



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: September 10, 2025

PC 25-18 Conditional Use – Automobile Fueling Station

Property Information: Location: Parcels #0426452005, 0426452006, and 0426452007
(1288 E. 2nd Street)
Zoning: C-1 “General Commercial District”
Proposed Use: Automobile Fueling Station
Property Size: 1.59 Acres
Proposed Building Size: 4,319 square feet
Proposed # of Parking Spaces: 20 spaces and 1 ADA accessible space (21 total)

Project Overview: The applicant, Casey’s c/o Paul Hanson, is proposing to construct a Casey’s General Store and automobile fueling station located at 1288 East 2nd Street. The subject property is zoned C-1, General Commercial District, and automobile fueling stations are a Conditional Use in that zoning district.

Comments: Overview: The Casey’s General Store is proposed to be located across three currently separate parcels along East 2nd Street and East Lawn Drive that are currently utilized as single-family residential dwellings. Once removed, Casey’s will consolidate the three parcels and utilize the entirety of the 1.59 acre lot for the fueling station and convenience store.

When completed, the development will consist of a 4,319 square foot convenience store and a gas canopy with is proposed to contain 10 gas pumps.

A total of 21 parking spaces are provided to support the use which will provide access via East 2nd Street as well as East Lawn Drive.

Automobile Fueling/Charging Stations Specific Standards:

1. All outdoor storage, if permitted by Planning Commission, must be completely screened from view from the adjacent properties.
Outdoor storage is not currently proposed.
2. All outdoor display areas, gasoline pumps, canopies, and any buildings used for service shall be located at least 50 feet from any residential property or district.
The gasoline pumps and canopies are located more than 50 feet from the adjacent residential properties. No service buildings are proposed.
3. A solid wood fence, masonry wall, or hedge six feet high shall be required along any property line adjacent to a residential use or district.
Landscaping, as well as a six-foot wooden privacy fence are proposed to be located between the residential properties to the south of the development to meet this requirement.
4. The minimum distance of driveways from intersections shall be as approved by the City Engineer.
It is understood that the City Engineer approves of the minimum distance of the driveways from the intersection of East 2nd Street and East Lawn Drive.
5. Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer.
Access to the development is from East 2nd Street and East Lawn Drive similarly to the Walgreens that is across the street from the proposed Casey's General Store.
6. The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided.
The vehicular circulation areas are efficient and do not conflict with movement throughout the site nor do they conflict with pedestrian movements.

7. Every parking and loading space shall have sufficient access and maneuvering area. All maneuvering areas shall be on the same lot as the use the area is intended to serve.
Every parking and loading space has sufficient access and maneuvering area.

8. Automobile fueling/charging stations are subject to the vehicle stacking requirements of Table 1111.07-2: Required Number of Stacking Spaces.
The automobile fueling stations meet the vehicle stacking requirement of Table 1111.07-2.

9. All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by six inch high curbing.
Six inch curbing is provided to separate the paved areas from the landscaped areas.

10. The proposed use shall comply with all federal, state and/or local underground storage facilities requirements, licensing requirements and/or business regulations.
It is anticipated that the proposed Automobile Fueling Station will comply with all requirements.

11. The fuel canopy shall be constructed of the same materials used on the principal building.
The fuel canopy is constructed of brick which is the same material utilized on the principal building.

Conditional Use General Standards for Approval:

1. The proposed use is a Conditional Use in the zoning district for which it is proposed.
An automobile fueling station is an identified Conditional Use in the C-1 zoning district.

2. The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO.
The proposed automobile fueling station is consistent with the intent of the C-1 Zoning District, which is to "provide for general commercial activity, including a wide range of goods and services that will serve the region."

3. The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood.
The proposed use will be designed, constructed, operated, and maintained to be harmonious with the intended character of the general vicinity. The use will not change the essential character of the neighborhood.
4. The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.
It is not expected that this use will be hazardous or unreasonably disturbing to adjacent uses.
5. The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
The proposed Conditional Use will be served adequately by essential public facilities and services.
6. The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The proposed Conditional Use will not create excessive additional requirements or be detrimental to the economic welfare of the community.
7. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
The proposed Conditional Use does not involve uses, activities, processes, materials, etc. which are detrimental to any persons, property, or the general welfare.
8. The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares.
The proposed Conditional Use proposes two vehicular approaches which should not interfere with traffic on surrounding public thoroughfares.

9. The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.
The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major importance.
-