



DEPARTMENT OF DEVELOPMENT SERVICES

Findings of Fact: Variance of Development Standards

Section 4.18A.9.n. - 16 fuel pumps

Table with 2 columns: Label (Project Name, Address/Location, Docket Number) and Value (Quaker/Camby Variances, Southwest corner of Camby Road and Quaker Blvd, empty)

FINDING

- 1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because:
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
3. The strict application of the terms of the Plainfield Zoning Ordinance would result in a practical difficulty in the use of the property because:

APPLICANT RESPONSE

Petitioner proposes 16 fuel pumps for the proposed fueling station. Other convenience stores north of the nearby I-70 and Quaker Blvd. interchange within Plainfield have 16 or more fuel pumps. The pumps are not located between the proposed building and either of the site's two street frontages.
Other convenience stores within Plainfield, including stores near the site, have 16 or more fuel pumps. The proposed layout of the site provides for the pumps to be located south of the proposed building, with no pumps located between the proposed building and either of the site's two street frontages.
Convenience stores within Plainfield and near the site have 16 fuel pumps. The strict application of the terms of the zoning ordinance will prevent the improvement of the site with the same number (or even less) of fuel pumps than currently exist in Plainfield.

PLAINFIELD BOARD OF ZONING APPEALS

The VARIANCE is hereby APPROVED this ___ day of ___, 20__.

Signature lines for the Board of Zoning Appeals

Applicant's Supplemental Response for Finding No. 3:

The strict application of the terms of the zoning ordinance will prevent the improvement of the site with the same number (or even less) of fuel pumps than currently exist in Plainfield. The orientation and location of the pumps on the site and the significant setback of the pumps from Quaker Blvd and Camby Road mitigate the view of the pumps from the site's streetscapes along Camby Rd and Quaker Blvd.

Wawa is going to invest approximately \$10 million in this site with a 6,000 sf store off an interstate on a state highway. It wants to be able to fuel as many cars as the stations located on the other side of the interstate.

The PZO does not define the term "fuel dispensing pumps". Per the United States Department of Agriculture Rural Development division, "A dispenser (pump) is a unit that generally offers fuel and allows payment on two sides." https://www.rd.usda.gov/sites/default/files/Dispensers_and_Fueling_Equipment_Reference_Guide.pdf . Per the USDA definition, Wawa has 8 fuel dispensing pumps and 16 fueling positions. A variance was requested because Staff interprets the term differently.