



Legislation Text

File #: 000150, Version: 1

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. (B)

The TCEA requirements of the City's Comprehensive Plan requires final approval by the City Commission for Special Use Permits for food stores with accessory gasoline fuel pumps.

The proposed development involves the demolition of the existing building and 6 fueling positions and reconstruction of a new 1,084 square foot 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 proposed food store will be located adjacent to the public sidewalk and marked pedestrian crosswalks with the fueling pumps located to the rear of the store. 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. 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 pedestrians and bicycle riders without crossing the area of the gas pumps.

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.

The City Plan Board reviewed the permit and recommends approval of the petition with staff's conditions with the exception that the height of the canopy be allowed at 17 feet. The Plan Board reviewed the height issue raised by staff and found that reducing the height of the canopy by 2 feet would not affect the overall appearance of the canopy. The petitioner explained that the height was needed to accommodate the exhaust system of the fueling trucks. The design of the development was also supported by the neighborhood. The board reviewed this issue and found that the height proposed by the petitioners was acceptable.

Public notice was published in the Gainesville Sun on July 4, 2000. Letters were mailed to surrounding property owners on July 5, 2000. The Plan Board held a public hearing July 27, 2000.

None

City Plan Board to City Commission - The City Commission approve Petition 93SUP-00 PB, with staff conditions, except allow the canopy height to be 17 feet. Plan Board vote 4-0

Staff to Plan Board - Approve, with staff conditions.