

Zoning Ordinance Amendment

Add Vehicle Fuel Stations to B-1 by SUP



Vehicle fuel station: Any building, structure, or land used for the dispensing, sale or offering for sale at retail of any vehicle fuels, oils or accessories.

(12) Vehicle fuel station as accessory use to a permitted use, subject to the following restrictions: (i) allowed only on corner lots; (ii) may have no more than eight (8) fuel dispensers; and (iii) the footprint of the area encompassed by the canopy over the pumps may not exceed the size of the footprint of the principal structure.

1939 Permitted

1958 Only permitted by approval of BZA

1963 Not Permitted

1969 Not Permitted

1987 Not Permitted

1996 Not Permitted



Exxon

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As described by the ZO, “[t]he B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. [The B-1] regulations are intended to protect and improve activities, and to prevent uses not requiring a central location which would create friction in the efficient performance of the primary activities of an urban and regional center.” Most of the CBD is designated in the Comprehensive Plan’s Land Use Guide as Mixed Use. Mixed Use areas are areas where more walking, biking, and public transit is encouraged; where community members, if they must drive, should not have to drive directly to a use but could park on-street, in a public parking lot, or in a privately owned but publicly accessible parking lot and walk to their destination. Vehicle fuel stations specifically serve people who are driving cars to and from that specific site and who generally are there for a short period of time. This brings increased traffic generation and frequency of vehicles crossing and disrupting pedestrian spaces (i.e. sidewalks) and generally places the vehicle uses (parking and fueling stations) between pedestrian spaces and principal buildings. In downtown areas, communities typically desire to mass buildings close to the street to promote a more pedestrian friendly design. As well, the City’s B-1 zoning district is relatively small; +/- 97-acres, which is approximately 1 percent of the City’s land area not in roads or railroads. Staff has identified 17 vehicle fuel stations within two miles of Court Square by way of driving on City streets.

Recommendation

Staff and Planning Commission (6-0) recommended to deny the Zoning Ordinance amendment.

However, should there be a desire to approve the ZO amendment to allow vehicle fuel stations by SUP, staff suggests the following amendment:

(12) Vehicle fuel station as accessory use to a permitted use, subject to the following restrictions: (i) allowed only on corner lots; (ii) may have no more than four (4) fuel dispensers; and (iii) the footprint of the area encompassed by the canopy over the pumps may not exceed 75 percent of the size of the footprint of the principal structure.

