



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Laurel Lunt Prussing, Mayor

FROM: Elizabeth H. Tyler, FAICP, Director

DATE: April 8, 2009

SUBJECT: CCZBA 611-AM-08: Request by Casey's Retail Company to amend the Champaign County Zoning Map from R-5, Manufactured Home Park to B-4, General Business for a 1.04-acre tract of land located at 2218 E University Avenue

This case came before the Urbana City Council at their March 2, 2009 meeting, at which time the Council requested that it be sent to the March 9, 2009 Committee of the Whole meeting to address concerns about appropriate zoning districts and screening from nearby residences. A representative from Casey's General Store was not able to attend the March 9 meeting and requested that the City Council continue the case to their April 13, 2009 meeting.

Through their local legal counsel, Casey's has scheduled a meeting for late April with Urbana planning and engineering staff and Champaign County planning staff to discuss site plan and neighborhood issues. Specifically, the meeting will address screening/buffering for the residential properties to the north and west of the subject property.

City staff requests City Council continue this case to May 11, 2009, to allow staff time to negotiate conditions for a draft annexation agreement with Casey's to ensure that the site plan improvements are met. The City also has protest rights on the proposed rezoning at the County. The City has until June 12 to file a protest in this case.

Prepared by:

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