



Legislation Text

File #: 002560, **Version:** 1

Petition 26WSU-02 CC. (Quasi-Judicial). Request by Cinque Holdings, Inc. for a wellfield protection special use permit with associated development plan review for construction of a building for automotive repair located at 3300 Northeast 4th Street. (B)

The petition is a request for approval of a Wellfield Special Use Permit and development plan approval for construction of an automotive repair facility at 3300 Northeast 4th Street. The specific tenants of the building are yet to be determined. The proposed site is 2.74 acres, designated Industrial on the City of Gainesville Future Land Use Map and zoned I-1. The proposed development is located in the tertiary zone of the Wellfield Special District and in Zone A of the Transportation Concurrency Exception Area. The proposed site is vacant.

The Plan Board reviewed the Wellfield Special Use Permit requirement and approved the special use permit with the following conditions:

1. Each tenant and or the property shall comply with the Alachua County Hazardous materials management code.
2. There shall be no underground tanks containing hazardous materials as defined by Alachua County.
3. There shall be no underground hydraulic lift systems.
4. Specific GRU approval is required prior to the disposal of hazardous materials to the sanitary sewer.
5. The floor drains/oil water separator systems shall be more clearly identified on the final development plan.
6. The property owner shall be responsible for the maintenance of the common floor drain/oil water separator.
7. Uses that are not auto repair have not been reviewed with regard to the Wellfield Special Use Permit.

Therefore, any tenant that is not an automotive repair business will need a separate Wellfield Special Use Permit.

The Plan Board also reviewed the development plan. The development plan proposes construction in three phases with two buildings containing 9000 square feet and one building with 2000 square feet. The detention basin will be constructed at the north end of the site. A sidewalk is required along the south and east street frontages. However, the construction of a sidewalk along Northeast 4th Street may be impractical due to the existing stormwater ditch.

The Plan Board noted that the proposed development was an automotive facility for which specific tenants had not been determined. The Plan Board considered the required sidewalk with regard to the existing ditch and the opportunity it would pose for safety, and determined that the sidewalk should be eliminated. The petitioner discussed Public Works' original requirement to move the east driveway, and it was determined that Public Works no longer wanted the driveway shifted. The Board voted to approve the development plan with staff conditions, with modification to eliminate the planning staff condition regarding the sidewalk and Public Works condition number one related to the driveway, as discussed above.

Public notice was published in the Gainesville Sun on April 2, 2002. Letters were mailed to surrounding property owners on April 3, 2002. The Plan Board held a public hearing April 18, 2002.

None

City Plan Board to City Commission - The City Commission approve Petition 26WSU-02 PB with the associated

development plan, with conditions, as modified by the Plan Board. Plan Board vote 5-0

Staff to Plan Board - Approve, with Wellfield Special Use Permit conditions and Technical Review Committee conditions.