



Planning and Economic Development

Ed Anzek, AICP, Director

From: James Breuckman, AICP
To: Planning Commission
Date: 12/27/2011
Re: Accessory Gas Stations in B-3 Districts

Following is the current version of the potential accessory gas station zoning amendment, which is unchanged from the version we reviewed at the December meeting with the exception of the addition of a reference to the exterior lighting standards contained in Article 10 of the Zoning Ordinance.

We will present the setback study from residential districts and a sampling of existing building sizes at the meeting on January 3.

Following are potential regulations for accessory gas stations in the B-3 district. Note that new or changed language is highlighted as such below:

1. **Accessory Use with Conditional Use Approval.** Gas stations may be permitted as an accessory use to a principal use with a minimum floor area of 40,000 square feet located on the same parcel in the B-3 district. Conditional use approval shall be required.
2. **Minimum Lot Area.** Such uses may only be permitted on a lot or parcel with an area of 10 acres or greater.

NOTE: Refer to the site area map and conceptual gas station graphics on the following pages for information on existing lot area in the B-3 district.

3. **Vehicle Access Requirements.** The establishment of an accessory gas station in the B-3 district shall result in no net increase in curb cuts onto public streets on the parent parcel. Access to the gas station use itself shall be from within the site. Nothing shall preclude the relocation of driveways already existing on a site if necessary to best accommodate traffic circulation patterns to and from the principal use and the accessory gas station use.
4. **Site Design Requirements.**
 - a. **Principal Building Setbacks.** All buildings shall comply with the setback requirements of the B-3 district with the exception that the front yard setback for a gas station building may be reduced to 15 feet whenever the following criteria are met:
 - i. The building is located between the canopy and the street.
 - ii. The building façade facing the street is designed as a front façade with operable doors and transparent window openings (i.e. not false or faux windows) and other design details consistent with a front façade appearance.

NOTE: The ability to place a building close to the street is an incentive to place the canopy and the vehicle maneuvering areas on the internal part of the site. However, this will only work if buildings are large enough to effectively screen the canopy and vehicle use areas. The front setback could be reduced to as little as 10 feet, which is consistent with the developed building pattern along Rochester Road north of Avon Road. A more moderate setback of 10-20 feet may also be sufficient to achieve the desired effect.

- b. Canopy Setbacks. Pump canopies shall be set back not less than 50 feet from a proposed right of way or side lot line.
- c. Setback from Residential District. Any accessory gas station building or canopy shall be set back a minimum of 200/250/300 feet from a residential district.
- d. Pedestrian Access. Sidewalks connecting the front door of any building to the public sidewalk shall be provided.
- e. Parking. The application for the accessory gas station shall demonstrate that the principal use will still meet the minimum parking requirements.
- f. Exterior Lighting. All exterior lighting shall comply with the requirements of Article 10, Chapter 2.

5. Building Design Requirements.

- a. Building size. Buildings associated with the gas station may not exceed ___ square feet.

NOTE: While limiting gas station c-store building size was a point of discussion at the last Planning Commission meeting, we must consider the fact that standalone retail stores, including convenience stores, are permitted by right in the B-3 district. So, as a practical matter, there may not be sufficient justification to prohibit or limit convenience store sizes when associated with a gas station.

- b. Transparency. The building shall have a minimum transparency of 60% on facades facing pump islands or public streets. Transparency shall be measured based on the total wall area of the façade.
- c. Building Design. All sides of the building shall incorporate a consistent architectural style. All sides of the building shall incorporate horizontal or vertical design elements which will create shadow lines, with the type of element (i.e. horizontal or vertical) being determined by the overall design aesthetic of the building.

Unless otherwise permitted by the Planning Commission, buildings shall have a pitched roof with a minimum pitch of 4/12 and a minimum eaves overhang of 12 inches.

- d. Pump Canopies. Pump canopies shall not exceed a height of 17.5 feet, and columns shall be faced in decorative materials such as brick.
- e. Materials. Building materials for accessory gas stations shall comply with the standards of Section 138-8.502.B.

6. Landscaping.

- a. Any regulated tree as defined by the City's Tree Conservation Ordinance (Chapter 126, Article III of the Code of Ordinances) located along a road frontage may not be removed. Any regulated tree not located along a road frontage may only be removed with Planning Commission approval. A regulated tree is defined by that ordinance any tree with a diameter of 6 inches or greater measured at least height.
- b. All other site landscaping shall be as required by Article 11.

7. Signs.

- a. For the purposes of compliance with sign ordinance standards, the gas station site shall be considered as a separate and distinct site from the parent use.
- b. Window signs are prohibited.

We look forward to beginning the discussion about this potential amendment with you.

Thank you.

B-3 Zoned Sites

- Sites larger than 10 acres
- Sites smaller than 10 acres

