

Conditional Use to Allow modernization of existing Automobile Service Station in the B-3 Zoning District

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.

This purpose of this proposed development is to update the existing Automobile Service Station built in 1986 by removing the 640 s.f. single bay carwash and replacing the 840 s.f. mini-mart building with a ~ 3,140 s.f. Casey's branded convenience store. This new Casey's Convenience Store will contain a full kitchen with freshly made pizza, sandwiches and related items as well as coffee, fountain items, packaged goods and sundries.

This Automobile Service Station with accessory use Car Wash building is currently zoned General Commercial District (B3). Our request to modernize this existing use with an updated facility will not be detrimental to, nor endanger the public health, safety and general welfare Its impact on the public welfare, surrounding properties and adjacent businesses will not change from what is currently approved.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed new building has a high-quality aesthetic, utilizing a brick and siding façade on all four sides with a rich earth tone color and will have a positive impact on adjacent properties and the neighborhood.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

The Automobile Service Station with ancillary carwash currently operating in this neighborhood for over thirty years is an important and appropriate service for this high traffic, commercial center. Removing the existing single bay carwash as part of the proposed redevelopment will eliminate a competitor to the adjacent carwash. The establishment of the conditional use for an Automobile Service Station already in operation as such will not impede the normal and orderly development and improvement of the adjacent properties for the uses permitted in the district.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

This proposed conditional use is located in an "Urban Center" as defined in the 2022 Land Use Master Plan, wherein "gas station" is specifically cited as a primary use. While "gas station" does describe one primary use, Casey's is well known for its food menu, including homemade pizza and its additional convenience retail offerings, both of which are also described as primary uses in an "Urban Center".