

## Casey's General Store – Franklin, OH

### Statement

Casey's General Store is proposing a C-Store and Fueling Services on property that is currently zoned as C1 – General Commercial District. Per City of Franklin District and Use Standards, a "Gasoline Service Station" is a Conditional Use. Therefore, Casey's is requesting that its proposed use be approved. The site will be located at 1288 East 2<sup>nd</sup> Street, Franklin, OH 45005. It will have a great impact on the neighborhood and service a busy intersection. It fits into the area well, as there is an existing Gasoline service station across the street. Casey's understands the potential negative effects that may come with a gasoline service station and intend to mitigate them. Roadway improvements to E 2<sup>nd</sup> Street are anticipated based on the Traffic Impact Study and turn lane is anticipated to aid in traffic and accessibility to the site. There should be adequate parking around the building for its customers. If/when these spaces become overparked, customers are able to utilize the fuel pump when fueling and use of the store. The screening provided via fence and landscaping is intended to aid in the removal of noise and light pollution. The trash area will be enclosed and meet City of Franklin requirements. Removal of the waste will be performed at off-peak hours to avoid any disturbances to customers and site circulation.

### Narrative Statement

A Gasoline Service Station is an allowable use within the C1 General Commercial District with approval. The proposed use will meet many of the City of Franklin's objectives laid out in the Comprehensive Plan. A Casey's General Store would be an example of "encouraging business growth", "supporting the high volume of residents and tourism in the city with the revitalization and redevelopment of commercial nodes", "adding walkability and bike ability", and meeting the future land use intent. The site will be designed and constructed to meet all city design standards. The building's brick and stone finishes look great and will match the neighboring commercial buildings that surround the site. In no way will the proposed use become a disturbance to the surrounding neighborhoods, instead it will provide benefit to the community and local economy in a plethora of ways. No damage to historical features will come as a result the site's construction.

Casey's General Store meets the standards of a "Gasoline Service Station w. Convenience Food Stores" by providing fuel service stations and food/beverage services within their store. No drive-thru is proposed as part of the C-Store building. The proposed light fixtures will only provide the necessary service to the site and not disturb neighboring properties or drivers. The proposed retaining wall, fence line, and vegetation/trees will properly screen the adjacent residential properties. Full circulation around the fueling canopy is provided with lanes and driveways that allow for two-way traffic. Two driveways are proposed off of two sperate streets to accommodate traffic. In addition, roadway improvements will be made to improve traffic concerns into the site.

Casey's General Store meets the standards of an "Automobile Fueling/Charging Station" as specified in section 1107.09( C ) of the code. The proposed canopy is located 136' from the neighboring residential

property, which meets the 50' requirement. The driveway locations have been coordinated with the City Engineer. Vehicle circulation throughout the site is smooth, and movements of the fuel, delivery, and emergency trucks are shown in the Civil Plans. All parking and loading spaces can easily be maneuvered in , out, and around. Vehicle stacking is shown on the Site Plan for the auto canopy fueling station. Site landscaping has been provided that meets code and shows pavement areas separated by 6" curb as required. The proposed use complies with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations. The fuel canopy will be constructed of brick to match the main c-store building.