

Comprehensive Plan change: Location of fueling pumps

City Commission
March 2, 2017

Legistar No. 160486

Andrew Persons



Petition Overview

Gasoline Stations:

- Transportation Mobility Element
Gas station guidelines: Policies 10.3.2 and 10.4.9
 - Amend to add flexibility for fueling pumps and associated facilities
 - Placement to side or front of buildings
 - Within 50' of residentially zoned property

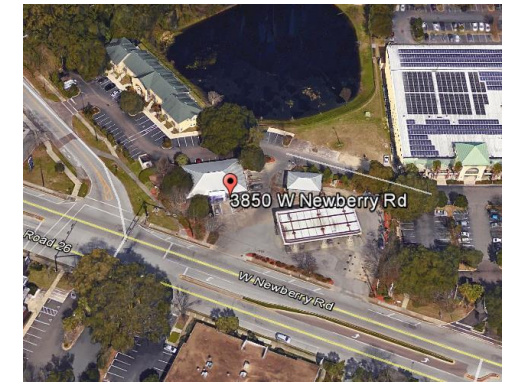
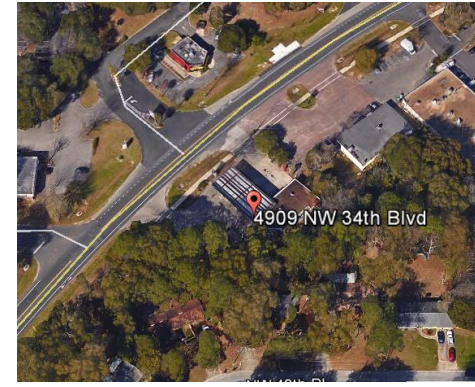
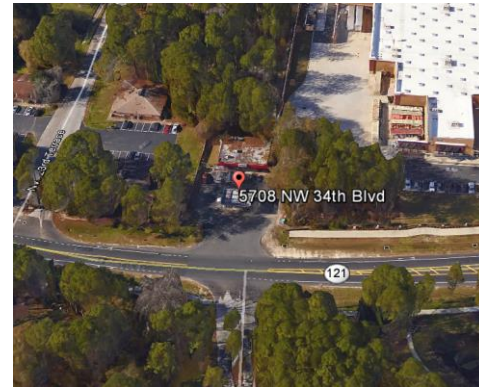
Background

- Initiated by City Commission vote (6-0 Chase absent) at August 18th hearing
- Murphy Oil → need for context sensitive design of gas stations near neighborhoods

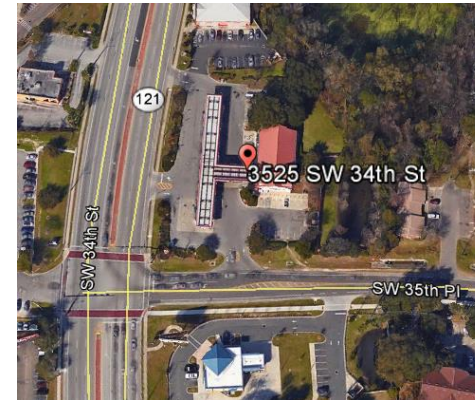
Consistency

- Intent of existing fuel pump policy:
 - Bring service station buildings closer to the street and public sidewalk
 - Provide a consistent street edge
- No flexibility to respond to site conditions
 - Improve pedestrian safety
 - Improve site aesthetics
- Comply with City requirements for building placement

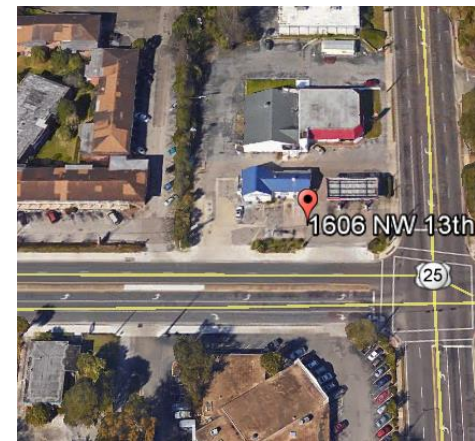
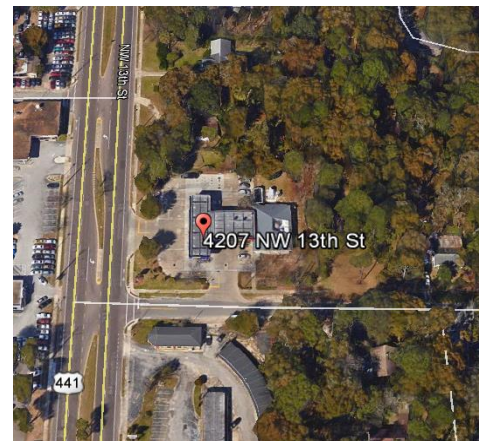
Applicability



- 7 existing stations



- Within 50' of residential
- Fueling pumps in front
- Rendered conforming
- 36'-60' average local road width



Benefits

- Brings existing stations into conformance
- Greater flexibility for new stations near residential
- Mitigate potential impacts to nearby neighborhoods from gas station operations
- Maintains intent of Comprehensive Plan policies related to urban design

Recommendation

Staff to City Commission

- Approve Petition & Ordinance 160486