



## Legislation Text

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**File #:** 180022., **Version:** 1

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### **Special Use Permit and Minor Development Plan Review to Construct a Gas Station with 12 Fueling Positions and a Convenience Store with Eating Place (B)**

**Petition PB-17-165 SUP:** CHW, Inc., agent for E.W. Burch, Jr., ABC Liquors, Inc., and BW University and 10<sup>th</sup> LLC, owners. Special Use Permit with minor development plan review to construct a Gasoline and Alternative Fuel Station with 12 fueling positions, convenience store and eating place. Zoned: Urban 7 (U-7). Located at 1007 and 1021 East University Avenue and 15 SE 10<sup>th</sup> Street.

This is a request for a Special Use Permit (SUP) to construct a gasoline station with 12 fueling positions with an approximately 5,564 square foot convenience store with an associated eating place. The current zoning on the property is Urban 7, which allows gasoline /alternative fuel stations as a use by right. In accordance with Section 30-5.13 - Gasoline and alternative fuel stations of Article V, gasoline stations are allowed up to six fueling positions by right in transect zones. Up to 12 fueling positions may be allowed as part of a special use permit process. The Urban 7 zoning district is a transect zone, thus requiring a Special Use Permit for the proposed 12 fueling positions.

An additional requirement for this petition is the adoption of Ordinance 171039 concerning the vacation of the 8 foot wide right-of-way located in the middle of the proposed development site for the gas station / convenience store.

None.

Staff recommends approval of Petition PB-17-165 SUP with conditions and comments from the Technical Review Committee.