### Summary

|  |
| --- |
| The applicant is requesting to construction a gas station with convenience store on lots 1 & 2 of the Village West commercial subdivision.  |

### Zoning

|  |  |  |  |
| --- | --- | --- | --- |
| Existing Zoning/Requested Zoning | Existing Land Use | Surrounding Zoning | Site Improvements |
| GC | Commercial | Commercial | Undeveloped lots will need to hook up to city sewer and water |

|  |  |  |  |
| --- | --- | --- | --- |
| Staff Report  |  |  |  |

**The applicant is requesting to be permitted to construct a gas station with convenience store on lots 1 & 2 of the Village West Commercial subdivision. The properties where this would be located on fronts Highway 16 and Village West Circle.**

**The only requirement stated in the zoning ordinance is that the pumps need to be 15 ft from the right of way the applicant has them located at 30 feet from the right of way**

**(a)The existing land uses and zoning classification of nearby property.- The nearby property is zoned the same as the subject property .**

**(b)The suitability of the subject property for the conditionally permitted use. The only condition put on this type of use is for the pumps to be 15 feet from the right of way, the applicant meets this requirement.**

**(c)The extent, if any, to which the property values of adjacent and nearby property will be diminished by the grant of a conditional use. Adjacent and nearby property have the same zoning, the use should not diminish the value of the adjacent properties.**

**(d)The relative gain to the public, as compared to the hardship imposed upon the application for a conditional use permit. The relative gain to the property would be to have a viable business where there is currently an open lot.**

**(e)Whether there are adequate buffers and access to or egress from the property so as not to unduly compound traffic congestion within the area. The staff feels there are adequate access but traffic congestion could be a factor during business hours.**

**(f)Whether there are other conditions, such as lighting, location of structures, parking, or other considerations necessary for protection of surrounding and nearby property owners. The lighting and parking meet the cities requirements, the staff does feel that the two drive thru restaurants that are attached to the use could pose a future traffic issue.**