

FACTSHEET

TITLE: CHANGE OF ZONE NO. 07020, from R-2 Residential District to B-1 Local Business District, requested by Casey's Retail Company, on property generally located at North 70th Street and Havelock Avenue.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 04/25/07
Administrative Action: 04/25/07

STAFF RECOMMENDATION: Approval on the east 35' of Lot 3, Block 24, Havelock.

RECOMMENDATION: Approval on the east 35' of Lot 3, Block 24, Havelock (9-0: Strand, Taylor, Sunderman, Carroll, Esseks, Krieser, Larson, Cornelius and Carlson voting 'yes').

FINDINGS OF FACT:

1. This change of zone request expands the B-1 Local Business District zone into the R-2 Residential zone and was heard by the Planning Commission in association with a request for special permit to expand a nonconforming use for the sale of alcoholic beverages for consumption off the premises at the southwest corner of North 70th Street and Havelock Avenue.
2. The applicant proposed changing the zoning on all of Lot 3, Block 24, Havelock, but agreed to continue to negotiate a lesser amount of land with staff based upon an agreed-upon site plan for the associated Special Permit No. 07010.
3. The staff recommendation to approve a change of zone to B-1 on only the "east 35' of Lot 3, Block 24, Havelock", is based upon the "Analysis" as set forth on p.4, concluding that the ownership parcel includes two lots with one house. The west lot is zoned R-2, while the east lot is zoned B-1. The house could be removed and the service station could expand within the existing B-1 district. The Planning Department supports a minimal expansion of the B-1 district to accommodate the expansion of the service station.
4. The staff presentation is found on p.5-6.
5. The applicant's presentation and discussion with the Commission is found on p.6-9, wherein the applicant testified that the expansion of the B-1 zoning is necessary to allow Casey's Retail Company to construct a service station to their current modern standards.
6. Testimony in opposition is found on p.9, and the record consists of an e-mail in opposition (p.20) and a petition listing 19 questions and concerns consisting of 32 signatures (p.21-23). The staff response and the applicant's response are found on p.24-27.
7. On April 25, 2007, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval of B-1 zoning on the "east 35' of Lot 3, Block 24, Havelock", subject to an agreed-upon revised site plan for Special Permit No. 07010. (The revised site plan will be submitted for Council information under separate cover).
8. On April 25, 2007, the Planning Commission voted 8-1 to adopt Resolution No. PC-01047 approving the expansion of a nonconforming use for the sale of alcohol for consumption off the premises (Carlson dissenting, based upon the sale of alcohol within 100' of a residential district or residential use).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 7, 2007

REVIEWED BY: _____

DATE: May 7, 2007

REFERENCE NUMBER: FS\CC\2007\CZ.07020

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for APRIL 25, 2007 PLANNING COMMISSION MEETING

****As recommended by Planning Commission: 4/25/07****

PROJECT #: Change of Zone No. 07020

PROPOSAL: From R-2 Residential to B-1 Local Business

LOCATION: N. 70th Street and Havelock Avenue

LAND AREA: ~~7,150 sq. ft. (0.16 acres)~~ 5,005 sq. ft. (0.11 acres), more or less (****As recommended by Planning Commission and agreed upon by staff, 4/25/07****)

EXISTING ZONING: R-2

CONCLUSION: The ownership parcel includes two lots with one house. The west lot is zoned R-2, while the east lot is zoned B-1. The house could be removed and the service station could expand within the existing B-1 district. The Planning Department supports a minimal expansion of the B-1 district to accommodate the expansion of the service station.

<u>RECOMMENDATION:</u>	Approval of a change of zone to B-1 on the east 35' of Lot 3, Block 24, Havelock.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: The east 35' of Lot 3, Block 24, Havelock, located in the NE 1/4 of Section 9-10-7, Lancaster County, Nebraska. (****As recommended by Planning Commission and agreed upon by staff, 4/25/07****)

EXISTING LAND USE: Single family residential

SURROUNDING LAND USE AND ZONING:

North: R-2: Single family residential
South: R-2: Single family residential
East: B-1: Single family residential (same ownership parcel)
B-1: Service station (neighboring ownership parcel)
B-1: Multiple family residential (neighboring ownership parcel)
West: R-2: Single family residential

ASSOCIATED APPLICATIONS:

Special Permit #07010, for the expansion of a nonconforming use. The nonconforming use is the sale of alcohol for consumption off the premises.

HISTORY:

March 28, 2007 An application was submitted for this change of zone in conjunction with special permit #07010 for the expansion of a nonconforming use (sale of alcohol for consumption off the premises).

COMPREHENSIVE PLAN SPECIFICATIONS:

Commercial: Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. (p. 16)

Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies. (p. 36)

Commerce Centers should be developed as integrated centers – “four corner commercial development” should be discouraged. Centers should be appropriately dispersed throughout the community to support convenience of access and to lessen impacts on infrastructure. (p. 47)

Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include offices or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials. (p. 48)

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/ convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. Citizens of the community have become increasingly concerned about “light pollution” and its affects upon neighborhoods and the environment. Lighting, dumpsters, loading docks and other service areas should be shielded from the residential area. (p. 48)

Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods. (p. 48)

Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas. (p.48)

The priority in older areas should be on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as shared parking, additional on street parking or the removal of older commercial stores should be explored. (p. 48)

PUBLIC SERVICE:

The Police Department objects to this application, stating that the proposed structure should meet the current zoning requirements. This would require an application for a special permit for the sale of alcohol for consumption off the premises and 100' spacing from a residential area.

AESTHETIC CONSIDERATIONS:

Lot 3 could serve as a buffer between the expanded service station and the existing residential neighborhood to the west.

ANALYSIS:

1. The proposal is to expand the B-1 Local Business District zone into the R-2 Residential District.
2. The existing B-1 zoning line matches the development across Havelock Avenue to the north.
3. The service station could be significantly expanded within the existing B-1 district without a change of zone.
4. Havelock Avenue is in a 40' building line district. The setbacks shall be measured from 40' from the centerline of the street.
5. It would be possible to expand the nonconforming use and stay within the B-1 district. The B-1 district includes the existing service station, the multiple family dwelling to the south, and the 50' wide lot to the west. The developer has indicated that it may be possible to minimize the change of zone request to reflect only a slight encroachment into the R-2 district; however, until a site plan is provided, the appropriate distance cannot be determined.
6. The applicant will submit a revised site plan to determine the extent of the change of zone from R-2 to B-1. Alternatively, the Planning Commission can place the item on hold until a precise boundary is determined.
7. The applicant submitted revised plans electronically on Friday, April 13th. However, staff has not had an opportunity to review and comment as of the time of this report.

Prepared by:

Brandon M. Garrett, AICP

DATE: April 16, 2007

APPLICANT: Casey's Retail Company

OWNER: Millhaven, LLC
PO Box 22772
Lincoln, NE 68542

CONTACT: Mark Hunzeker
1045 Lincoln Mall, Ste. 200
Lincoln, NE 68508

CHANGE OF ZONE NO. 07020
and
SPECIAL PERMIT NO. 07010

PUBLIC HEARING BEFORE PLANNING COMMISSION:

April 25, 2007

Members present: Cornelius, Larson, Sunderman, Taylor, Esseks, Krieser, Carroll, Strand and Carlson.

Staff recommendation: Approval of a reduced area on the change of zone, and conditional approval of the special permit.

Ex Parte Communications: None.

Additional information for the record: **Brandon Garrett of Planning staff** submitted a letter signed by 32 individuals expressing concerns and posing 19 questions directed toward the applicant and the city; a response by the staff; and a response from Casey's, the applicant.

Staff presentation: Garrett then discussed the special permit and showed a revised site plan, explaining that this application is for a special permit for the expansion of a nonconforming use. In this case, that nonconforming use is the sale of alcohol for consumption off the premises. The reason it is nonconforming is that they were legally selling alcohol before there was a requirement to obtain a special permit to sell alcohol. The business closed in January, 2006, so it will only be nonconforming until January 2008. They have two years to bring the nonconformance into compliance.

In considering this special permit, Garrett advised that the zoning states that there are three key points to be considered when granting a special permit for the expansion of a nonconforming use: 1) affects on adjacent property, i.e. traffic, city utility service needs; 2) density of the land use zoning for the subject property and adjacent property; and c) degree of hardship on the applicant caused by failure to grant such a permit.

Garrett then pointed out that the waiver being requested is to allow less stacking at the pumps. The design proposed provides more space between the pumps than we typically see, allowing vehicles to pass through, thus reducing the stacking requirement. Public Works agrees with this waiver.

More specifically, as noted in the staff report, there is a condition of approval which requires a revised site plan that would be approved by Public Works and Planning before getting a building permit. The reason for this condition is that when this application was first submitted, the applicant submitted a different site plan. Even with the revised site plan shown today, there are still some issues that need to be corrected before obtaining a building permit.

With regard to the change of zone, Garrett pointed out that the staff would support a minimal expansion of the B-1 district into the residential district to accommodate the expansion of this service station. The property just to the west is actually under one ownership and there is just one single family home on the

two lots. The east 50' is currently zoned B-1, and the west 50' is zoned R-2. To the south of the existing site there is a four-plex which is also zoned B-1. Thus the whole corner north of the alley up to Havelock is already zoned B-1. There is an existing service station also to the north. The staff had indicated to the applicant that the staff would support approval with a minimal expansion into the R-2 zoning, but not the entire 50' being requested.

Esseks inquired whether the 50' wide lot is buildable. Garrett believes that is the standard width for the R-2 district. Esseks then asked for the justification for this change. Garrett stated that the applicant indicates that they need the extra space to accommodate the expansion of the site, the size of the store and the number of gasoline pumps to meet the company standards (Casey's).

Larson confirmed with Garrett that the applicant will be tearing down the existing building which is currently unoccupied, the four-plex to the south, the home to the west and any outbuildings.

Esseks acknowledged that eight to twelve feet is a minimal change of zoning, but given the desire to maintain the liquor license and their planned positioning of the store, will they be 100' from the nearest residential use? Garrett acknowledged that the facility would not meet the 100' separation. He explained, however, that because it is a nonconforming use, they would not be subject to that 100' requirement. Esseks believes the 100' requirement is a very serious issue. Garrett confirmed that the approval of the expansion of nonconforming use would allow the sale of alcoholic beverages for consumption off the premises without coming back for a special permit for the sale of alcohol. Garrett reiterated that the issue today is the nonconforming use, and that being the sale of alcohol in this case – not the service station. If this special permit is approved, the business can continue to sell alcohol on this site without coming back for another special permit.

Larson recalled other situations like this such as 48th & Randolph.

Carlson inquired whether the staff is making a formal recommendation on the change of zone. Garrett stated that the staff is interested in allowing some flexibility to work with the applicant upon submittal of a revised site plan before being more specific on the change of zone recommendation.

Carlson inquired whether the applicant can use the R-2 portion for a different use. Garrett believes it would reduce the lot size to less than 50', but the intent was for the whole site to be Casey's. Ray Hill of Planning staff added that the remaining part of the R-2 zoned lot would be used as a buffer to get a greater separation between the service station and the adjoining residential uses, such as a landscape buffer area.

Proponents

1. Mark Hunzeker appeared on behalf of **Casey's General Stores**. This is an application to redevelop an existing convenience store site to bring it up to modern standards, specifically standards of the Casey's stores company-wide. The existing store is closed. The abutting four-plex exists on commercial zoning. One house will be removed. Across the street to the northwest is an older commercial use.

Hunzeker stated that the applicant has had at least two meetings with Planning and Public Works about the site plan. The difficulties of fitting a modern standard store on this site arise from several things, one being the fact that both Havelock Avenue and 70th Street have 40' Building Line Districts which extend into the site an additional 7' from the required setback on the property line. In addition, Public Works would strongly prefer that Casey's not use the existing curbcuts on the site. Hunzeker showed the existing curbcuts and existing pump islands on the site. He suggested that it would be possible to redevelop on the existing zoning simply by purchasing the four-plex to the south and making something fit, but it would not be a modern standard store and would not meet any of the Public Works criteria for getting the curbcuts separated from the intersection. Part of the reason the facility will occupy as much of the lot on which they are requesting the change of zone is that Casey's has a fairly high standard for circulation on the site. The waiver of the stacking requirement is acceptable because the spacing between the pump islands is sufficient to allow vehicles to go between the cars and to circulate on the site. Looking across the street, there is another convenience store in a similar situation but the standards there are less generous in terms of site circulation and separation from the intersection.

In terms of the criteria for affect on adjacent property, Hunzeker does not believe there is any question that eliminating the current eyesore will be an improvement to this neighborhood. The paving of the alley and movement of curbcuts will improve the traffic situation at the intersection.

Hunzeker did not interpret the letter submitted today as a petition in opposition but more expression of concern. There will be flush mounted lighting on the canopy; there will not be any lights in the alley; the hours of operation are 6 a.m. to 11 p.m. On balance, Hunzeker submitted that there is no adverse impact on surrounding properties and very little change. This special permit changes very little in terms of the density of the commercial use. The size of the building is not tremendously greater than the existing building. They are just using more land to accomplish the same use.

Hunzeker advised the Commission that the existing site is not adequate for Casey's to operate a store which meets their standards. It is an opportunity for new investment in this location. As these applications come along for redevelopment of older commercial areas, the Commission needs to think about the need for new investment in those areas and improvements of those commercial facilities as opposed to limping along with ever-decreasing uses. He would hate to see a location like this turn into a discount cigarette store or something like that because we are not allowed to make the investment to bring it up to standards.

Hunzeker confirmed that there will be four pump islands with one positioned on each side of each pump. There will be sufficient room for a vehicle to stack behind a vehicle that is at the pump. The standard of having room for two vehicles stacked behind each pump with a vehicle at the pump is one that is based on a business model that no one would seriously try to sell anymore. It is very rare to have that sort of activity. Larson commented that theoretically, there could be 32 cars on the lot. Hunzeker acknowledged that the site plan provides for 16, with room to maneuver between the cars being serviced. The spacing between the pump islands is what convinced Public Works.

Carroll referred to the distance from the west property line. Hunzeker stated that there will be 10' from the west edge of the building to the property line. Casey's prefers to do a heavy green landscaped rear yard as opposed to a fence.

Carroll inquired about a fence on the south boundary line. Hunzeker stated that the applicant does not have the opportunity on their property to place a fence, but they are willing to enter into discussions with any of the south abutting neighbors to get a fence on their side of the alley on their property.

Strand noted that the questions and concerns in the petition letter (#6, 10, 16 and 18) all have to do with the alley. What do you plan to do with the alley, including drainage? Hunzeker stated that the alley will be paved back as far as the drive in front of the store, and it will be used as an access point, which effectively allows the store's access point more than 150' south of the curb line of Havelock so that there is some good separation from the intersection. There will be no lighting in the alley, and they do not expect customers to use the alley for access. It will be much more convenient to use 70th or Havelock. This will not increase traffic through the alley from east to west.

Carlson noted that the revised site plan submitted today proposes to use all but 10' of the currently R-2 zoned lot. Have you talked with Planning about that? Hunzeker stated that the applicant made some changes to the site plan based on recommendations from both Planning and Public Works. One of the recommendations of Public Works was that the curbcut be placed such that when a car turns off Havelock, it is in a driving lane from north to south as opposed to coming in further to the east. This site plan allows the standard separation from the front of the store to the canopy of 55'. The revised site plan shows 60' because of the Public Works recommendation on the curbcut. There is also 7' of additional setback along 70th Street, which is required by the Building Line District. One of the benefits of this project is that it will establish that Building Line District so that in the event 70th or Havelock are widened in the future, there would not be anything in the way of widening along either of those streets.

Esseks stated that he fully understands the need to redevelop this property, and since the southern area is already B-1, he is afraid the adjoining property owners have a problem with a zoning situation already in existence such that they will have to accept the redevelopment of combined properties. He noted the Police Department objection to there not being a 100' buffer from residential uses. Esseks takes the position that the applicant should either meet the 100' setback by reconfiguring the site plan, or not sell alcohol. Hunzeker pointed out that first of all, there was not a waiver of the 100' requirement on the initial store. The existing store had alcohol sales prior to the text change that brought in the special permit requirement. Hunzeker suggested that the process of putting that text change into the ordinance was an arbitrary and anti-competitive motive that drove people to request that that buffer be placed in the ordinance. At the time that the special permit provision was put in place, the City Council was somewhat frustrated because they couldn't seem to get their recommendation of denial of liquor licenses upheld by the Liquor Control Commission and they were thrashing about for some means of having more impact and at least a public hearing. The then now defunct Retail Package Beverage Association came up with the idea of trying to do something that would make it much more difficult for convenience stores to sell alcohol. They arrived at the strategy of trying to restrict the licensed premise from any sort of existing residential use or zoning district in order to identify as many of the potential sites for convenience stores as they could by going to the B-1 and B-3 areas, the older parts of the city. It had absolutely nothing to do with protection of residential home owners. It had to do with protection of the market place for existing Retail Package Beverage Association owners. When grocery stores began selling alcohol, all of the convenience stores ultimately got licenses. That Association is now defunct.

But, Esseks pointed out that it is still part of the City's laws, and the Police Department is opposed. He has to take their position into account. Can your client either reconfigure the property or simply do

without selling alcohol? Hunzeker suggested that by the time you meet the standard of 100' from residential, it restricts the building envelope to some ridiculously low standard. That is not something that Casey's would be interested in doing. Likewise, given the current industry standards, practices and competition, Casey's is unlikely to operate a store without the ability to provide beer sales. It would be very difficult for them to compete against the store right across the street, for example, that sells beer and which does not meet the 100' requirement either. Hunzeker does not believe it is an important health, safety and welfare issue; however, the Police Department continues to take a very rigid stand on this.

Larson inquired about the other Casey's facilities in town. Do they all sell beer? Hunzeker confirmed that they do all sell beer. Larson inquired whether there are other situations in town that are closer than 100'. Hunzeker stated that there are multiple locations – probably 85 to 90 percent of the convenience stores in town would not meet that standard. The only ones that do are ones that have been developed in very recent years. Even up until a few years ago, there was a provision that allowed that standard to be waived, and it was waived regularly until the ordinance was changed.

2. Jo Anne Dyar, Ankeny Iowa, testified in support on behalf of **Casey's**. Casey's bought the Gas NShops last year. There were several that did not meet the Casey's standards, including this location. Casey's has been actively redeveloping the older stores around town to bring them into ADA compliance. Casey's believes that the existing store is substandard and the store was closed. The store did have a liquor license. Casey's wants to make the neighborhood come alive again with a nice looking corner with a nice new brick building. Casey's is a good neighbor. This location is very similar to most of their 1400 stores. Casey's is the neighborhood grocery and pharmaceutical store. Because they sell gas, they require the distance between the pumps for safety purposes. The 55' is very important. This is a very, very typical layout for Casey's.

Opposition

1. Larry Menebroker, 6954 Ballard Avenue (residential home right behind the facility and adjacent to the alley), testified in opposition. He has lived there for 30+ years and they have always had problems with this facility. He gets a lot of garbage and trash from this facility and there are problems with traffic. Havelock Avenue is narrow at this intersection and it is very congested at certain times of the day. On to the east on 70th Street, there is another driveway to an apartment building which adds to the congestion. He has seen people use the alley rather than wait in the intersection. There have been robberies at the store and the robbers go through his back yard. He doesn't want to do this again. He does not think there is enough room and there have been problems with transport trucks delivering fuel. They block his driveway waiting to get into the facility. He believes all of the delivery trucks will come down the alley. Another problem is water drainage. Havelock is very flat. All of the yards drain to the alley. He has talked to realtors who have told him that his property value will decrease considerably. He goes out 69th Street to Havelock to go to work but there are times he cannot get across Ballard Street. It is hard to go north. There will also be a problem with snow removal because there is nowhere to put the snow.

2. Janet Claycomb, who owns the property opposite the dumpster with her mother, testified in opposition. She had to lock her mother's gate because people were going through her yard to get to the station. There is fencing all along the alleyway and the applicant has not communicated with her

mother, who is 82. Claycomb requested that there be a fence required by the dumpster. There is no reason she and her mother should have to look at trash out the back yard. She is not opposed to Casey's, but she does believe there should be at least an enclosed fence around the dumpsters. She is totally opposed to taking any residential area because it will only lead to more.

Staff response

With regard to being able to build on the lot as it is zoned B-1, Garrett agreed with Hunzeker that the applicant cannot build on that site. In that event, however, they would still need a special permit to expand a nonconforming use because they would still be reconstructing on the site. They could build on the site and comply with the 100' requirement, but the site would be extremely small and would be unrealistic.

In conversation with Public Works, Garrett stated that the staff still believes that there is an opportunity to alter the site plan in order to shift things toward the east by reducing some of the drive aisles to meet city standards rather than Casey's' standards. The staff was not happy with the original site plan submitted with the application, and there are still some setback issues that need to be addressed.

Esseks is not willing to ignore an existing ordinance requiring a 100' setback in a reconstruction situation. He finds that very difficult. He would rather have the City Council change the ordinance than for the Planning Commission to unilaterally suggest that the ordinance should be changed. Garrett acknowledged that there is an appearance of a loophole by expanding a nonconforming use, even though we have a requirement for a special permit for that. However, since they are applying for the special permit to expand the nonconforming use, the criteria includes reconstruction, additions, replacements, or expanding beyond the site.

Rick Peo, City Law Department, advised that the City Council has already acknowledged the fact that nonconforming uses by being allowed to be enlarged are not going to comply with the existing ordinance. That is a fact of life. Usually with nonconforming houses, we would want them to expire over a period of time; however, the City has not gone that direction. Adopting the special permit procedure allowing the expansion of a nonconforming use acknowledges that they are going to continue and be allowed to exist, and that existence includes rebuilding. Whether that is good or bad is debatable, but that is the life we have established in Lincoln.

Carlson suggested that just because the special permit exists, there is no presumption of approval. Peo agreed, but there is criteria to grant the expansion of a nonconforming use. It didn't meet the standard and that is why it is nonconforming.

Larson sought confirmation that there have been many instances like this that have been approved. Peo responded that the creation of the special permit for sale of alcohol created a lot of nonconforming uses. In some situations we have declared them to have received their special permit. In other instances, we have said they will be deemed nonstandard. All of these have been attempts to make less impact on the existing business. When the law changes and they become nonconforming, the City has taken the position to try to lessen the impact on those properties and allow them to continue to

exist. You just have to evaluate the application based on that history. It is not the right of approval, but a right to have consideration based on criteria in the ordinance. Peo acknowledged that there have been other expansions.

A nonconforming use goes with the land, not the business.

Garrett clarified that the dumpsters are going to be screened with gates.

Carlson asked for a clarification of the staff recommendation on the change of zone. Garrett was hesitant to state a specific number of feet because the staff wants to work further with the applicant on the site plan; however, the number needs to be less than 50'. He believes that the change of zone could be approved for something less than 50' and that number can be specified based on an agreed-upon site plan between now and the time the change of zone appears on the City Council agenda.

Ray Hill suggested that the Planning Commission could approve the change of zone on the "east 35' of the lot", and then between now and City Council, the staff and applicant will be working on some further reduction.

Response by the Applicant

Hunzeker confirmed that the dumpster will be behind a brick fence with a gate.

With regard to the transport truck question, Hunzeker stated that this has been part of the discussion with Public Works. Transport trucks need to be able to get into the site in a way that enables them to circulate in a counter-clockwise motion. They will be entering from Havelock Avenue and will not need to come around over on Ballard. The trucks come and go at times which are designed to avoid the busy time of day for the store.

With regard to water runoff, Hunzeker stated that this has also been discussed with Public Works. Parking lots have design standards which require that drainage be put on the site to drain into public storm sewers, and this site will be designed accordingly.

With respect to the 100' separation requirement, Hunzeker suggested that this application does not ask anyone to ignore the requirement of the underlying zoning for the expansion of that use. This could very well be an expansion of a business use on a property that is zoned residential and it might not even be a permissible use in the district, but that criteria of the special permit is applied to determine whether the pre-existing nonconforming use is able to expand. That is why we're here. The applicant had a very, very productive and healthy meeting with staff on this question. They have been through at least three site plans. The staff has not had the opportunity to review today's site plan, and Hunzeker believes that they may be able to squeeze it down more and get to a point where the applicant would be using less than 35' of the residential lot, but it will be a question of how serious and how strictly some of the preferred standards can be applied to this site.

Hunzeker urged that Casey's investment in this site will be a good thing for the neighborhood and will improve property values. The existing situation is not good and not conducive to good property values. The four-plex parking lot is about 30' deep and it goes the entire width of the rear yard. Hunzeker is quite certain that anything bigger than a Volkswagen cannot get into that parking lot and turn around

and come out. You have to go in and back out all the way across the alley. There is not enough parking by any standard that applies today.

Carroll suggested that rather than a lot with split zoning, perhaps we could require a minimum 15' buffer on the west side of the lot rather than two different zonings. Hunzeker believes the effect is the same. It has been done in a number of different locations where the desire was to make sure we didn't move the zoning district line beyond a certain point.

Carroll asked staff to respond to having a lot with two different zonings. Garrett stated that it is common in Lincoln. In this situation, what the residential strip would prevent in the future would be a new use coming in to that site and expanding the entirety of those lots into a business use.

Hill suggested that we also need to consider the impact of that zoning line on the land to the north. If you start moving the zoning line on the south side, it almost gives the individuals to the north an expectation for the same expansion. We are trying to keep the zoning line as far east as possible. The special permit could set the boundaries for this use, but if this use goes away, the zoning line is there and anything allowed in B-1 could come in.

CHANGE OF ZONE NO. 07020

ACTION BY PLANNING COMMISSION:

April 25, 2007

Strand moved approval of the change to B-1 on the east 35' of the lot, seconded by Carroll.

Strand stated that she lived at 71st and Morrill so she is very familiar with this area. We are going to have business there and we might as well accommodate it.

Carlson commented that the change of zone goes toward building a new support system for the local community and he will support the change of zone.

Larson commented that he will support because he believes that overall, this will generally improve the neighborhood. It is an opportunity for a bad corner to become a lot better looking than it is now.

Motion to approve the change of zone to B-1 on the east 35' of the lot carried 9-0: Cornelius, Larson, Sunderman, Taylor, Esseks, Krieser, Carroll, Strand and Carlson voting 'yes'. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 07010

ACTION BY PLANNING COMMISSION:

April 25, 2007

Larson moved to approve the staff recommendation of conditional approval, seconded by Strand. Carroll believes it is a trade-off. We have an old existing site that could still sell alcohol. You have to go to the better facility and the expansion versus the question of the 100' requirement. They have sold alcohol there before. It is a lot better design.

Esseks understands that all standards are on the table in the approval of this special permit, so we can ignore the 100' buffer if we feel that on balance this is a good project. The objections of the neighbors do not mention alcohol sales as one of their concerns, so he is left with an important principle but not enough neighborhood opposition on which to base a negative vote.

Carlson agreed with Esseks, but he believes there is the opportunity to expand and create a new store and maintain the 100' separation. There are success cases around the city. The change of zone allows the new store but he is opposed to the continued alcohol sales.

Esseks wondered whether the Commission could approve the special permit without the alcohol sales and encourage them to go before the City Council to get that type of exemption. Carlson suggested that this question is the expansion of the nonconforming use and the question of a text amendment is a separate issue.

Larson suggested that the Commission take into consideration the reputation of this company and the looks of the facilities they have throughout the Midwest – they are all in tip-top shape.

Motion for conditional approval carried 8-1: Cornelius, Larson, Sunderman, Taylor, Esseks, Krieser, Carroll and Strand voting 'yes'; Carlson voting 'no'. This is final action unless appealed to the City Council within 14 days.



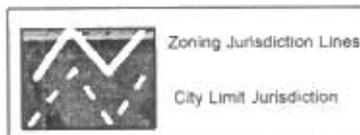
2005 aerial

Change of Zone #07020 N 70th St & Havelock Ave

Zoning:

- R-1 to R-6 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 09 T10N R07E





Status of Review: Active

Reviewed By ANY

Comments:

Status of Review: Complete

Reviewed By 911 ANY

Comments:

Status of Review: Active

Reviewed By Alltel ANY

Comments:

Status of Review: Active

03/30/2007 11:39:27 AM

Reviewed By Building & Safety ANY

Comments: Use of the property as retail has been non-existent since January of 2006.

Status of Review: Approved

04/06/2007 1:44:07 PM

Reviewed By Building & Safety BOB FIEDLER

Comments: approved

Status of Review: Active

03/30/2007 1:53:42 PM

Reviewed By Fire Department ANY

Comments: We have no issues from the perspective of our department.

Status of Review: Approved

04/05/2007 1:36:56 PM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Brandon Garrett DATE: April 5, 2007

DEPARTMENT: Planning FROM: Chris Schroeder

REVISIONS:

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Casey's - Havelock

EH Administration SP #07010 CZ #07020

REVISIONS:

The Lincoln-Lancaster County Health Department has reviewed the change of zone and special permit applications with the following noted:

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Prior to demolition of existing structures, an asbestos survey must be conducted for all structures and ten or more working days prior to demolition a notification of demolition must be provided to the LLCHD. These are federal Environmental Protection Agency (EPA) requirements related to asbestos removal/demolition activities. Documentation related to this matter should be submitted to Harry LeDuc with the LLCHD at 3140 N Street, Lincoln, NE 68510. Mr. LeDuc can be contacted at 441-8034.

Status of Review: Active

Reviewed By Lincoln Electric System

ANY

Comments:

Status of Review: Active

Reviewed By Lincoln Police Department

ANY

Comments:

Status of Review: **Active**

Reviewed By **Parks & Recreation**

ANY

Comments:

Status of Review: **Approved**

Reviewed By **Planning Department**

COUNTER

Comments:

Status of Review: **Active**

Reviewed By **Planning Department**

RAY HILL

Comments:

Status of Review: **Active**

Reviewed By **Planning Department**

PLANNER

Comments:

Status of Review: **Active**

Reviewed By **Public Works - Development Services**

ANY

Comments:

Status of Review: **Active**

Reviewed By **Public Works - Long Range Planning**

ANY

Comments:

Status of Review: **Active**

Reviewed By **Public Works - Watershed Management**

ANY

Comments:

Status of Review: **Active**

Reviewed By **School District**

ANY

Comments:

Status of Review: **Active**

Reviewed By **Urban Development**

ANY

Comments:

Status of Review: **Active**

Reviewed By **Urban Development**

ANY

Comments:

Status of Review: **Active**

Reviewed By **US Post Office**

ANY

Comments:



Memo

To: Brandon Garrett, Planning Department

From: Mark Canney, Parks & Recreation

Date: April 3, 2007

Re: Casey's – Havelock SP07010 & CZ070

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments. We approve this request.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

Thank you.

OPPOSITION

ITEM NO. 4.1a&b: CHANGE OF ZONE NO. 07020
SPECIAL PERMIT NO. 07010
(p.35 and 45 - Public Hearing - 4/25/07)



Sriggs62@wmconnect.com
04/16/2007 06:10 PM

To BGarrett@ci.lincoln.ne.us
cc
bcc
Subject (no subject)

Are they wanting a beer licence or a liqueur license??? The station across the st. sells beer and the Shell st. sells beer. I think it is ridiculous all these beer licenses. There are 6 sales in the merchants area and maybe 7 if the tobacco shop sells it. Then the 1 on 70th and Casey if they are approved. Shell station, 2 pubs, the Isles, Mistys, the tobacco shop?, Russ groc, Cenex station and Casey?? licenses all on Havelock Av. There are probably more in Havelock that I am not aware of. Havelock might as well be called alcohol city. I protest this additional license for alcohol beer or liqueur. Sharon Riggs
6701 Burlington Av Lincoln Ne 68507 402 464 4504

OPPOSITIONITEM NO. 4.1a&b: CHANGE OF ZONE NO. 07020
SPECIAL PERMIT NO. 07010

(p. 35 and 45 - Public Hearing - 4/25/07)

Reminder: AOL will never ask you to send us your password or credit card number in an email.

This message has been scanned for known viruses.

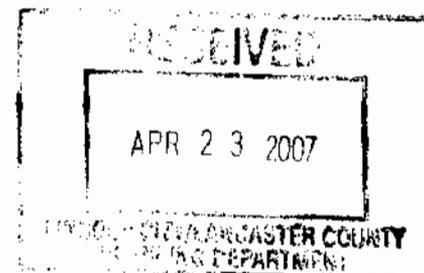
From: cst786@aol.com

To: cst786@aol.com, dje6850@aol.com

Date: Tue, 17 Apr 2007 4:43 PM

Sent: Mon, 16 Apr 2007 11:29 AM

Subject: Change of Zone NO.07020 and special permit NO.07010 N.70th St. & Havelock Ave.

Lincoln-Lancaster County
Planning Department
555 South 10th Street
Suite 213
Lincoln, NE 68508

Dear Planning Commission:

It was just recently brought to our attention that Casey's General Store plans to construct a building at the corner of 70th and Havelock Avenue. The address would be 4335 N.70th St. We the undersigned own property that would surround this structure if it is built here. Since we are all property owners I'm sure you can understand our concern. We all have questions that we would like an honest answer to, and hope your answers will satisfy our questions.

1. I understand that Casey's stores are only open from 6 a.m. to 11 p.m. Is this true?
2. Will there be beer and liquor sold at this location? We really think Havelock has plenty of places to purchase beer and liquor of all kinds. Do all these places need to sell liquor, we don't need this on every corner.
3. Would Casey's ever consider installing a car wash at this location?
4. We understand that there will be two 12,000 gallon gasoline tanks installed at this location. Will Casey's only carry two types of gasoline? Do they plan on selling diesel fuel also, if they do wouldn't this require another tank to be installed?
Has all the gas tanks been removed from the location as of now?
5. Has Casey's ever had any fuel tanks that have leaked? How did they handle the situation? What methods are used if the soil of the property owners surrounding the business is contaminated?
6. Do Casey's plan on paving the alley? How much traffic would their business create up down the alley? Would transport truck or delivery trucks use this alley?
7. Are you planning on purchasing the four-plex apartment building?
8. What property did Casey's purchase to build their store on?
9. Who will be responsible for maintaining the property, such as paper and throw away cups and garbage? We all realize that there are dumpsters at most of these places with lids on them, but that does not guarantee that everyone puts their garbage in them.
10. The property owners that live on the south side of the alley want to request that Casey's install a six foot privacy fence on the north side of the alley. We understand that the city is concerned about graffiti on the fence. Well there has always been a privacy fence on the north side of the four plex

021

and we have never seen any graffiti on it. Also there is a privacy fence on the north side of the alley for the apartment on 70th and Platte Street, and a privacy fence on the west side of the station and subway on the N.W corner of 70th and Havelock. We have never known of any graffiti on any of these fences. We do not want any cedar trees or trees of any kind planted in the alley. The fence would help to cut down on the noise plus keep the litter out of our yards. We have picked up litter from these places for years and years, it's time for the property owners to accept their responsibilities and keep their property clean and presentable. The neighbors should not have to do it for them. Will there be lighting installed in the alley?

11. Has the planning commission and the city council approved Casey's to erect this building?

12. When is the starting date and completion date of the building?

13. How often are Casey's stores robbed?

14. Has Casey's stores increased or decreased the property evaluation around them? We understand that this will cost a million dollars to build this building. Will this raise our evaluation thus increasing our taxes? We all know if the evaluation increases on our properties the taxes will go higher. Isn't this the way that works?

15. How long do Casey's own these stores before they decide to sell them to someone else like Gas and Shop did? When this happens who then will we have to deal with? We realize you don't know the answers but then we don't either.

16. We would like for you to let us know if the property owners on Ballard Ave. owns parts of the alley. I was under the understanding that in some parts of the city that is true. Is this correct and does it apply to our alley between Ballard Ave. and Havelock Ave.

17. After visiting with a realtor we were informed that the property usually loses value once a commercial property is built beside them. Most buyers do not want the noise, litter, traffic and the smell so they shy away from buying a home in the area. It decreases the ability to sell a home and if it does sell it usually is on the market for quite some time and the seller usually takes less than the asking price for it if they want to sell it.

18. We were informed that Casey's plans to pave 80 feet of the alley. How will this be set up for drainage? We have several people concerned about the drainage running onto their property.

19. We already have a Casey's store located at 70th & Adams St. This is maybe a mile away from the one they are wanting to build on 70th & Havelock Ave. Is it really necessary to have two stores that close. We all feel Havelock is truly blessed with gas stations, convenience stores and taverns.

We none can get to excited about having several gas tanks almost in our back yards, We know this business will also increase more traffic around our property and in the neighborhood, and also create a lot more noise. As it is right now we get a lot of noise from the traffic on 70th St. litter, dust from cars going up and down the alley to avoid the traffic light on 70th and Havelock Ave. We would all like to enjoy a peaceful and quiet neighborhood.

We the undersigned are all concerned about the change in our neighborhood and appreciate all the time and consideration you have given to us. We would all hope that you could put yourselves in our situation and make a wise and intelligent decision. Several of the people that has signed this petition has made the statement that we don't want that in our neighborhood, meaning they don't want Casey's at all. We will all be anxious to hear your answers and comments.

Sincerely,

Darlene J. Arnold

022

Subject: Change of Zones No. 07020 and special permit No. 07010 N.70th st & Havelock Ave

We the undersigned are concerned about the change in our neighborhood concerning the new construction of Casey's General Store, which will be located at 4335 No. 70th st Lincoln, NE

1. Margie Kunzman
2. Herbert Schroeder
3. Linda Schroeder
4. Christina Saboe
5. Kami Earleywine
6. Barb Kumbly
7. Bill Petsko
8. Joan Jansark
9. Kay Starkweather
10. Richard J. Starkweather
11. Roy LaBart
12. Edwin Edwards

13. Sally Ferguson
14. Shelley Langdon KATHY LANGDON
15. Kevin Given KEVIN GIVEN
16. Kevin Lopez
17. Carolyn Dolezal
18. Josh Willey
19. Amanda Willey
20. Mary Monahan
21. Larry Monahan
22. Shane Siebert SHANE SIEBERT
23. Genie Lantier
24. Heather Martin HEATHER MARTIN
25. Bryan Martin
26. Donna Robinson
27. Robert D. Barnard
28. Ed Egan (EGGER)
29. Tina Siebert
30. Tim Siebert (TINA SIEBERT)
31. Harlene Arnold
32. Steve Jordan



Jean L Walker/Notes
04/25/2007 08:07 AM

To PC Members,
cc Mark Hunzeker,
bcc
Subject Staff response to letter in Opposition: Change of Zone No. 07020 and Special Permit No. 07010 - N. 70th & Havelock

----- Forwarded by Jean L Walker/Notes on 04/25/2007 08:05 AM -----



Brandon M Garrett/Notes
04/25/2007 07:59 AM

To Jean L Walker/Notes@Notes
cc Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes
Subject Re: Opposition: Change of Zone No. 07020 and Special Permit No. 07010 - N. 70th & Havelock

Jean,

This is my response to the opposition letter's questions. Will you please forward to the Planning Commission for their review.

1. Casey's will comment to this.
2. They would be allowed to sell alcohol if the special permit to expand a nonconforming use is approved.
3. As a condition of approval, a car wash is not allowed on this site.
4. Casey's will comment to this.
5. Casey's will comment to this.
6. The site plan shows the portion of the alley abutting the proposed Casey's would be paved by Casey's. I believe it is their intention that customers and delivery would use the paved part of the alley for site circulation.
7. The site plan includes the 4 plex building site.
8. The site plan includes the existing service station site, the 4 plex to the south and the single family home to the west which is on two 50' wide lots.
9. Casey's would be responsible for maintenance of their site.
10. A fence is not required in this situation and it appears their site plan would not work with a fence along the alley since they are utilizing it for site circulation.
11. There has not yet been any approval for this application. However, the applicant could build the stores on the properties that are currently zoned B-1, but they would not be allowed to sell alcohol. That is why they need the special permit to expand a nonconforming use.
12. Casey's will comment to this. The use will only remain nonconforming until January, 2008--they need to be operational by then in order to sell alcohol as a nonconforming use. The existing store closed in January 2006, so they have two years to start up the nonconforming use again.
13. Casey's will comment to this.
14. The County Assessor would be best to answer this question. Yes, if property assessment values increase, your taxes would go up; the inverse is also true.
15. Casey's will comment to this.
16. According to the County's Sectional Plat Map, this alley has not been vacated and is therefore public right of way.
17. I can't comment to this. Casey's might wish to comment to this.
18. Casey's will comment to this.
19. Casey's will comment to this.

I am awaiting a response to the opposition letter from the applicant. I will forward that when it is received.

Thank you,

Brandon

Brandon M. Garrett, AICP
Lincoln/Lancaster County Planning Department
555 South 10th Street, Ste. 213
Lincoln, NE 68508
ph: (402)441-6373
fax: (402)441-6377
Jean L Walker/Notes



Jean L Walker/Notes

04/24/2007 09:51 AM

To euwc@aol.com, gdkrieser@yahoo.com, jcjc@navix.net,
jesseks@msn.com, Jean L Walker/Notes@Notes,
Lynn@DuTeau.com, michael@ninthorder.com,
Mary.Bills-Strand@woodspros.com,
roger.larson@wellsfargo.com, giims@radiks.net
cc Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes,
Brandon M Garrett/Notes@Notes,
mhunzeker@pierson-law.com
Subject Opposition: Change of Zone No. 07020 and Special Permit
No. 07010 - N. 70th & Havelock



CZ.07020 and SP.07010 opposition.pdf

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

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<kelly.read@caseys.com>

04/25/2007 10:36 AM

To <euwc@aol.com>, <gdkrieser@yahoo.com>, <jcjc@navix.net>, <jesseks@msn.com>, <JWalker@ci.lincoln.ne.us>, <Lynn@DuTeau.com>, cc <joni.dyar@caseys.com>, <MHunzeker@Pierson-Law.com>

bcc

Subject Opposition: Change of Zone No. 07020 and Special Permit No. 07010 - N. 70th & Havelock

Brandon:

Here are the answers to the questions raised in the email/letter from Darlene Arnold:

1. Casey's hours of operation are 6 a.m. to 11 p.m.
2. Casey's plans to sell alcoholic beverages for consumption off the premises. Casey's will obtain all of the permits and follow city and state ordinances and statutes with regard to alcoholic beverage sales and abide by all rules and regulations with regards to any permits that Casey's obtains. This location previously held a license for alcoholic beverages.
3. No car wash will be installed at these locations. The size of the site will not allow enough spacing or stacking to allow for a car wash.
4. The two underground storage tanks will replace the two that were there. The new tanks that Casey's will install meet or exceed Federal and State guidelines, whereas, the old tanks were not as sophisticated. Diesel will not be available at this location. The old storage tanks were removed 4/17/06, as required by law, when the gas station was closed down.
5. Yes, but that is something we strive to not have happen. Casey's General Stores has an EPA Department that works closely with Federal and State Regulators. If you were to inquire about the quality of Casey's underground storage tanks and installations, you will find that Casey's is at the forefront of utilizing the most up-to-date equipment available, to minimize leaks.
6. Casey's plans to pave a portion of the alley. This will benefit the residents who utilize the alley to access their property. It will improve the current conditions of the alley. Casey's will not be paving the entire alley.

Casey's transport and delivery trucks utilize the front door of the business to load and unload items. The gas transports fill the underground storage tanks at the fill tubes, which are located in front of the business.
7. Yes, Casey's will purchase the four-plex apartment building.

8. Casey's purchased the old Gas N Shop property, the Four-plex and the house currently behind the building. Although the store will not encompass the entire properties, Casey's parking lot will cover a majority. This will allow for safe traffic flow.

9. Casey's store personnel will be responsible for keeping the property clean. While Casey's provides every opportunity for consumers to utilize waste receptacles, we realize that consumers do not always do that.

Casey's has policies and procedures that our store personnel are to abide by and Casey's prides itself on the cleanliness of its 1400+ stores. Not only do our waste receptacles in front of our stores have lids on them, they are weighted receptacles to help in them not blowing around the parking lot. Our main waste area, or dumpster area, will be enclosed, to also help aid in keeping view of waste to a minimum.

10. Casey's will abide by the rules and regulations set forth by the City of Lincoln with regards to screening.

As for the privacy fence, we are concerned that this would hinder line of sight for vehicles entering the site.

We would be willing to discuss placement of a fence on the south side of the alley if neighbors are interested in that.

There will be no lighting installed in the alley by Casey's. Casey's will abide by the rules and regulations set forth by the City of Lincoln. As with any property owner, Casey's cannot alter property that Casey's does not own or has the authority to change.

11. We are before the Planning Commission requesting approval of a Change of Zone and Special Permit to expand a nonconforming use.

12. Casey's plans to start the construction of this store mid summer and complete it by the end of the year. As with any construction schedule, that is all dependent upon mother nature. After the underground storage tanks are installed, construction takes about 3-4 months to complete.

13. Casey's cannot state that it never happens, but Casey's General Stores takes every precaution to not have this happen. We install security systems, security cameras, alarms and keep the front of our stores free of displays so that our personnel have a clear view of the property. We also take procedural measures, which I cannot discuss, so that our stores do not carry large amounts of money at any one time.

14. We strongly believe that Casey's stores do not decrease property values around them. Casey's will have over a million dollars invested in the new store. With a thriving, clean business in operation, no property value would be decreased. The value of nearby property may very well increase as we will be removing a boarded up dilapidated building.

15. Casey's did not purchase the Gas N Shop properties to turn them around and sell them. Nor does Casey's plan to invest in a new store to close it. Casey's feels as though this is a perfect neighborhood in which to locate a community store.

16. The City of Lincoln would have to answer this.

17. We believe the new store will be a very good improvement to the neighborhood. The existing building is an eyesore by any standard. We hope it will encourage other property owners to make improvements as well.

18. Casey's has to follow proper drainage for the entire property. In the site plan submitted to the City of Lincoln, Casey's has to adhere to strict guidelines set forth to ensure that drainage is directed to the storm sewers and not on adjoining properties.

19. The Casey's General Store at 70th and Adams is a mile away. Casey's is confident that the market will support a new store at 70th & Havelock. Competition is good for everyone, including Casey's. Casey's is not changing the use of this property, it is planning to improve it.

Casey's is a leader in the convenience store industry. Casey's encourages everyone to visit the company website at www.caseys.com and learn more about our company and what the foundation of Casey's is.

Casey's General Stores is known as family oriented, which includes the fact that Casey's does not sell, pornographic materials in ANY of its locations. Casey's abides by the laws, provides jobs, becomes part of the communities that the stores are located in, which includes caring about those communities.

Casey's invites anyone who wishes, to address any questions or concerns to us at our corporate headquarters, in Ankeny, Iowa.

Kelly Read
Real Estate/Store Development Administrator
Casey's General Stores, Inc.
1 SE Convenience Blvd.
Ankeny, IA 50021
Phone: (515) 965-6598
FAX: (515) 965-6107
Email: kelly.read@caseys.com