

July 3, 2023

Ms Leslie McLendon, AICP, Senior Planner
Alachua County Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601

RE: Newberry Chevron – Activity Center Standards

Dear Leslie,

This letter is provided in response to the site plan review, first comment by growth management staff.

The comment provided on May 19th, in response to the May 1st submittal states, in part:

“All development and redevelopment shall comply with Activity Center design criteria (405.02). Activity Center standards in ULDC Chapter 405.05 and 405.07 include:

- Definable edges (buildings and pedestrian amenities shall give definition to the streetscape, individual blocks and the perimeter of the site.

The email dated February 24, 2023 included the request for a written justification and analysis of how the site meets 405.05, and to outline any deviations.... Provide sufficient justification as to why the Activity Center standards cannot be met per Section 407.151 of the Redevelopment Code.”

This letter provides the justification requested above. This will document the site constraints encountered by Newberry Chevron and establish why the Activity Center Standards cannot be met. The site’s main challenge is the very small parcel size, and the fixed driveway connection location to the west, which limits very large vehicles including but not limited to fuel tanker truck to using existing driveways on the property. Our layouts indicate these constraints, which are due to the size and layout of the existing parcel do not allow the activity center standards to be applied to this property, while retaining the active business and providing a usable gas station and convenience store into the future. Further details of are discussed below.

A site concept layout was developed (see below) to investigate the feasibility of meeting Activity Center Standards on this site. The conceptual layout is included as the first page of the attached exhibits, titled ‘Activity Center Layout’. The required site features including the building, fuel canopy, and parking on the site; however the site is not navigable by a fuel tanker truck or large first responders because the aforementioned components do not leave enough space for vehicle maneuvering.

The second exhibit titled, ‘Truck Path – A’ shows the path of a fuel tanker truck entering the site at the north east corner and then exiting onto Newberry Road. As shown on the attached sketch, the truck will clip over/through the landscape island at the north east corner of the site, the northern parking space, the corner of the building, and require a 70 foot wide driveway apron onto Newberry Road.

The third exhibit titled, ‘Truck Path – B’ shows the path of a fuel tanker truck entering the site at the alternative location on Newberry Road. This maneuver requires move driveway apron than is achievable, and would require the removal of a parking space in order to shift the landscape island south 1 space, due to the landscape island conflicting with the truck path on the exit at the northeast corner of the site.

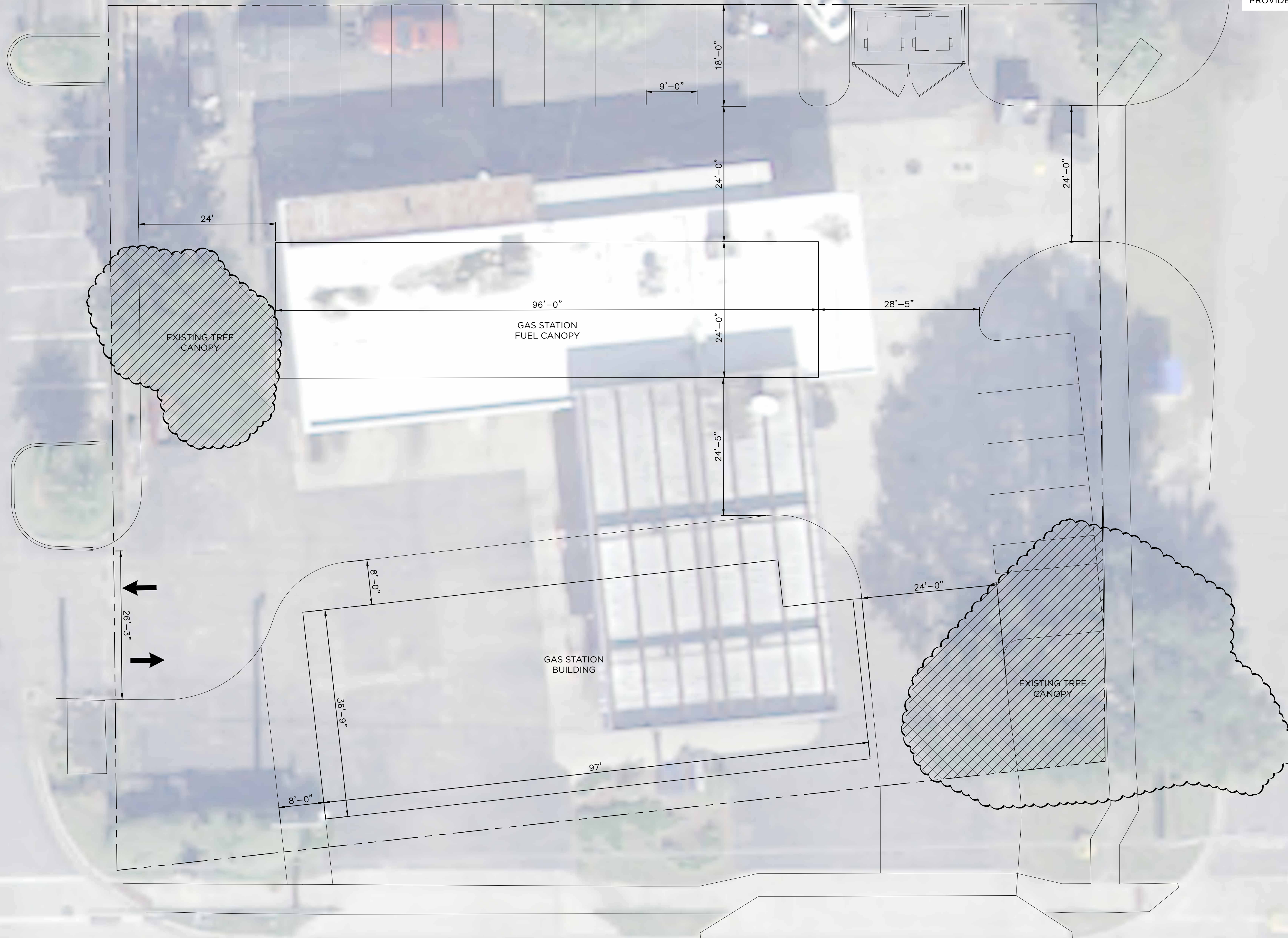
I trust the information provided above and in the attached exhibits provides sufficient justification as to why Activity Center Standards cannot be met on this property due to the constraints encountered on the existing parcel. While we are seeking to upgrade or modernize the existing business to the maximum extent practicable, we must provide for the owner's continued operation and business enterprise. Please let me know if any further information needs to be provided in order to satisfy this request, I can be reached by email at walkero@chw-inc.com or by phone at (352) 331-1976.

Best Regards,



Walker F. Owen, P.E.
Project Manager
CHW

SITE DEVELOPMENT DATA	
TOTAL SITE AREA	0.58 ACRES
BUILDING FOOTPRINT	3,460 SF
REQUIRED PARKING (1 SPACE PER 200 SF)	17 SPACES
PROVIDED PARKING	18 SPACES

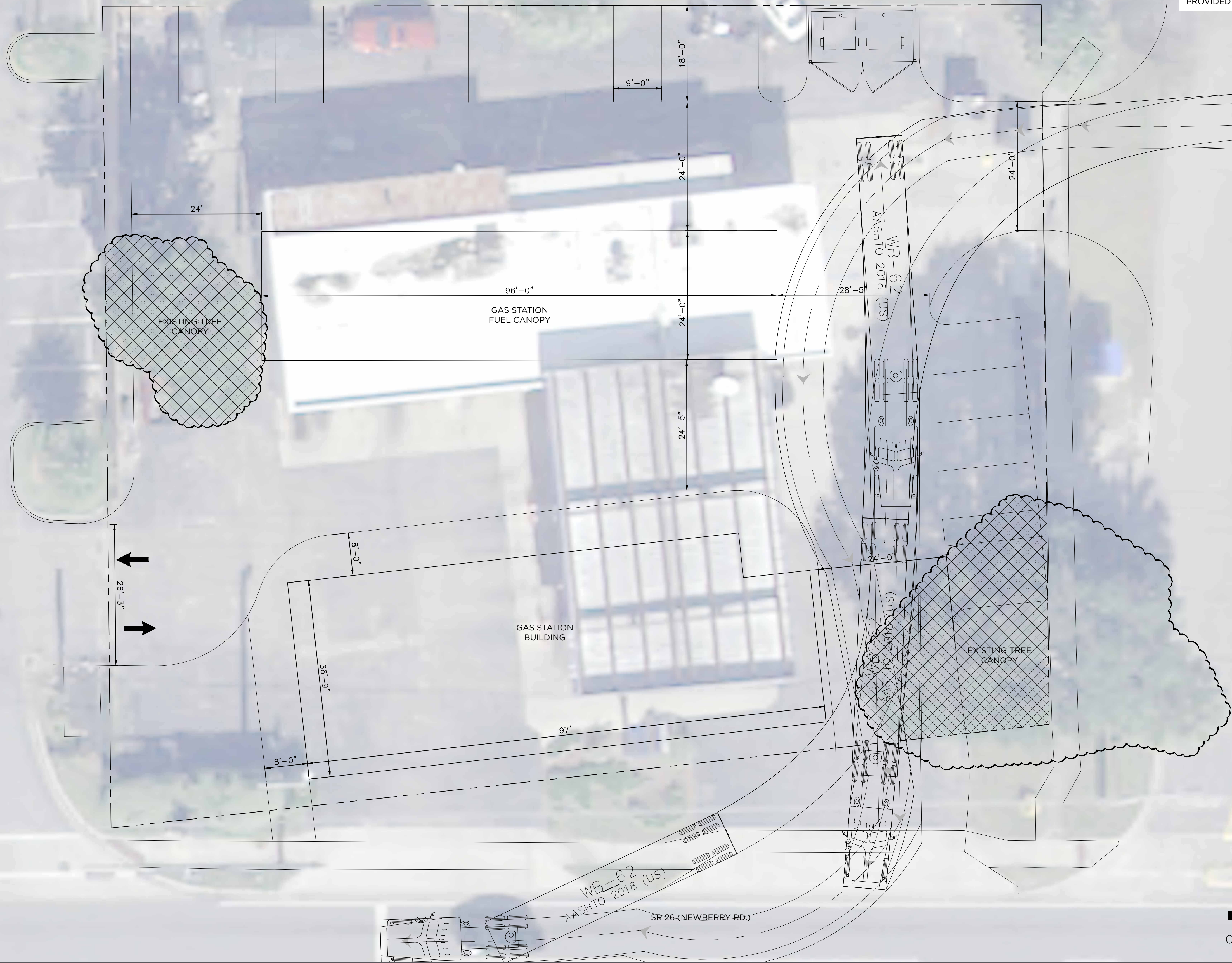


SR 26 (NEWBERRY RD.)



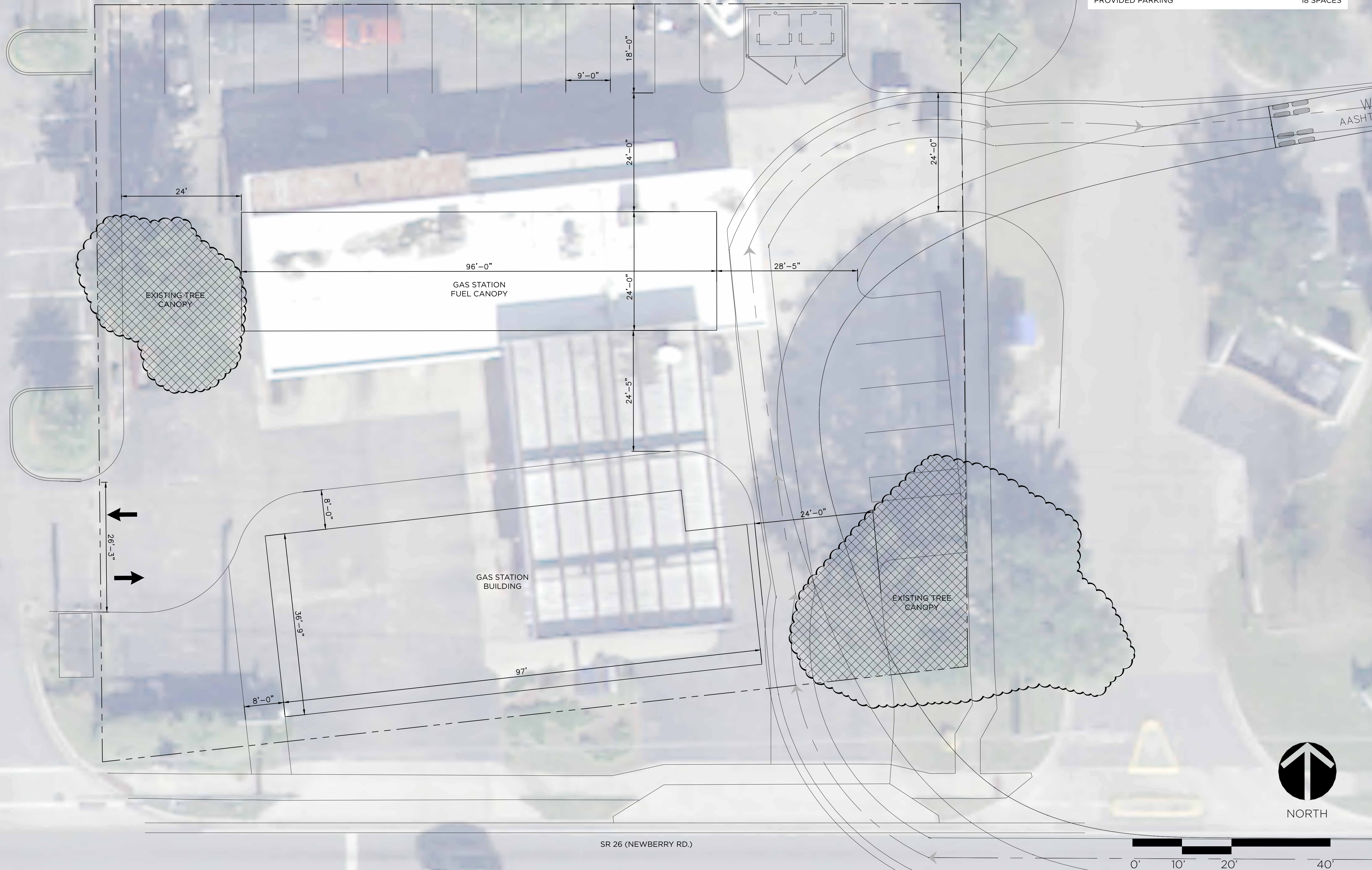
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NORTH

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