

STAFF REPORT

#2

CASE NUMBER: SUP 15-212

L.U.C.B. MEETING: August 13, 2015

**LOCATION: 184 A.W. Willis Avenue
Northeast corner of A.W. Willis Avenue and Third Street**

OWNER: Boshwit Bros. Mortgage Company

APPLICANT: A.W. Willis Fuel Center LLC

REPRESENTATIVE: The Bray Firm- David Bray

REQUEST: Special Use Permit to establish a convenience store with gasoline sales

AREA: 0.428 Acres

EXISTING LAND USE & ZONING: Vacant convenient store in the Mixed Use (MU) zone of the Uptown District

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval with conditions

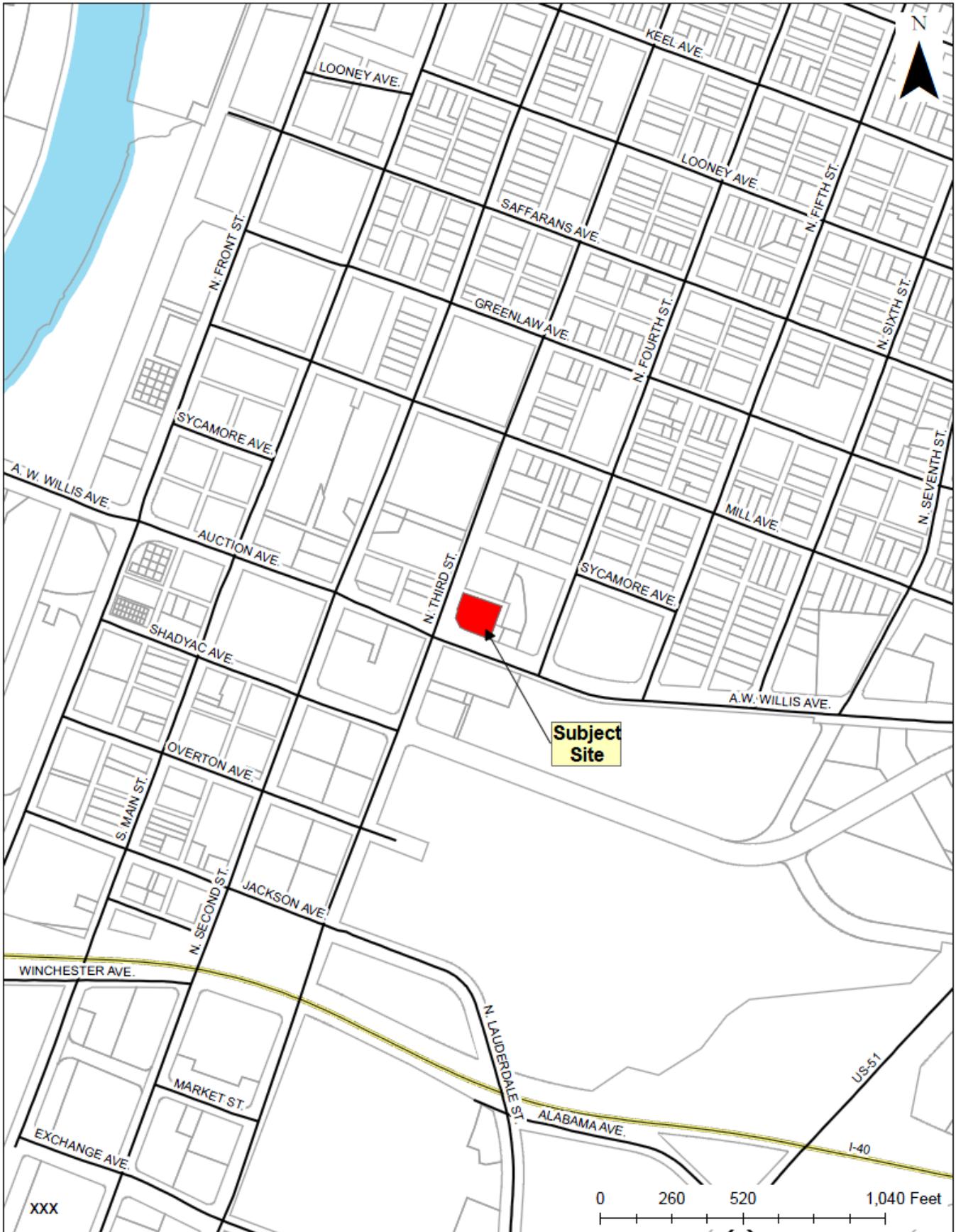
CONCLUSIONS:

OPD staff has no objection to the applicant's request for a Special Use Permit (SUP) for a convenience store with gasoline sales. The Unified Development Code and the Uptown District allows gasoline sales at the subject site with a SUP approved by the City Council. OPD has determined that there will not be any adverse effects from the granting of the SUP. The abutting parcels to the north and the east are city owned parcels that contain the Gayoso Bayou. There has previously been a fueling station located on the subject site, and since the subject site is located on the corner of a major intersection, it's an ideal location for another gas station.

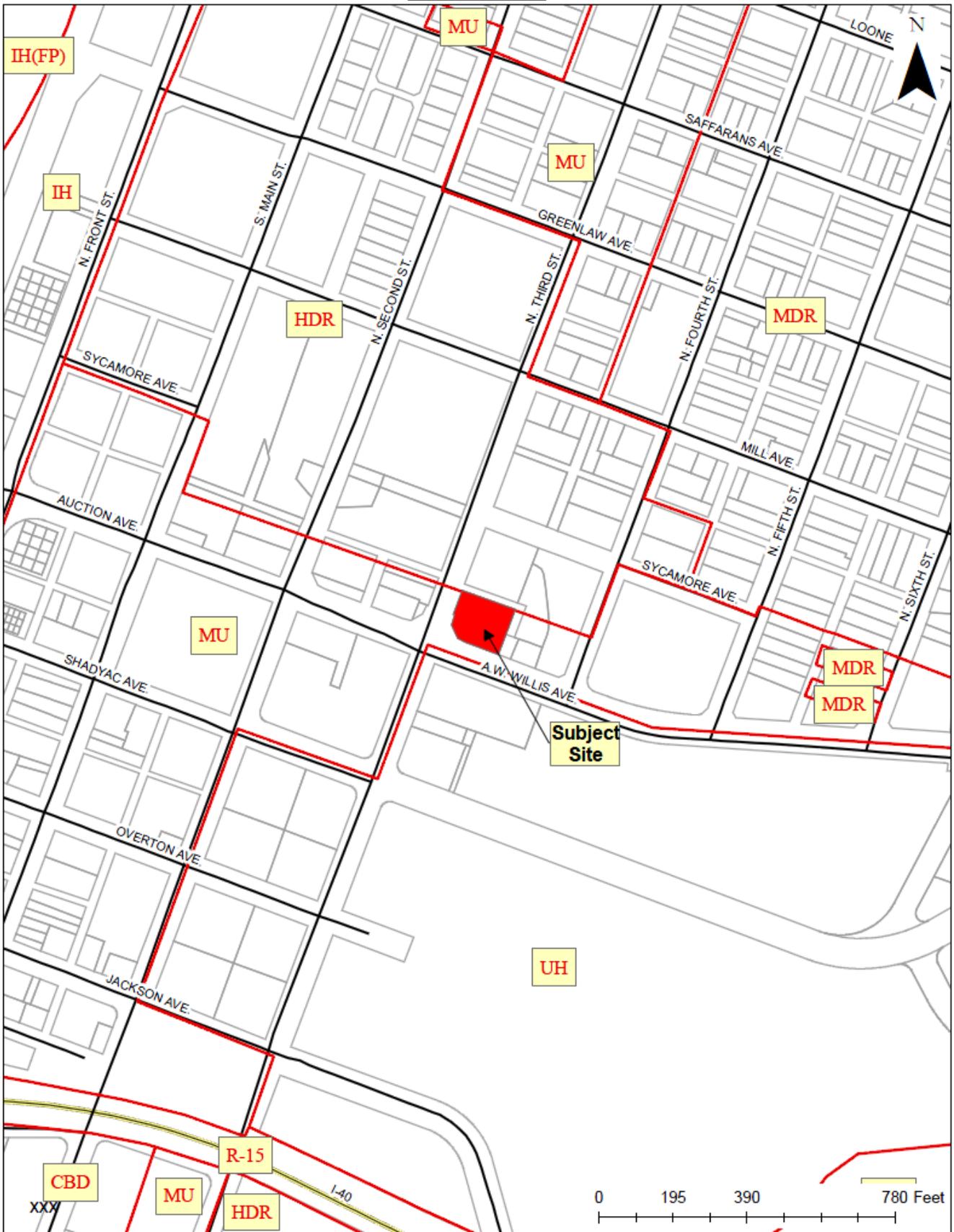
In fact, OPD feels that the proposed site plan and building will be a major improvement to the area compared to what is currently existing. The current building and gravel parking lot can stay legal non-conforming and be used as a convenience store by-right. That site has existed in its current form since the 1950s. By approving this SUP, the property will be brought up to meet the standards of the Uptown District and contribute to the pedestrian friendly urban environment. By approving this application, the neighborhood will be gaining a pedestrian friendly, brick building that will front both street frontages and have a front door at the corner.

OPD finds that this request meets the approval criteria of Section 9.6.9 of the Unified Development Code and the bulk requirements of the Uptown District.

Area Map



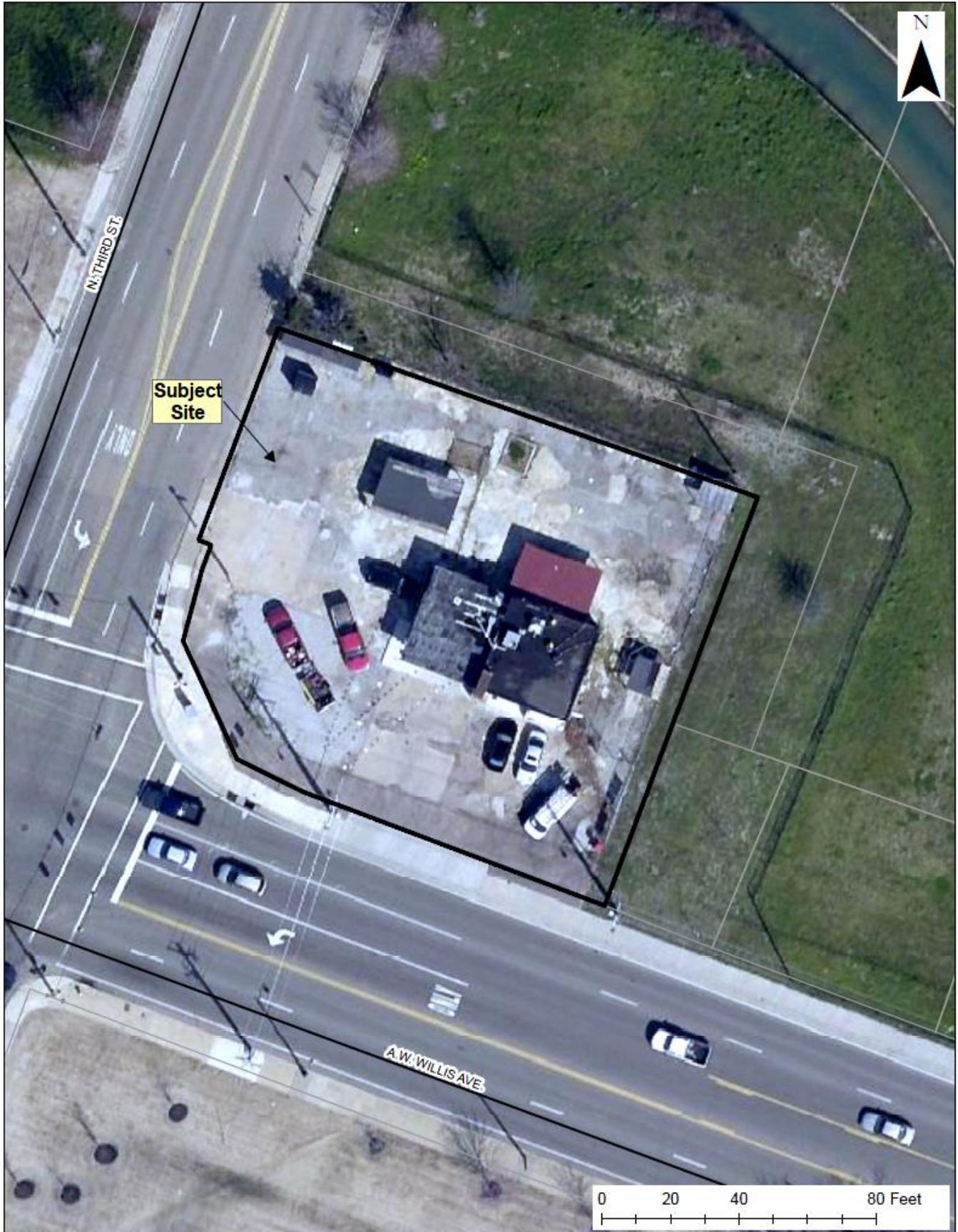
Zoning Map



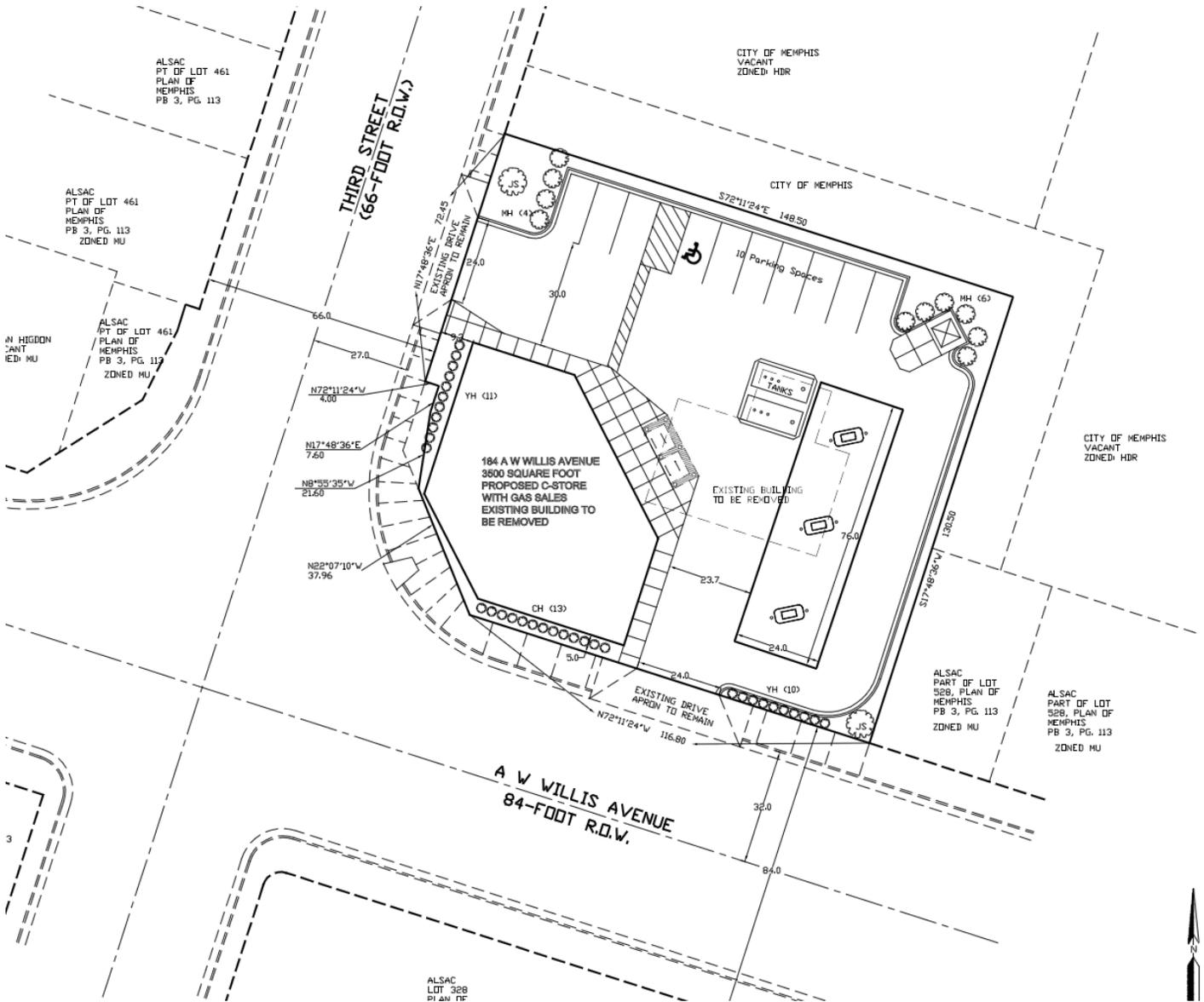
Land Use Map



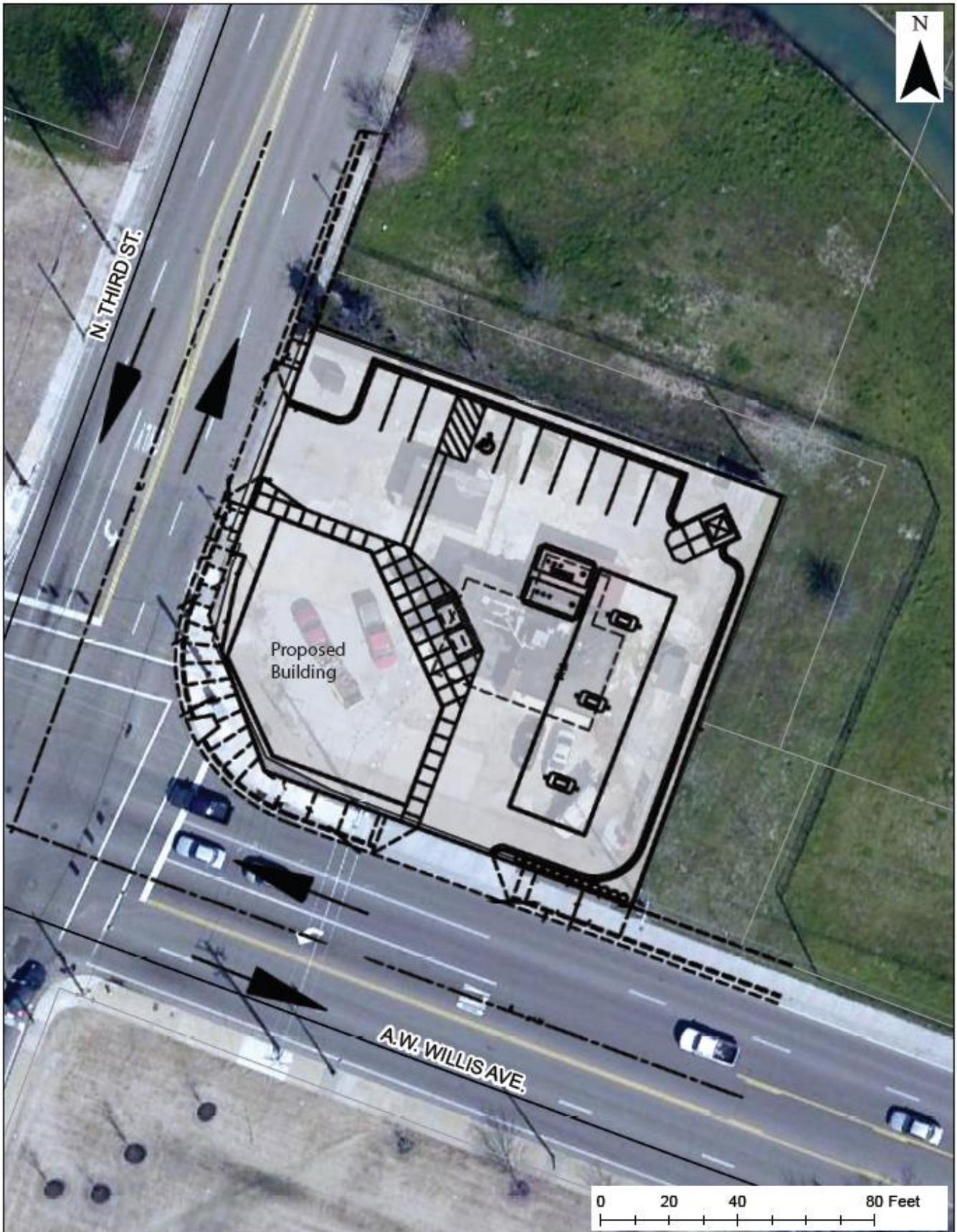
Site Aerial



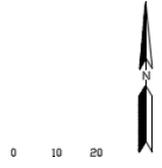
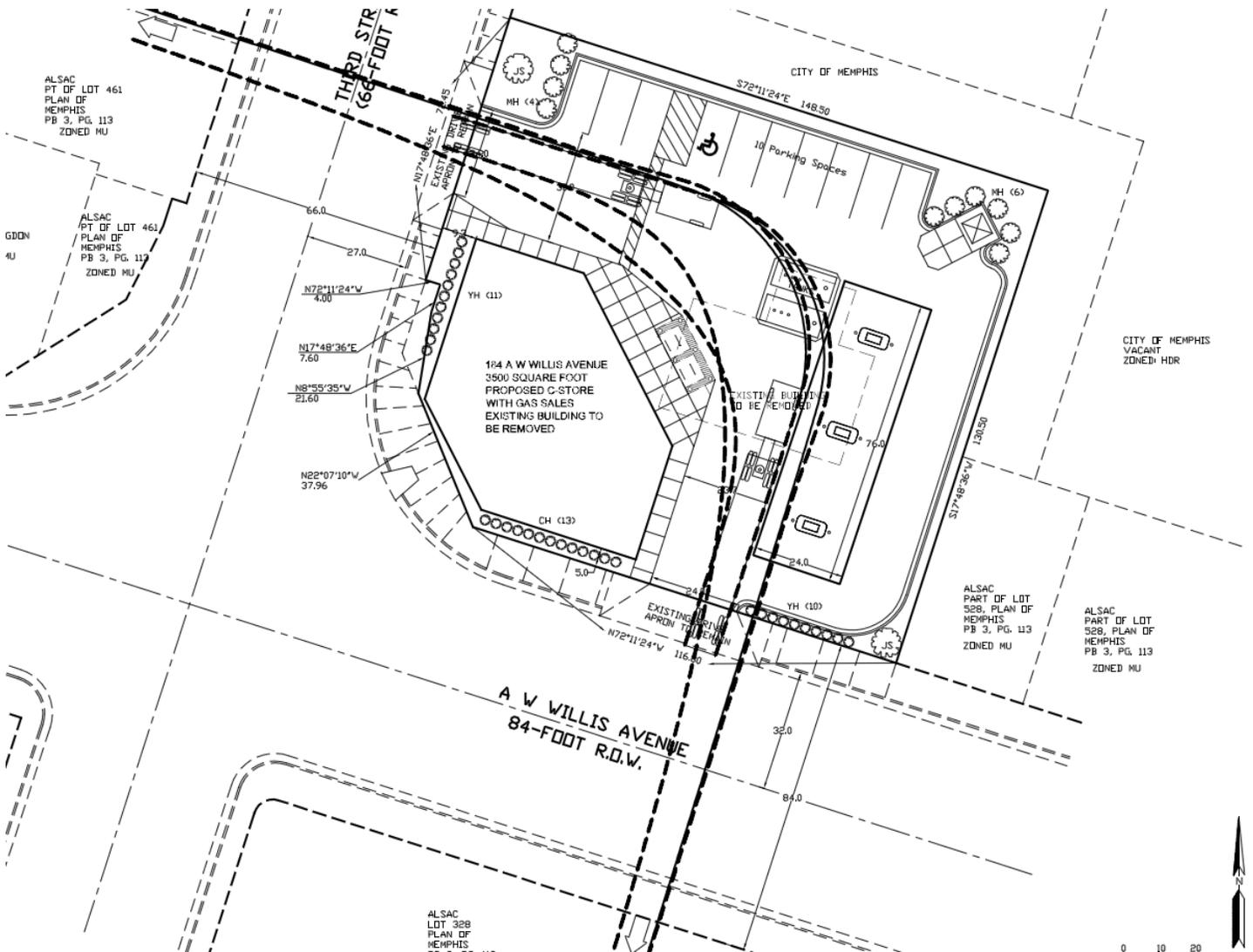
Proposed Site Plan



Site Plan on Aerial



SEMI-TRUCK TURNING RADIUS MODEL



CURRENT CONDITIONS



Current structure on subject site



Looking along the northern property line



Looking along the eastern property line



Gayoso Bayou behind the subject site



Looking west along A.W. Willis



Looking south along Third Street

STAFF ANALYSIS:

Site Description

The subject site is located on the northeast corner of A.W. Willis Avenue and Third Street. The property contains approximately 135 feet of street frontage along A.W. Willis and 120 feet of street frontage along Third Street. St Jude Hospital owns the parcels located on the three other corners of A.W. Willis Avenue and Third Street. The City of Memphis owns the parcels that adjoin the subject parcel to the north and east. The rest of the city block to the north and east contains the Gayoso Bayou.

The subject site contains a legal non-conforming structure that was built in 1957 and has been used as a gas station/convenience store and a doggy daycare. The building is currently sitting on a legal non-conforming gravel parking lot. The subject site currently contains one curb cut on A.W. Willis and one on Third Street. It has been most recently used as a convenience store which is a legal permitted use.

Area Overview

The Community Redevelopment Plan for the Uptown Area was adopted by both legislative bodies in 2001. The Uptown Memphis Zoning Regulations were created to “encourage rehabilitation and new construction that is sensitive to the existing urban forms and reflects the appropriate use, scale and character of the Uptown Memphis neighborhood”. This site lies in the Mixed-Use (MU) District which promotes the intent of physically integrated uses. “Permitted land uses include commercial, townhouses, apartments and institutions. The ideal model consists of building(s) with retail or restaurant uses on the ground floor and office and/or residential uses on the upper floors.”

Request

The request is for the redevelopment of the subject property with a convenience store and gasoline sales. The site plan is governed by the requirements of the Uptown-Mixed Use District which was adopted by the Memphis City Council in 2001. The proposed convenience store use is a permitted use in the Uptown District regulations. However, approval of a special use permit is required to allow gasoline sales at the subject location.

Site History

Sanborn maps from the 1950s show that the property was used as a fueling station (see map to the right). Currently, the site contains a building that was built in 1957. It was originally built as a fueling station and has been used as an auto detailing establishment, a doggy day care and a convenience store. In 2010, a Special Use Permit was requested for a fueling station on the subject site. That request was rejected by the Memphis City Council and, a convenience store without gas pumps, a permitted use in the MU zoning district, subsequently opened in the existing building.

Analysis

Requested Use

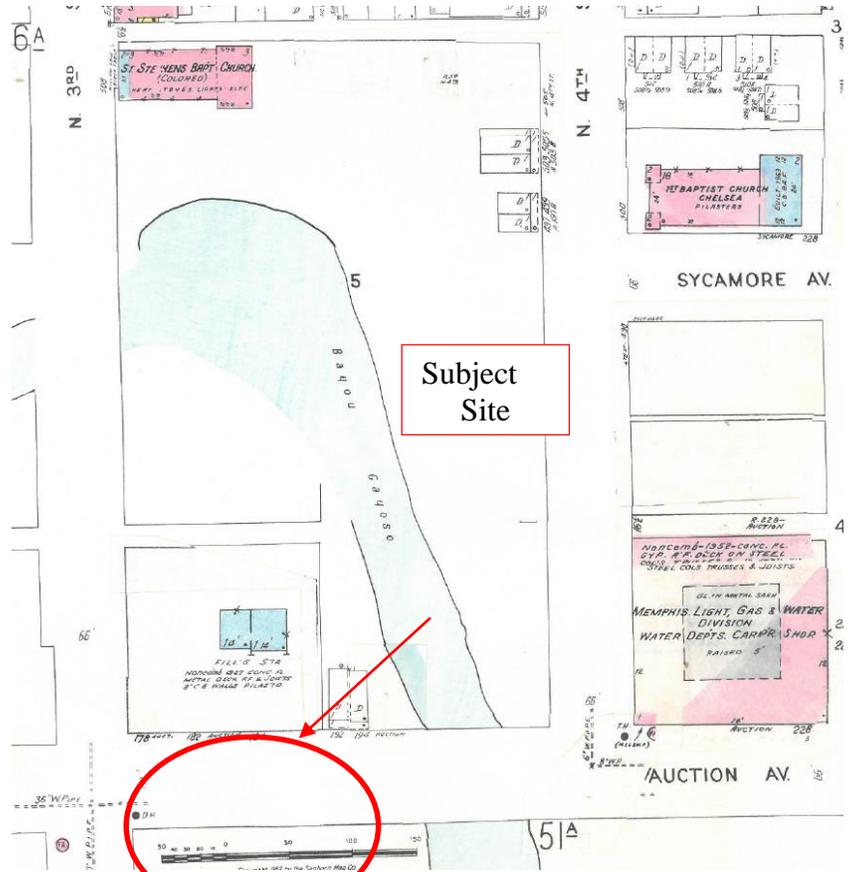
The applicant is requesting a convenience store with gasoline sales. The convenience is a permitted use in the Mixed-Use district of the Uptown District but the gasoline sales requires a Special Use Permit (SUP). The site has been used as a fueling station and other auto orientated uses in the past and can be used as a convenience store as it is built now. The site is located on the northeast corner of Third Street and A.W. Willis Avenue. Third Street is considered a major arterial and A.W. Willis is considered a minor arterial. The Unified Development Code (UDC) contains Use Standards for fueling station that require them to be located on the corners of major intersections. This request meets all the Use Standards for fueling stations.

The site is a small parcel surrounded by the Gayoso Bayou. The site is less than a half-acre and does not have any room to expand. There are not many permitted uses in the Mixed-Use district of the Uptown district that would be suitable for the site because of its small size.

Also a fueling station was approved for a SUP in 2002 just two blocks to the west of the subject site at the intersection of Main Street and A.W. Willis Avenue. It was approved one year after the Uptown District was adopted by the City Council. That site, that currently contains a Shell gas station, is almost mirror image of the subject site for this SUP. They are both in the Mixed-Use district of the Uptown District on the northeast corners of major intersections. OPD recommended approval for that site as well.

Finally, there has been some concern expressed about alcohol sales from this project. The approval of this Special Use Permit will not give the owner the right to sell alcohol on-site. The site does not meet the municipal codes for alcohol sales because of its proximity to the two churches to the north. However, OPD recommends a condition that prohibits alcohol sales to prevent any sale of alcohol in the case that the churches close or relocate in the future.

Site Plan



The proposed site plans meets all of the requirements of the Uptown District and does not need any additional variances. The applicant is proposing to remove the old building and replace it with a one that is pulled up to the two street fronts on the corner with a door along one of the street frontage. The Uptown District promotes pedestrian friendly urban environments by requiring building to be places along the street and parking in the rear. The submitted site plan meets these requirements and will promote pedestrian interaction with the site. This proposed site plan is more suitable for the area than the previous SUP request in 2010 and the current shell gas station at Main and A.W. Willis.

The applicant is proposing to build a brick structure with large windows along the two street frontages. A brick façade will compliment previous developments in the area and add value to the overall character of the area. Elevations will be submitted before the City Council and there are conditions if approved that requires the brick and windows along the street frontages.

There has been concern expressed about the size of the lot and the ability for fueling tankers to be able to maneuver in and out of the subject site. The applicant has provided a graphic that shows the turning radius of a standard fueling tanker. It shows that there is ample space for a tanker to access the site. The Division of Engineering has also concluded that the current proposed site plan can accommodate a fueling tanker. The applicant also shifted the pumps to a 45 degree angle instead of the originally proposed 90 angle to allow for better flow of vehicular traffic through the site.

Conclusion

OPD staff has no objection to the applicant's request for a Special Use Permit (SUP) for a convenience store with gasoline sales. The Unified Development Code and the Uptown District allows gasoline sales at the subject site with a SUP approved by the City Council. OPD has determined that there will not be any adverse effects from the granting of the SUP. The abutting parcels to the north and the east are city owned parcels that contain the Gayoso Bayou. There has previously been a fueling station located on the subject site, and since the subject site is located on the corner of a major intersection, it's an ideal location for another gas station.

In fact, OPD feels that the proposed site plan and building will be a major improvement to the area compared to what is currently existing. The current building and gravel parking lot can stay legal non-conforming and be used as a convenience store by-right. That site has existed in its current form since the 1950s. By approving this SUP, the property will be brought up to meet the standards of the Uptown District and contribute to the pedestrian friendly urban environment. By approving this application, the neighborhood will be gaining a pedestrian friendly, brick building that will front both street frontages and have a front door at the corner.

OPD finds that this request meets the following approval criteria of Section 9.6.9 of the Unified Development Code:

- A. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.
- B. The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will

provide adequately for such services.

- D. The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.
- G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.
- H. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

OPD believes the above standards are met as long as they are approved with the recommended conditions.

RECOMMENDATION: Approval with Conditions

- 1. Alcohol sells shall be prohibited at this site.
- 2. No outdoor storage shall be permitted.
- 3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
- 4. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- 5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
- 6. All signage must be approved by the Downtown Memphis Commission.
- 7. Any refuse dumpster shall be screened from the view of traffic on the adjoining streets and from adjoining properties.
- 8. The applicant shall work with OPD to finalize the elevations and landscaping details and requirements for the entire site prior to the site plan being signed by OPD.
- 9. The curb cut on AW Willis shall be designed and constructed as a right in right out only.
- 10. The curb cut on N. Third St. needs to move to a point not less than ten feet from the north property line.

11. This SUP is conditioned upon the site plan and building elevations submitted with this application. Any change or deviation from this plan, shall, upon the determination of the Planning Director, be resubmitted to the LUCB for its review and reaffirmation or addressed administratively by the Office of Planning and Development.

GENERAL INFORMATION

Street Frontage:	Approximately 135 feet along A.W. Willis Avenue Approximately 120 feet along Third Street
Planning District:	North Memphis
Zoning Atlas Page:	1930
Parcel ID:	001039 00002

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer:

CITY ENGINEERING COMMENTS DATE: 6/11/2015

CASE: SUP 15-212

NAME: C Store with gasoline sales

1. Standard Subdivision Contract as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. City sanitary sewers are available at developer's expense.

Roads:

3. City Engineering suggests that the site plan be rotated to locate the gas pump island facing Third Street.
4. This development does not appear to be effected by a project that has been identified by TDOT or the MPO on the LTRP to receive future improvements. However, the applicant is advised to inquire with the MPO, MATA, TDOT and any adjacent railroad authority regarding any future projects that may impact this site.

Curb Cuts/Access:

5. The City Engineer shall approve the design, number and location of curb cuts.
6. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
7. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City

standards,

8. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
9. Access to AW Willis shall be via right in, right out curb opening only. No full movement curb cut will be permitted within the queuing lane for the intersection.
10. One curb cut per lot per street frontage will be permitted.

Drainage:

11. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis Drainage Design Manual.

General Notes:

12. The width of all existing off-street sewer easements shall be widened to meet current city standards.
13. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.
14. Required landscaping shall not be placed on sewer or drainage easements.

Additional comments submitted on 6/23/15

1. The curb cut on AW Willis shall be designed and constructed as a right in right out only.
2. The curb cut on N. Third St. needs to move to a point not less than ten feet from the north property line.
3. City Engineering would support the closure of the existing alley(s) behind this site in order to facilitate vehicular movement. The current site plan, while in accord with the Uptown Overlay District (I assume) does not allow for efficient vehicular movement and it will be very difficult for gasoline tanker trucks to make deliveries on site.
4. All other comments previously submitted are applicable.

City Fire Division:	No comments received.
City Real Estate:	No comments received.
City/County Health Department:	No comment.
County Board of Education:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- **Street Names:** It is the responsibility of the owner/applicant to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for **Street Naming Guidelines** and the **Online Street Name Search**: <http://www.mlgw.com/builders/landandmapping>
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- **No permanent structures** will be allowed within any utility easements, without prior MLGW approval.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL** @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- **Street Trees are prohibited**, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- **Landscaping is prohibited** within any MLGW utility easement without prior MLGW approval.
, Section 4.3 which is available online at the following MLGW website:
 - <http://www.mlgw.com/images/content/files/pdf/ServicePolicyManual.pdf>
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.
 - All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.
 - All commercial developers must contact MLGW's Builder Services line at 729-8630 (select option 2) to initiate the utility application process.
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

Respectfully Submitted,
MEMPHIS LIGHT, GAS and WATER DIVISION

TOM WORD

Bell South / Millington Telephone:	No comments received
Memphis Area Transit Authority (MATA):	
OPD-Regional Services:	No comments received.
OPD-Plans Development:	No comments received.
Division of Park Services:	No comments received.

Neighborhood Associations:

No comments received.

Public Notice Information

A neighborhood meeting was held on July 22th, 2015.

30 property owners, 2 neighborhood associations and 4 council members were notified of the neighborhood meeting

The following elected officials and neighborhood associations were included in the mail out:
City Council Members:

Berlin Boyd
Joe Brown
Janis Fullilove
Myron Lowery

Uptown Alliance
Uptown Community Association

A public notice sign was posted at the entrance to the site on July 30th, 2015.

32 Land Use Control Board public notices were mailed out 6/25/2015 to the surrounding property owners.

As of August 7th, OPD has received one letter in opposition.

Application



Memphis and Shelby County
Office of Planning and Development
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6619

**APPLICATION FOR SPECIAL USE PERMIT
APPROVAL/AMENDMENT**

Date: 5.29.2015

Case #: SUP 15-212

PLEASE TYPE OR PRINT

Property Owner of Record: BOSQUIT BEES MORTGAGE COMPANY Phone #: _____

Mailing Address: 2595 BROAD AVE City/State: MEMPHIS Zip 38112

Property Owner E-Mail Address: _____

Applicant: A.W. WILLIS FUEL CENTER LLC Phone # 901.383.8668

Mailing Address: 2950 STAGE PLAZA N City/State: BAILETT Zip 38134

Applicant E-Mail Address: _____

Representative: _____ Phone #: _____

Mailing Address: _____ City/State: _____ Zip _____

Representative E-Mail Address: _____

Engineer/Surveyor: THE BRAY FIRM Phone # 901.383.8668

Mailing Address: 2950 STAGE PLAZA N. City/State: BAILETT Zip 38134

Engineer/Surveyor E-Mail Address: braydav@firm@aol.com

Street Address Location: 184 A.W. WILLIS AVENUE

Distance to nearest intersecting street: @ NE DUNN A.W. WILLIS & THIRD

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>0.428</u>	_____	_____
Existing Zoning:	<u>MU</u>	_____	_____
Existing Use of Property	<u>C-STAKE/DELL</u>	_____	_____
Requested Use of Property	<u>C-STAKE W/ GAS SALES</u>	_____	_____

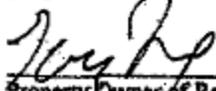
Amendment(s): Any revision to an approved Special Use Permit that does not meet the provisions for Major or Minor Modifications shall be proposed as an amendment. Time extensions (see Subsection 9.6.14B of the UDC) to and requests to exceed 24-month limitation on discontinuance (see Subsection 9.6.14C) of approved special use permits shall be processed as major modifications, subject to the provisions of Chapter 9.16.
Yes ___ No x

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: N/A Bedrooms: _____
Expected Appraised Value per Unit: _____ or Total Project: _____

Variations: If the Office of Planning and Development (OPD) determines your submitted site plan requires Board of Adjustment (BOA) action on a particular standard of the Unified Development Code, this application will not be heard by the Land Use Control Board (LUCB) until an application is submitted to the BOA. Once a BOA application is received by OPD, OPD will proceed to send any public notices, including neighborhood meeting notification, for the next available LUCB meeting. Notices will not be sent out prior to a BOA application being received. All neighborhood notification and public notices shall meet the timing provided in Sections 9.3.2 and 9.3.4 of the UDC. In lieu of a BOA application being filed, this application for a Special Use Permit may be replaced with an application for a Planned Development within 14 days of the filing deadline for this application, unless the site is located within the Medical Overlay District (see Sec. 8.2.2D of the UDC). If neither a Board of Adjustment nor a Planned Development application is received within 90 days of the filing deadline for this application, then this application shall be considered defective and withdrawn from any future consideration by the Land Use Control Board.

I (we) hereby make application for the Special Use Permit described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

 5-28-15  5/27/2015
Property Owner of Record Date Applicant Date

LAND USE OWNERSHIP DISCLOSURE

CONTRACT
OWNERS/BUYERS

<u>Anwar Aman</u>	<u>3715 Classic Drive S, Memphis, TN 38125</u>
<u>Badruddin Kheraj</u>	<u>3539 Classic Drive S, Memphis, TN 38125</u>
<u>Sardar Aman</u>	<u>10521 Hawk Inlet Drive, Collierville, TN 38017</u>
<u>Rafiq Devji</u>	<u>8916 Bent Grass Circle, Memphis, TN 38125</u>

Letter of Intent



The Bray Firm

Telephone 901-383-8668
Fax 901-383-8720

2950 Stage Plaza North
Bartlett, Tennessee 38134

May 29, 2015

Josh Whitehead, Director
Memphis and Shelby County
Office of Planning and Development
125 North Main Street
Memphis, Tennessee 38103

RE: Special Use Permit for 184 A W Willis Avenue to permit gasoline sales

Mr. Whitehead:

Please find attached an application for the above referenced Land Use Control Board case. The existing site is occupied by a convenience store/deli. However, the site is not developed to its full potential and is in need of upgrades as the building is only 1500 square feet and is approximately 50 years old. The prospective owners intend to remove the existing building and construct a new 3500 square foot building and gas pumps with canopy. The proposed elevations of the building are attached to this application. Additionally, the site development pre-dates the current Unified Development Code so despite full improvements along both AW Willis and Third Street the site improvement do not include curbing around the parking area and it completely devoid of landscaping. The proposed site plan will meet all the current regulations of the Unified Development Code including landscaping.

Special Use Permits require a neighborhood meeting. The neighborhood meeting will be held in the existing building on the site at 6pm on Monday, June 22nd. A copy of the meeting notice is included in this application package.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.

Letter of Opposition



July 2, 2015

Members of the Land Use Control Board and
Josh Whitehead
Office of Planning and Development Director/Administrator
160 North Main Street, Suite 468
Memphis TN 38103

Re: Application for Special Use Permit for Gasoline Sales at 184 AW Willis

Dear Members of the Land Use Control Board and Mr. Whitehead:

I am writing on behalf of certain property owners in the area surrounding 184 AW Willis to express our concern regarding the special use permit application for gasoline sales and proposed convenience store at 184 AW Willis and the negative impact that we believe granting this special use permit could have on the surrounding area, including the Pinch District, Uptown, the Medical District and the campuses of St. Jude Children's Research Hospital ("St. Jude") and Bridges. Property owners surrounding 184 AW Willis including ALSAC, the fundraising and awareness for St. Jude, Bridges, and Uptown Community Association respectfully request that you decline to approve the special use permit application for gasoline sales at 184 AW Willis.

As you are aware, the proposed convenience store gas station would be built on a small lot on a busy corner at AW Willis and Third Street, which is a state highway, across the street from the St. Jude campus and a block away from the Bridges campus. Approximately 10,000 young people visit Bridges each year and nearly 50,000 people visit St. Jude each year. Accordingly, it is not in the best interests of the neighborhood, especially since there is already a convenience and store gas station located at Main and AW Willis. A second convenience store gas station, with a potential for beer sales, on a small lot on a busy intersection between two community anchors, Bridges and St. Jude, where tens of thousands of children and their parents visit when there is already a gas station convenience store just one block away, will have a negative impact on the surrounding property and property owners.

During recent years, the City, Uptown Community Association, Bridges, ALSAC, St. Jude and other community stakeholders have worked to improve the walkability, livability and safety of the Uptown and St. Jude campus area. We are also concerned about traffic and pedestrian safety if a special use permit for gas sales is granted at this small congested location. A large gasoline truck may not be able to turn into the site easily either from either AW Willis or 3rd Street. Consequently it may have to dangerously block the travel lanes of either street or even back into the street.

We do not believe that it is feasible to comply with the Uptown overlay requirements regarding setbacks and location of the building and pumps on the lot in such a way that vehicles and large refueling trucks can safely enter, fuel and exit the area. The anchor community organizations, ALSAC, St. Jude, Uptown Community Association, and Bridges are committed to sustainable growth and development of the area and welcome comprehensive planning to ensure the optimal development of the area.

We respectfully request that the Land Use Control Board deny this special use permit application for gasoline sales and prohibit beer sales at this location to ensure and maintain the safety of the children, visitors, pedestrians and drivers in the area surrounding the intersection of AW Willis and Third Street.

Sincerely,

Sara L. Hall
Chief Legal Officer
ALSAC

Cynthia Ham
President/CEO
Bridges

Tanja Mitchell
Uptown Neighborhood Coordinator
Uptown Community Association