

TOWN OF PLAINFIELD

BOARD OF ZONING APPEALS REPORT

CASE NO.: BZA-22-076

PETITIONER: Kimley-Horne for Scooter's Coffee

REQUESTED VARIANCES:

1. To allow drive-thru and bail-out lanes to encroach the required front setbacks from Main Street, Elm Drive, and Locust Drive for a proposed 678 square foot drive-thru coffee kiosk.
2. To reduce the drive aisle for 45 degree parking area from the required 15' to 14'.

SITE INFORMATION

LOCATION: 1805 E. Main Street

LOCATION MAP:



APPLICABLE REGULATIONS: Plainfield Zoning Ordinance

EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: GC General Commercial	Site: Community Commercial
North: GC General Commercial	North: Community Commercial
South: R-4 Single-Family	South: Medium Density Residential

East: GC General Commercial	East: Community Commercial
West: GC General Commercial	West: Community Commercial
PARCEL SIZE: ± 0.423 acres	

PLANNING OVERVIEW

Project Description: The site is the old Marathon gas/convenience market and more recently approved Tim Horton's at 1805 E. Main St. which is the southeast corner of Elm Drive./Main Street. The site is less than half an acre in size also bordered by Locust Drive to the south, the site has three street frontages. The setback requirements for the three street frontages and the small size limit what can be done on the lot. The petitioner would like to construct a 678 square foot building on the site with an order/pickup lane and bailout lane completely around the site. To do this, variances are needed to allow the bailout lane to encroach within the required front yard of each street the site fronts.

To this proposal's credit it will also include the closing of two access points from the site onto Main Street which will improve existing traffic difficulties along Main Street approaching the Quaker Boulevard intersection.

Land Use / Compatibility: This site has a history of needing development standards variances. In 2001 variances were needed to build the building for Campfield's Auto Service. About 2-3 years after Campfield's opened, a walk-in cooler was illegally installed behind the building encroaching into the Locust Dr. front setback. A variance was granted in 2004 (BZA-04-011) correcting the cooler and not require/replace perimeter landscaping that had died at the southern perimeter. In 2011, the site began operating as a Marathon gas/convenience market until closing in 2016.

Later in 2016 approved for Tim Horton's (BZA-16-023) to variance to reduce the required front setbacks from Main St., Elm Dr. and Locust Dr. and to have no bail-out lane for a drive-thru. No construction took place and the Tim Horton's development plan approval expired in 2019.

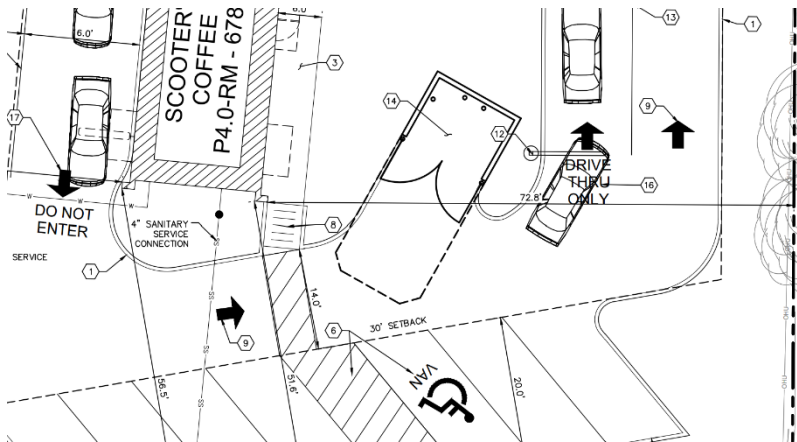
Development Standards: Each street requires a front yard setback of 30', in the GC districts, interior access drives and drive-thru lanes are not allowed in the front setback. Parking spaces must have at least a 10' setback to allow for utilities and perimeter landscaping. While trash enclosures can be located between the building and street when a site has multiple street frontages, it still must comply with the required front setback. For the proposed site plan to work, the following variances are needed:

- 1. 2.11B DEVELOPMENT STANDARDS (3)(a). *Minimum front yards.*** May include driveways and parking areas and shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.

2. Table 4.10-A Parking Lot Design:

45 Degree Angle of Parking Space

Width of Maneuvering Aisle 15 ft. 0 in. (one-way)



To make a proper turn radius the drive-thru lane would need to encroach into the Main Street front yard setback. Even if the building were moved to remove the drive-thru lane from encroachment, a variance would be necessary for the bail-out to encroach or be eliminated.

The interior access drive would still encroach into the Locust Dr. front setback if there was only one drive-thru lane. Tim Horton's is adamant the operation have two drive-thru lanes. There are no issues with setbacks at the east perimeter and the building complies with the required 30' front setback from Main St. The proposed drive-thru lanes comply with standards. Staff asked for the interior access drive in the front setback of Main St. to provide internal circulation. The proposed trash enclosure location complies with the Vision Clearance Area required at the intersection.

MOTION #1

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-22-076, as filed by Kimley-Horne for Scooter's Coffee, requesting approval of variances to allow encroachment into front yard setbacks from Main Street, Elm Drive, and Locust Drive with a drive-thru lane accompanied by a bail-out lane for a proposed 678 square foot drive-thru kiosk at 1805 E. Main Street subject to the following conditions:

1. Substantial compliance the site plan file dated presented September 19, 2022.
2. Proper Landscape Plan as approved by the Town of Plainfield Advisory Plan Commission along with Development Plan.

Finding that:

1. The approval (**will not** / **will**) be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance (**will not** / **will**) be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance (**will** / **will not**) result in practical difficulties in the use of the property.

MOTION #2

I move that the Board of Zoning Appeals **approve** / **deny** / **continue** BZA-22-076, as filed by Kimley-Horne for Scooter's Coffee, requesting approval of variance to allow the reduction of the drive aisle for a 45 degree parking area from the required 15' to 14' for a proposed 678 square foot drive-thru kiosk at 1805 E. Main Street subject to the following conditions:

1. Substantial compliance the site plan file dated presented September 19, 2022.
2. Proper Landscape Plan as approved by the Town of Plainfield Advisory Plan Commission along with Development Plan.

Finding that:

1. The approval (**will not** / **will**) be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance (**will not** / **will**) be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance (**will** / **will not**) result in practical difficulties in the use of the property.