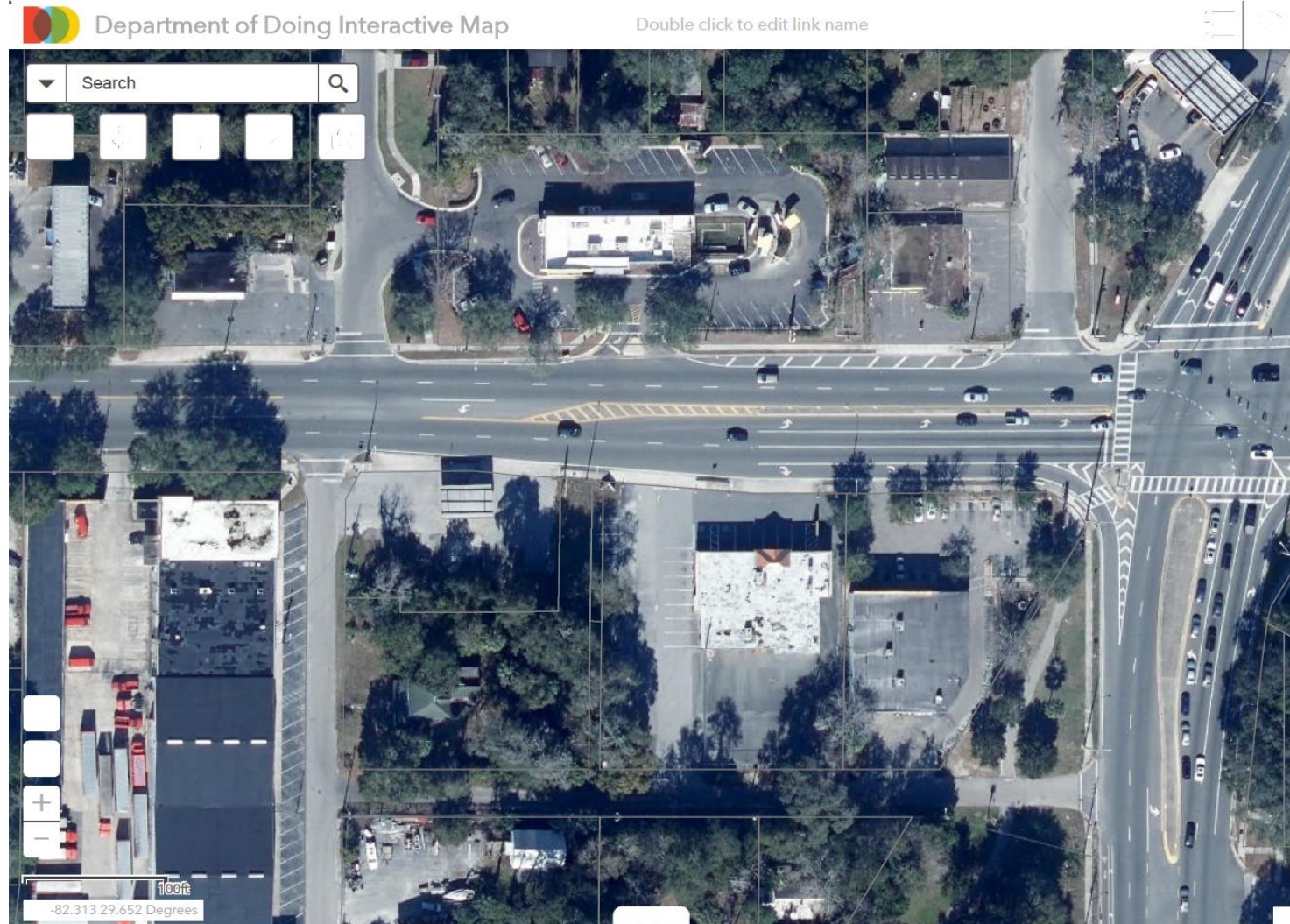


Zoned Urban 7

Subject properties are vacant commercial & vacant residential



Location: 1007 & 1021 East University Avenue & 15 SE 10th Street



Location:
1021 East
University Avenue



- View looking southwest into ABC store property

Location:
1021 East
University Avenue



- View looking south into ABC store property

Location: 1007
East University
Avenue



- View looking south into former gas station

1007 East University Avenue



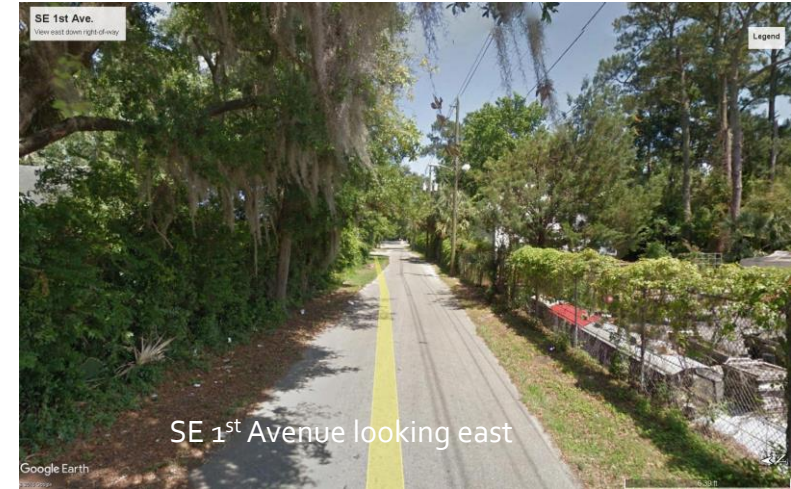
- View looking east

15 SE 10th Street



- View looking east from SE 10th Street

Adjacent parcels

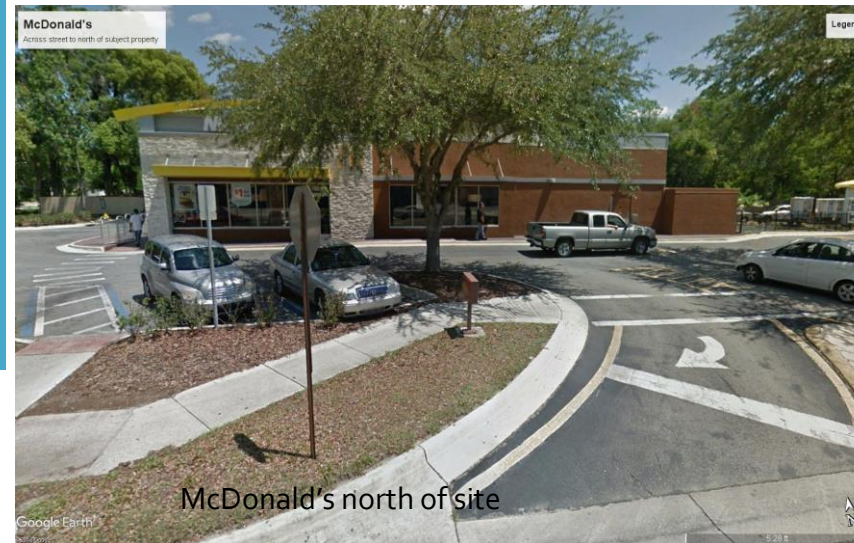
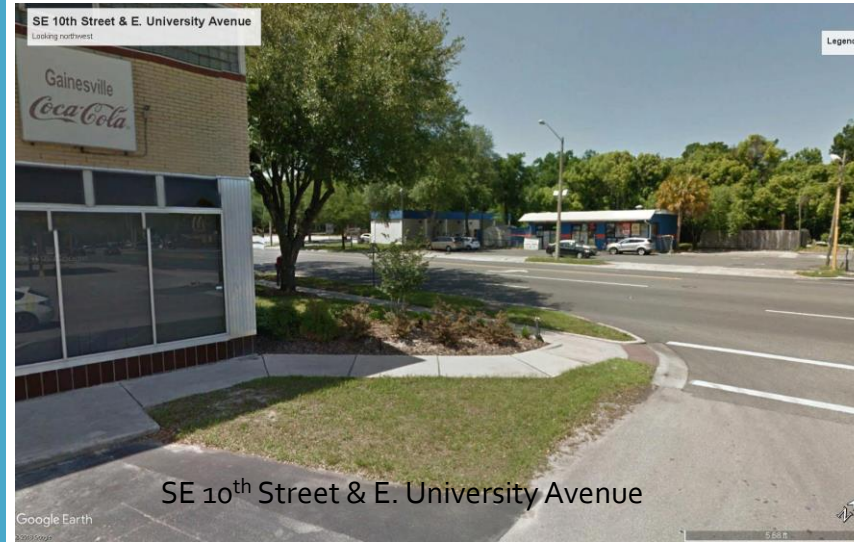


1021 East University Avenue

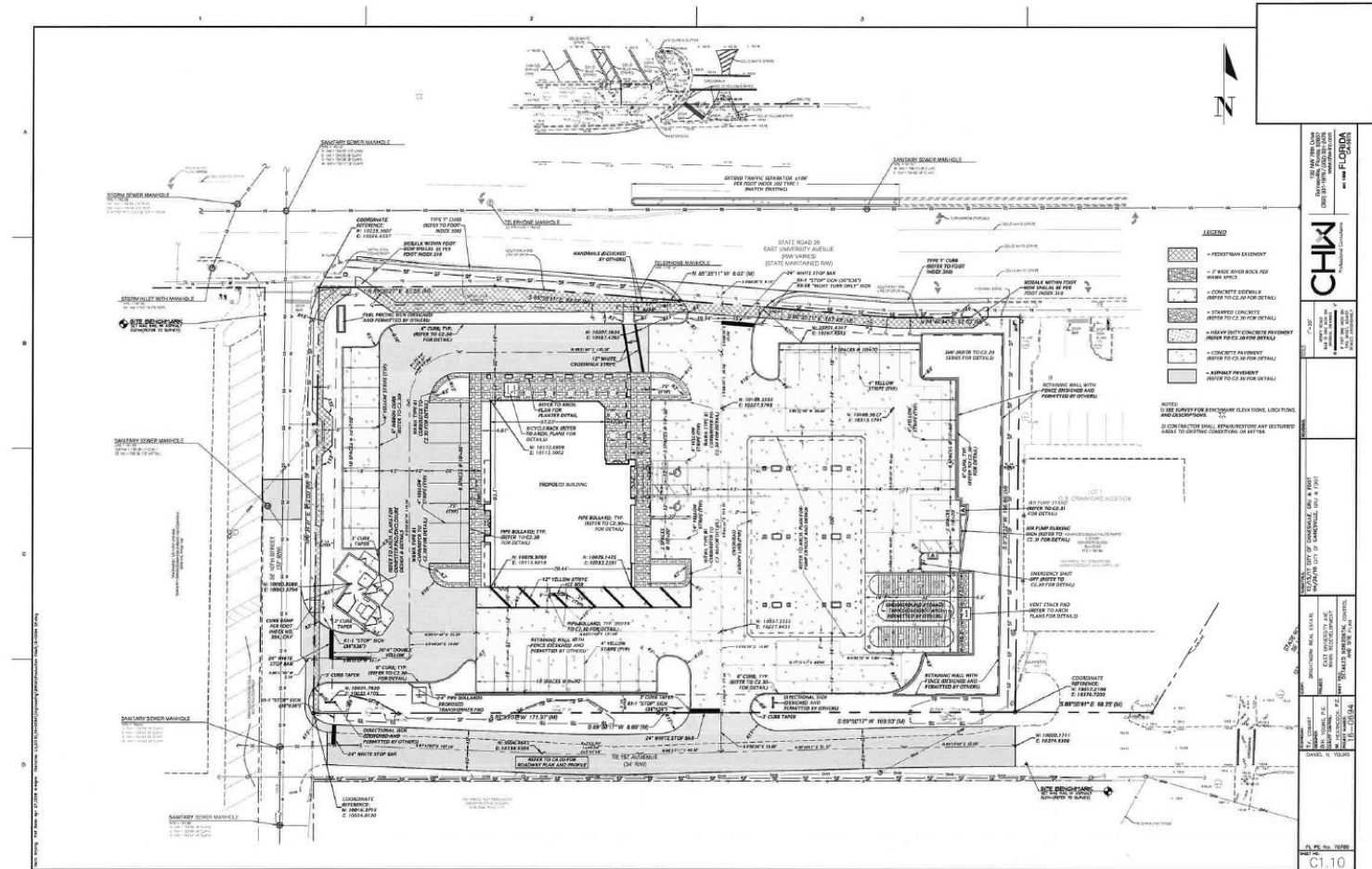


- View looking north into ABC property

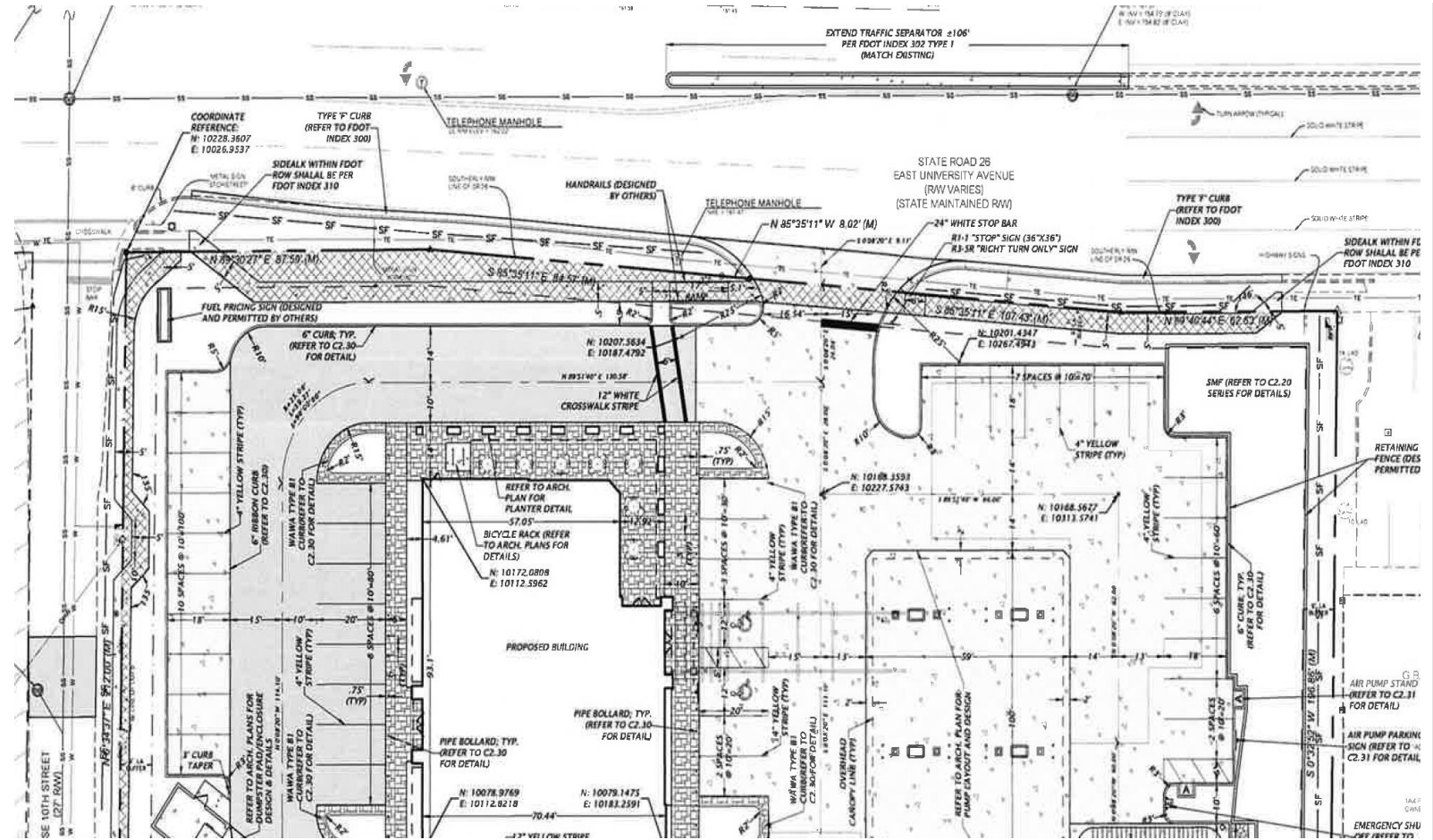
Adjacent parcels



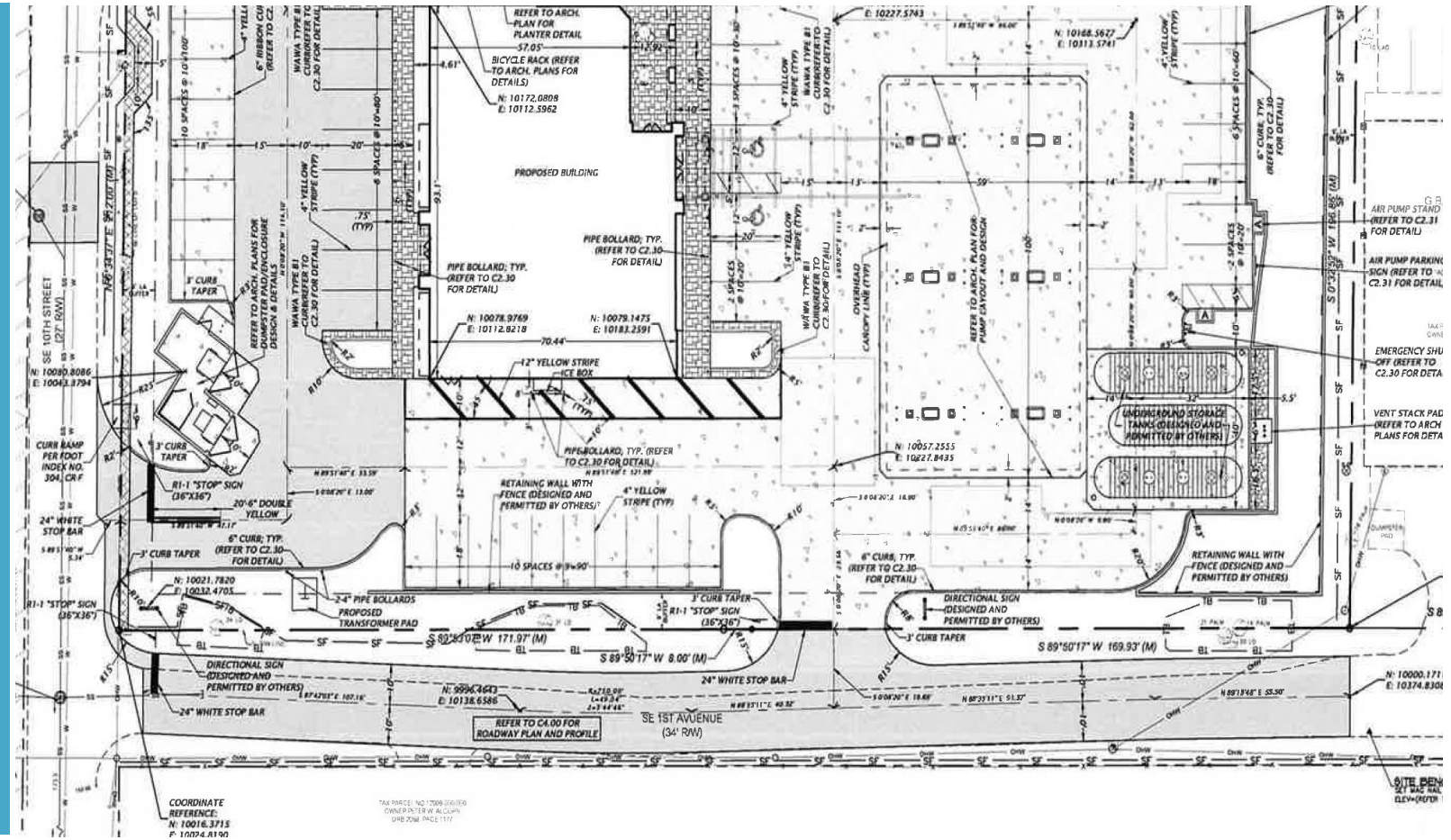
Development site



Development site



Development site



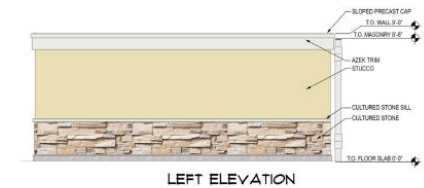
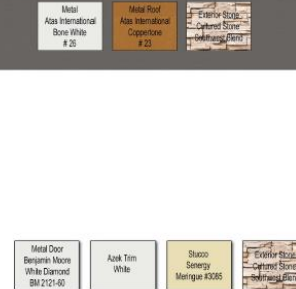
Elevations



WAWA F85 FB - STORE #5313
University Ave. & SE 10th St., - Gainesville, FL • C&P Project #2170253 • 05-30-2017



Elevation of gas canopy & trash compound



GAS CANOPY STACKED 6 - TRASH COMPOUND FL6Q17-R - STORE #5313
 University Ave. & SE 10th St. - Gainesville, FL. • C&P Project #2170253 • 05-30-2017



Special Use Permit Review Criteria:

- In accordance with Section 30-3.24 no Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use:
 - **A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.**

Special Use Permit Review Criteria:

B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

Special Use Permit Review Criteria:

C. The proposed use will not adversely affect the health, safety, and welfare of the public.

Gasoline station with 12 fueling positions and convenience store with an associated eating place is a typical use for a commercial corridor.

Use is compatible with the uses in the vicinity of the site and it does not pose a threat to the health, safety, and welfare of the public.

Special Use Permit Review Criteria:

D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.



Special Use Permit Review Criteria:

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

No adjacent properties that have land use or zoning designations for single-family residential use.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

Project must address general standards as outlined in Section 30-8.2 in Article VIII, Protection of Resources. Sound, odor, air quality, and toxics are items that need to conform to standards of performance as described in the section.

Special Use Permit Review Criteria:

G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

Public Works will review the location of the trash compound to make sure it is compliant with applicable regulations. No outdoor storage or display areas are indicated on the plans.

Special Use Permit Review Criteria:

H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

Necessary public utilities with adequate capacity are available to serve the demands of the proposed new use.

I. 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.

Special Use Permit Review Criteria:

J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

Hours of operation for the proposed development will be 24 hours a day.

K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

The special requirements for gasoline and alternative fuel stations are listed in Section 30-5.13.

Sec. 30-5.13. Gasoline and Alternative Fuel Stations

- 1 **Section 30-5.13. Gasoline and Alternative Fuel Stations.**
- 2 Gasoline and alternative fuel stations also include retail petroleum sales at service stations or car
3 washes, either separately or in combination with the sale of food or restaurants, or gas pumps as
4 accessory to a convenience store or restaurant.
- 5 A. *Accessory uses.* Permitted accessory uses to a gasoline or alternative fuel service station are as
6 follows:
- 7 1. Rental of vehicles, provided they are screened in accordance with Section 30-5.39.
- 8 2. Minor adjustments or repairs to automobiles, trucks, trailers or other vehicles that do not
9 require body work, painting or removal of engines from frames or dismantling of differentials.
10 No lift or repair facilities shall be located outside the principal structure. Additional adjustments
11 or repairs at service stations shall only be permitted within zoning districts where major
12 automotive repairs are a permitted principal use.
- 13 3. The retail sale of minor automobile parts and accessories, gasoline, diesel fuel, alternative fuels,
14 kerosene, lubricating oils and greases.
- 15 4. Vending machines, provided such machines are located under the roof of the principal
16 structure.
- 17 B. *Number of fueling positions.*
- 18 1. Within the transect zones, where allowed, up to six fueling positions are permitted by right.
- 19 2. Within all other zoning districts, where allowed, up to six fueling positions are permitted by
20 right, except for stations located within $\frac{1}{4}$ mile from an interchange, where there may be up to
21 12 fueling positions permitted by right.
- 22 3. Up to 12 fueling positions may be allowed as part of a Planned Development rezoning or Special
23 Use Permit process.
- 24 C. *Design requirements.*
- 25 1. All fuel pumps and pump islands shall be set back a minimum distance of at least 15 feet from
26 any right-of-way line or property line.
- 27 2. All gasoline and alternative fuel pumps and accessory automotive uses shall be located to the
28 rear or side of buildings and at least 50 feet from the property line of any property zoned
29 residential district or Planned Development district with predominately residential uses. In the
30 event the physical constraints of the site do not allow such uses to meet these requirements,
31 the uses may be located to the front of the building in order to meet the 50 foot spacing
32 requirement. This design requirement shall not apply in the I-1 or I-2 zoning districts.
- 33 3. The number and width of driveways shall be minimized.
- 34 4. Cross-access or joint use driveways shall be provided to adjacent non-residential developments.
- 35 5. A minimum of 25% window area or glazing at pedestrian level (between three and eight feet
36 above grade) on all first-floor building sides with street frontage. Windows or glazing shall be at
37 least 80% transparent.
- 38 6. A public entrance shall be provided that faces the street (a corner entrance may be provided
39 where the building is located at the intersection of streets).

Sec. 30-5.13. Gasoline and Alternative Fuel Stations

- 1 7. Pedestrian and bicycle access shall be provided from the public sidewalk to any retail or
- 2 restaurant facilities on site.
- 3 8. Off-street parking shall be located to the side or rear of the building.
- 4 9. Canopy height: the bottom surface of a canopy shall not exceed 15 ft. in height.
- 5 10. Perimeter buffers: sites shall include Type B buffers with a minimum four-foot tall opaque
- 6 masonry wall or privet type hedge along the side and rear property boundaries to minimize the
- 7 view of fueling pumps.
- 8 11. Dumpster location: dumpsters shall be enclosed by a masonry wall and placed as far away from
- 9 existing, adjacent residential uses as practicable on the site and shall not be less than 50 feet as
- 10 measured from the residential property line.
- 11 12. Car wash facilities and associated elements such as vacuums shall be prohibited when adjacent
- 12 to any property in a residential zoning district or a planned development district with
- 13 predominately residential uses.
- 14 13. A convenience store or restaurant or combination thereof shall be present when fueling
- 15 positions exceed six.

Post-Approval Requirements:

- Compliance with the staff conditions, any conditions that may be imposed by the City Plan Board, and the various comments from the Technical Review Committee.
- Adoption of Ordinance 171039 concerning the vacation of the 8 foot wide right-of-way located in the middle of the proposed development site.

Staff
Recommendation

Staff recommends approval of Petition PB-17-165 SUP with staff conditions and comments from the Technical Review Committee.