

Casey's General Store – Franklin, OH

General Narrative

Casey's is proposing a roughly 4,343 SF convenience store building for food, beverage, fuel, and other sales. Accompanied by this is a 5 fuel dispenser auto fueling canopy with underground storage tanks to service the canopy. There will be driveway access from both East 2nd Street and E Lawn Drive. A dumpster enclosure is proposed to handle the store and customer waste that is screened off from view. There will be 20 auto parking spaces provided at the front and side of the c-store to allow for customer parking and easy access to the store. A monument sign will be located at the SE corner of the intersection to allow for visibility of the site from nearby travelers. An air island is proposed to allow customers to fill their tires with air. A sidewalk is proposed to aid in public travel to and from the store/corner of the intersection. Due to the large grade change across the existing property, a retaining wall is proposed that's height varies throughout its length, but at its highest point will stand ~9'. An underground detention system will be used to capture and treat stormwater for the site. Other utilities required to service the site are electric, water, gas, and telecom. These services are all readily available at the site.

Statement

The proposed use of the property (once conditionally approved in a separate application) has been designed to meet all applicable requirements of the UDO. Three of the four sides of the existing property neighbor roadway/commercial businesses (Speedway, Walgreens, Auto Store) with similar use. The residential properties to the south should not be affected by new use as the homes are pretty well set back from the shared property line. The proposed use will not be detrimental to the character of the surrounding area, as some of these properties provide the same auto and fuel services. A traffic impact study has been performed to determine the required roadway improvements to allow for safe travel. Additionally, a public sidewalk is proposed to aid in pedestrian travel at the site. Casey's has ample parking surrounding the store and at the fuel canopy for customers. A loading zone is provided on the west side of C-store. The site will be properly lit as shown on the photometric plan. The site will provide adequate utilities as shown on the Utility Plan. Driveway and lane widths have been designed to accommodate the necessary movements of emergency vehicles thru the site. Please see the Site and Landscape Plans showing the proposed landscaping and screening as required by the code.