
**APPLICANT RESPONSE STATEMENT
CONDITIONAL USE PERMITS
FUEL FACILITY**

1) Explain requested conditional use permit.

The Applicant would like to request a Conditional Use Permit to allow for a fuel facility. The fuel facility will provide four pump islands with (16) dispenser pumps, (3) 30,000 gallon fuel tanks, (1) 20,000 gallon diesel tank and (1) 1,500 gallon fuel additive tank. The fuel facility is a service provided only to club members and is not a 24-hour facility. No concessions are sold at the fuel facility.

2) Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.

The Fuel Facility is a popular service provided at a majority of the similar warehouse locations. This proposed fuel facility location is the furthest from any proposed residential area within the development and will not have a significant adverse effect on the surrounding area.

3) Whether or not the use is otherwise compatible with the surrounding area.

The Fuel Facility will have architecture that is complimentary to the proposed warehouse elevations to further blend its use with the development.

4) Whether or not the use proposed will result in a nuisance as defined under state law.

The Fuel Facility tanks will be permitted with the State Fire Marshal as well as the City; therefore, the use will not result in a nuisance as defined under state law. Additionally, the Fuel Facility is supervised at all times during operation by a trained and certified employee.

5) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The Fuel Facility has operating hours from 6 a.m. until one hour after the warehouse closes. The operating hours will not adversely affect the quiet enjoyment of the surrounding property.

- 6) **Whether or not property values of surrounding property will be adversely affected.**

The Fuel Facility will not adversely affect the property values of the surrounding property. The Fuel Facility will be part of a larger development on a currently undeveloped tract of property.

- 7) **Whether or not adequate provisions are made for parking and traffic considerations.**

The Fuel Facility is proposed at the far corner of the proposed warehouse parking lot. The queue area for the dispensers is 150 feet. All traffic flow through the Fuel Facility is one-way with a pass-through lane between islands. The dispenser hoses are long enough that cars may refuel regardless of which side the tank opening is located on vehicles.

- 8) **Whether or not the site or intensity of the use is appropriate.**

The Fuel Facility site use/intensity is appropriate for this type of development as part of the Warehouse site.

- 9) **Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**

There are not special or unique conditions that are created for the Fuel Facility. No concessions are sold at the Fuel Facility so it differs from the typical gas station.

- 10) **Whether or not adequate provisions are made regarding hours of operation.**

The use is for club members only and is proposed to operate during normal business hours as a secondary use to the primary use of a warehouse retail store.

- 11) **Whether or not adequate controls and limits are placed on commercial and business deliveries.**

There are no delivery controls or limits. The Fuel Facility is located at a position within the Warehouse parking field to minimize traffic implications with pedestrians. Fuel trucks have a dedicated area to pull off from the main drive aisles for refilling of the tanks so no drive aisles will be blocked.

- 12) **Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**

The landscape plan for the Fuel Facility will be consistent with the overall development.

- 13) **Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

No public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected by the Fuel Facility use. The warehouse uses double liners for the underground tanks with sophisticated leak detection. Additionally, the Fuel Facility attendant is trained and certified for spill clean-up should any occur within the Fuel Facility. The Fuel Facility also provides a vapor recovery system which adheres to industry standards.

- 14) **Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.**

Fuel facilities are allowed under this specific transect with a special use permit.

- 15) **Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.**

We have provided all applicable information in this application.

- 16) **Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**

The Fuel provides a vapor recovery system which adheres to industry standards. No unusual odors are anticipated by this facility.