



Legislation Text

File #: 000767, **Version:** 1

(Quasi-judicial) Petition 170WSU-00 CC, Michael W. Radcliffe Eng., Inc., agent for Robert A. Jackson. A Special Use Permit for Wellfield Protection and accessory gasoline fuel pumps. Zoned: MU-1 (mixed use low intensity district). Located at 3845 Northeast 15th Street. Related to Petition 169SPA-00CD. (B)

The petitioner is requesting approval of a Special Use Permit for the reinstallation of three gas pumps with six fueling positions and two underground tanks at a vacant 2,592 square foot convenience store facility that has had its storage tanks, fuel pumps and canopy removed for several years. The petitioner plans to utilize the existing facility for a new convenience store with gas pumps to be known as Sunrise Food Mart. Because the petitioner is proposing to use the existing facility, only adding the storage tanks, gas pumps, and canopy, the development plan review associated with this Special Use Permit only requires review by the City's Technical Review Committee. The facility is located in the southeast corner of the intersection of Northeast 39th Avenue and Northeast 15th Street on property zoned MU-1 (mixed-use low intensity district).

The property is located in the City's newly created Transportation Concurrency Exception Area, TCEA - Zone A. Within the TCEA, retail petroleum sales at service stations, either separately, or in combination with the sale of food or with eating places, shall be required to obtain a Special Use Permit.

In addition, within the past year, a new overlay district, "Murphree Wellfield Protection Zones," has been established that also requires a "Wellfield Protection Special Use Permit" from both the Plan Board and the City Commission if certain conditions occur. The property in question is located in the Secondary Zone of the Murphree Wellfield Protection Zones. It has been determined that certain hazardous materials will either be manufactured, stored, used, or sold at this facility. There has been increasing concern about protecting the community's wellfield (Murphree Water Plant) and water supply from developments, which may pose a hazard. The new permit will allow for a more intensive review of non-residential projects in the wellfield zones and will allow the City to revoke permits for noncompliance. No Wellfield Protection Special Use Permit shall be approved by the Board and City Commission unless positive findings are made concerning the proposed special use.

All conditions of the Special Use Permit and Wellfield Special Use Permit were reviewed by the Technical Review Committee Development Review. Gainesville Regional Utilities and the Alachua County Environmental Protection Department reviewed the petition, and the Plan Board recommends approval.

Public notice was published in the Gainesville Sun on January 2, 2001. Letters were mailed to surrounding property owners on January 3, 2001. The Plan Board held a public hearing January 18, 2001.

None

City Plan Board to City Commission - The City Commission approve Petition 170WSU-00 PB, with staff conditions. Plan Board vote 5-0.

Staff to Plan Board - Approve the Special Use Permit and Wellfield Protection Permit, with staff conditions.