



Planning & Development Services

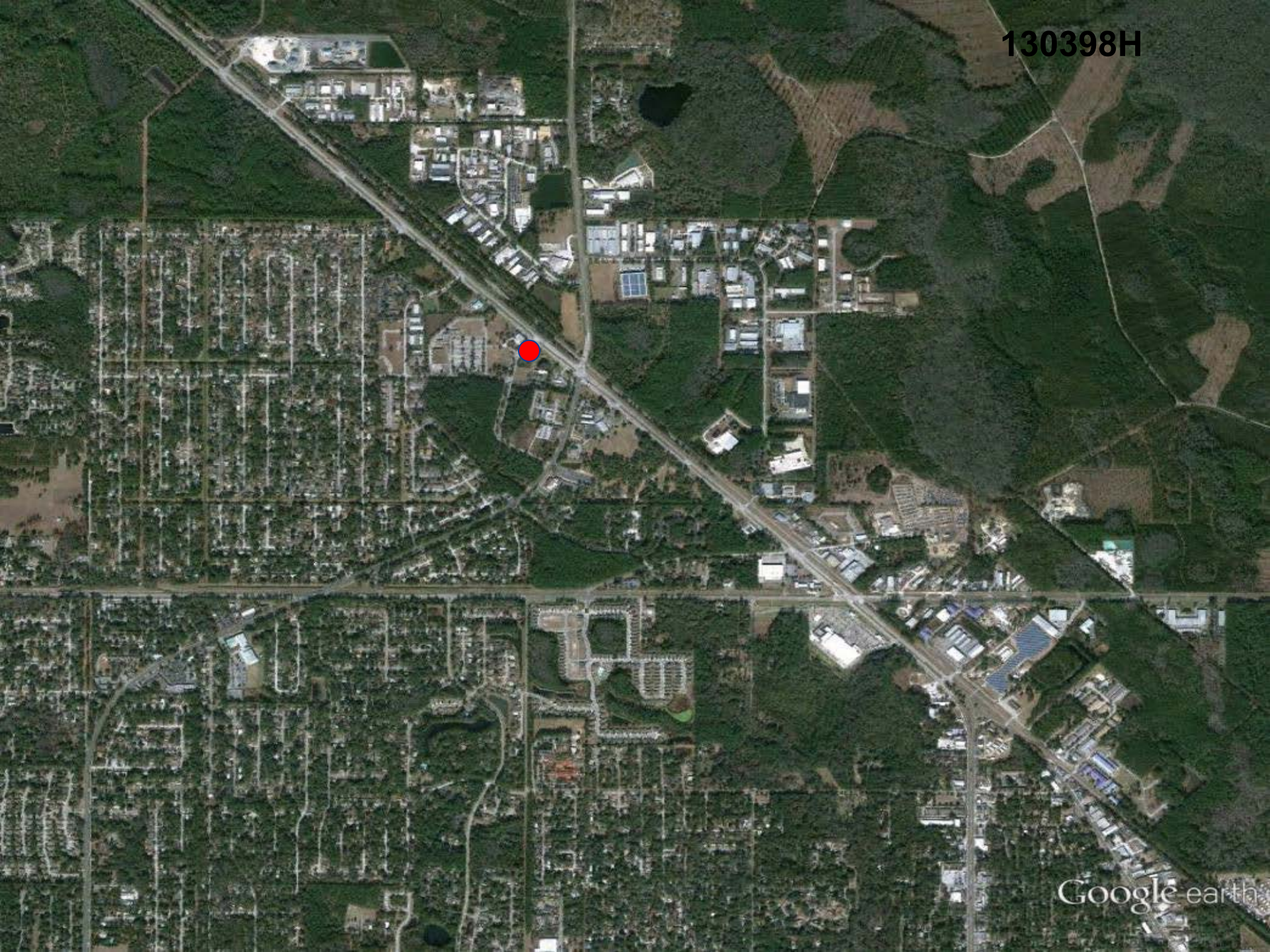
CC-13-60 WSU

Requesting a **Wellfield Protection and TCEA Special Use Permit with Development Plan Review** to allow construction of a gas station with underground fuel storage in the Tertiary Zone of the Wellfield Protection Zone

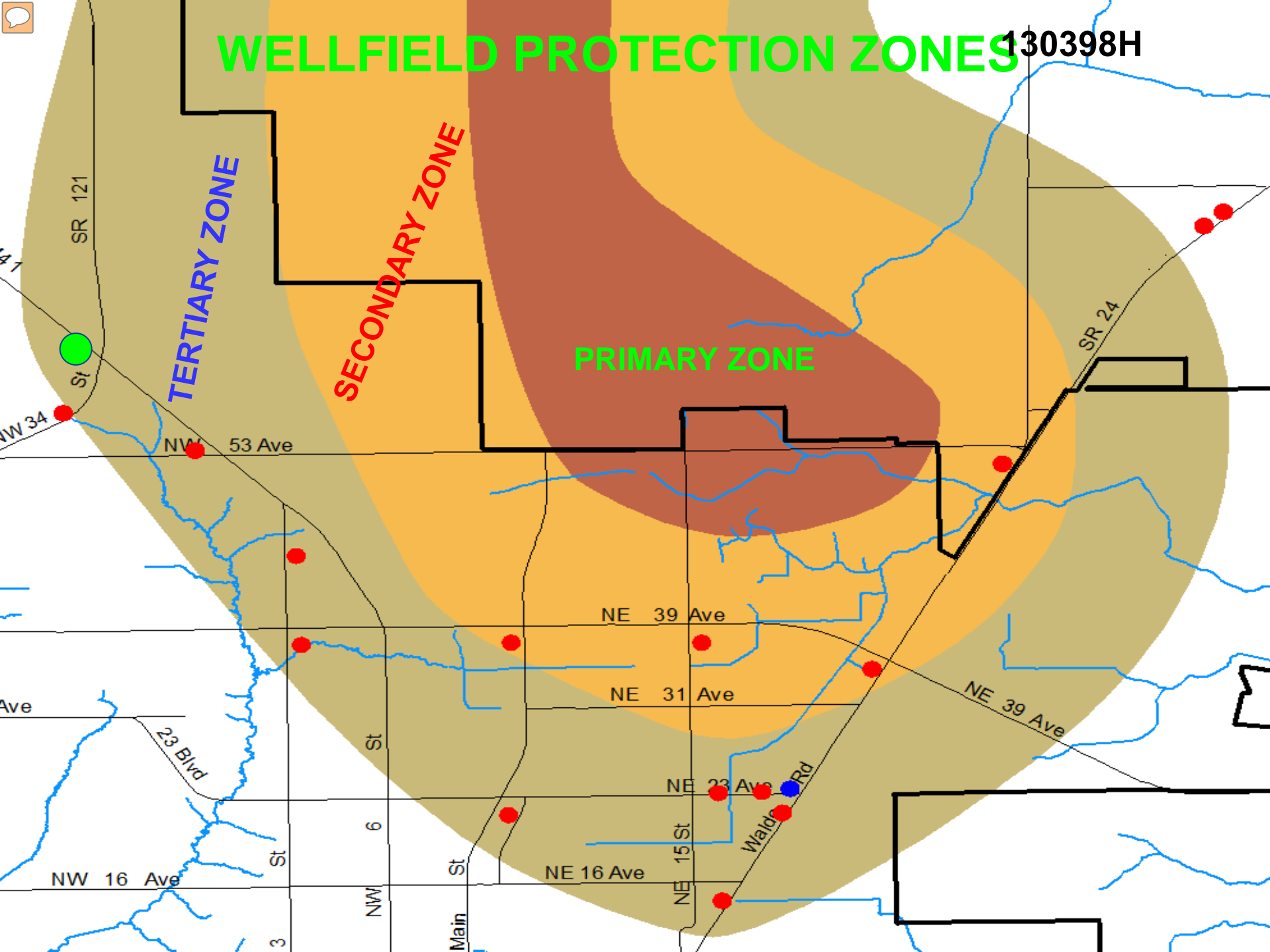
Transition to the new Transportation Mobility Program Area (TMPA)

- Subsequent to the Plan Board hearing on this petition, the updated Comprehensive Plan became effective (10/12/13)
- All outdated references to the TCEA and Concurrency Management Element in this petition should be replaced by references to the Transportation Mobility Element and the new TMPA (Policy 10.4.9)
- Policy/Special Use Permit requirements remain the same under the updated Comprehensive Plan

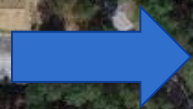
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WELLFIELD PROTECTION ZONES 130398H



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ISSUES RELATED TO THIS PETITION

1. Location within the MU-2 Zoning

1. Allowed a maximum of 12 fueling positions through an SUP

2. Location within the Tertiary zone

1. Requires compliance with for of the Wellfield Protection Zone

3. Underground storage of gasoline

1. Requires compliance with criteria for Wellfield SUP
2. Requires compliance with criteria for Regular SUP

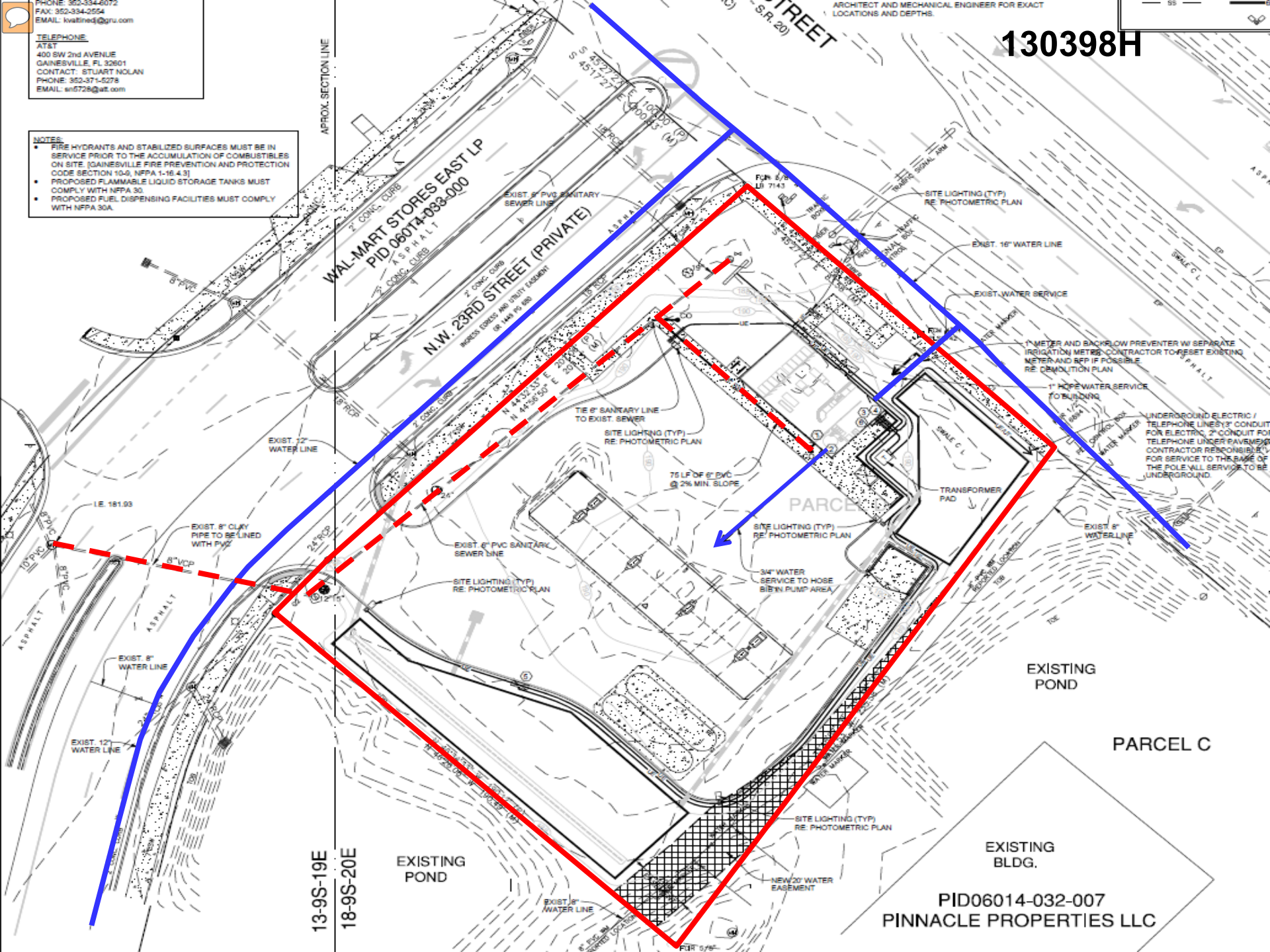
4. Location within the new TMPA

1. Comprehensive Plan, Transportation Mobility Element, Policy 10.4.9

NOTES:

- FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. (GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9, NFPA 1-16.4.3)
- PROPOSED FLAMMABLE LIQUID STORAGE TANKS MUST COMPLY WITH NFPA 30.
- PROPOSED FUEL DISPENSING FACILITIES MUST COMPLY WITH NFPA 30A.

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Wellfield Special Use Permit Criteria

- (6) That the use is not listed as a use subject to the specially regulated industry use provisions in Section 30-70**
- (7) There is no current or proposed underground storage of petroleum products and/or hazardous materials, as defined in the Alachua County Hazardous Materials Management Code, at the development site.**
- (8) That the applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.**



Wellfield Special Use Permit Criteria

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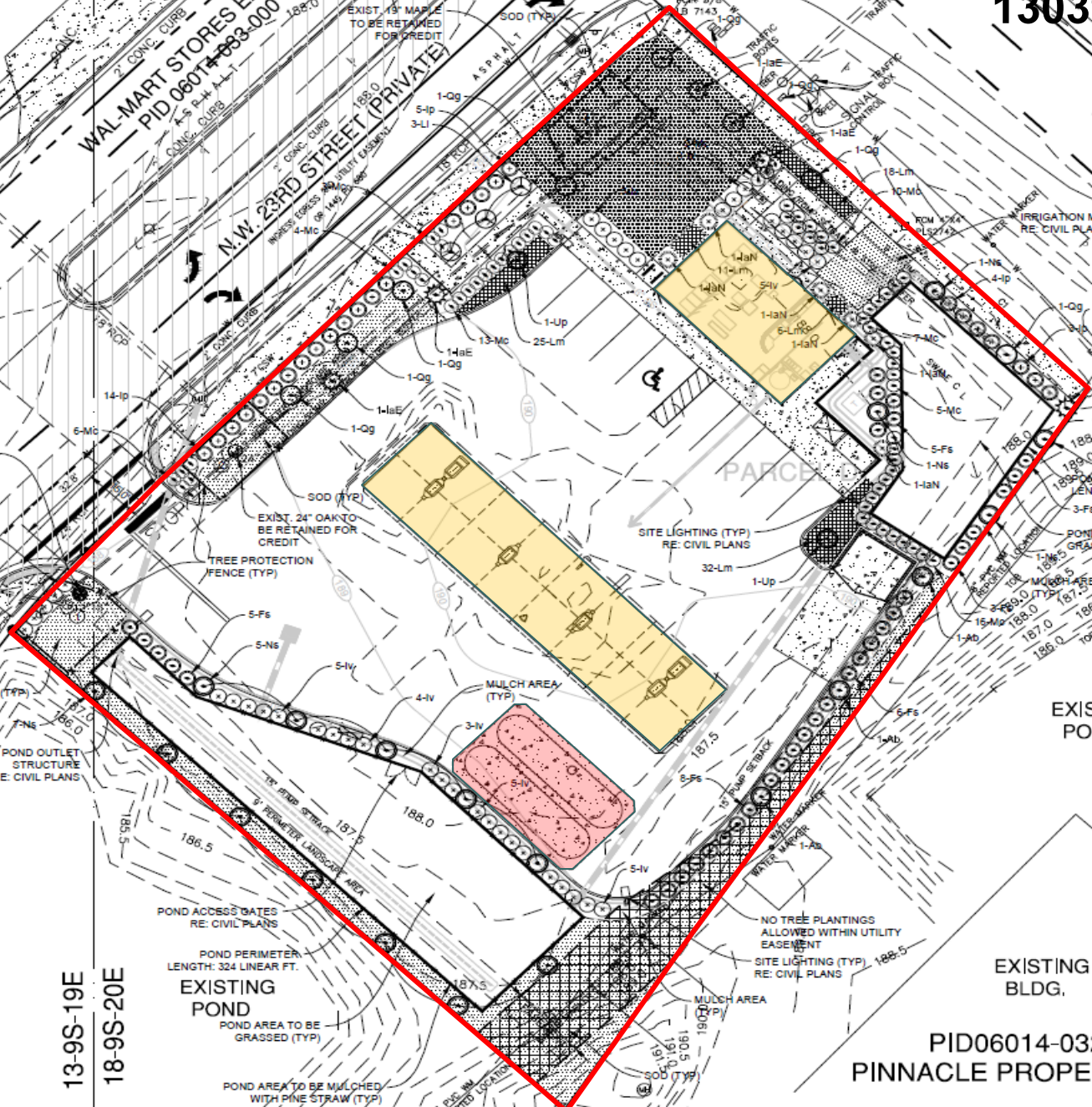
Sec. 30-203.(b) (1) (b)

Whether the development properly addresses environmental features such as wetlands, creeks, lakes, sinkholes and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features

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WAL-MART STORES EAST LI
PID 06014-032-000

N.W. 23RD STREET (PRIVATE)



EXISTING POND

PARCEL C

EXISTING BLDG.

PID06014-032-007
PINNACLE PROPERTIES LLC

13-9S-19E
18-9S-20E

PID 06014-032-006



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Transportation Mobility El., Policy 10.4.9

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- Pedestrian/bicycle access and circulation
- Sidewalks
- number and width of driveways shall be minimized

MAXIMUM NUMBER OF FUELING POSITIONS.

- 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;
- 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;

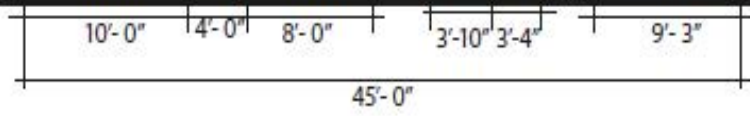


MAXIMUM NUMBER OF FUELING POSITIONS.

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- c. That Pedestrian/bicycle safety and comfort in the area are not compromised by the additional trips generated by the additional fueling positions;
- 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;
- e. **Cross-access or joint driveway** usage is provided to other adjacent developments;
- f. Retail convenience goods sales or a restaurant are included in the development and design such that **pedestrian or bicycle** use of the site is encouraged;

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TOW AWAY
ZONE

Condition 1.

During final development plan review, the development shall be required to comply with GRU requirements for providing required utility services to the property.

Condition 2. The applicant shall be required to comply with all requirements of the Technical Review Committee as included in Exhibit “C”.

Condition 3. 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.

Condition 4.

The applicant shall submit a design for a pedestrian crosswalk across NW 23rd Street with a refuge area within the Median of NW 23rd Street. The crosswalk shall be constructed per the specifications approved by Public Works.

Condition 5

The development shall retain the ability to implement cross access with adjacent lots on the west and south when it becomes feasible to do so. The area for future cross access shall be illustrated on the final development plan.



Recommendations

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City Plan Board to City Commission:

Issue an order approving Petition CC-13-60 WSU with staff recommendations and conditions and the associated development plan.

Staff to City Commission:

Approve the City Plan Board's recommendation.

Alternate Staff to City Commission:

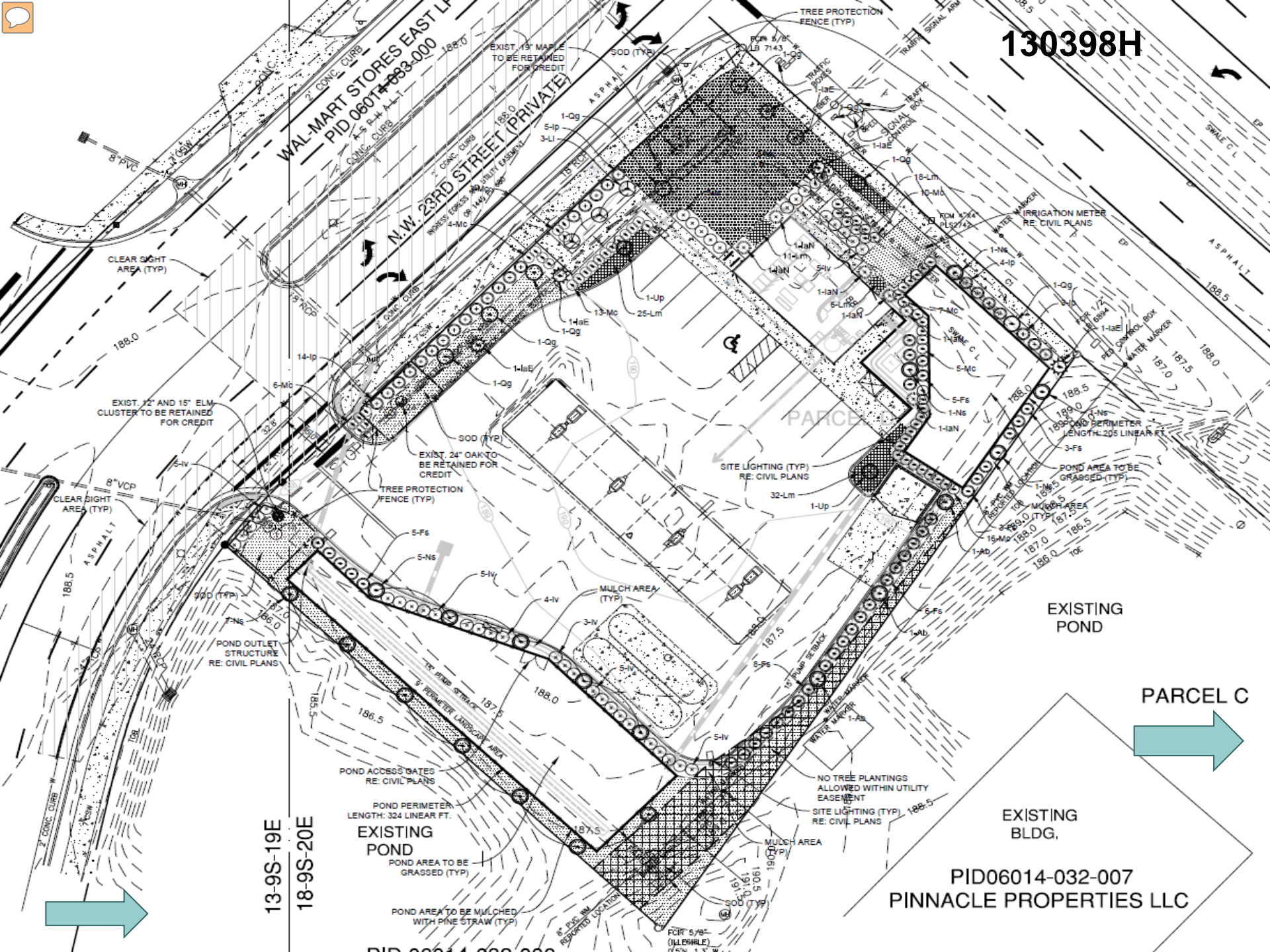
Continue Petition CC-13-60 WSU and provide directions to staff and the applicant to address concerns of the Commission.

Staff to City Plan Board:

Approve Petition CC-13-60 WSU with conditions and the associated development plan.

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WAL-MART STORES EAST L...
PID 06014-032-000
N.W. 23RD STREET (PRIVATE)



EXISTING POND

PARCEL C



EXISTING BLDG.

PID06014-032-007
PINNACLE PROPERTIES LLC

13-9S-19E
18-9S-20E

EXISTING POND

POND ACCESS GATES
RE: CIVIL PLANS

POND PERIMETER
LENGTH: 324 LINEAR FT.

POND AREA TO BE
GRASSED (TYP)

POND AREA TO BE MULCHED
WITH PINE STRAW (TYP)

NO TREE PLANTINGS
ALLOWED WITHIN UTILITY
EASEMENT

SITE LIGHTING (TYP.)
RE: CIVIL PLANS

MULCH AREA
(TYP)

MULCH AREA
(TYP)

SITE LIGHTING (TYP.)
RE: CIVIL PLANS

POND AREA TO BE
GRASSED (TYP)

POND PERIMETER
LENGTH: 205 LINEAR FT.

EXIST. 12" AND 15" ELM
CLUSTER TO BE RETAINED
FOR CREDIT

EXIST. 24" OAK TO
BE RETAINED FOR
CREDIT

EXIST. 13" MAPLE
TO BE RETAINED
FOR CREDIT

CLEAR SIGHT
AREA (TYP)

CLEAR SIGHT
AREA (TYP)

