



Legislation Text

File #: 180677., **Version:** 1

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-18-154 SUP: CHW, Inc., agent for The Old Rhodes Building, 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 8 (U-8). Located at 2305 NW 13th Street.

This is a request for a Special Use Permit (SUP) to construct a gasoline station with 12 fueling positions with an approximately 6,130 square foot convenience store with an associated eating place. The current zoning on the property is Urban 8, 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 8 zoning district is a transect zone, thus requiring a Special Use Permit for the proposed 12 fueling positions.

The approximately 1.3 acre development site is located on the northeast corner of NW 13th Street and NW 23rd Avenue. The property, which has a land use designation of Urban Mixed Use, is located in a largely commercial area, with shopping centers nearby on all four corners of the intersection. The subject property will share parking with the shopping center adjacent to the north.

None.

Staff recommends approval of Petition PB-18-154 SUP with conditions and comments from the Technical Review Committee.