

ITEM #: 45

DEPT: P&H

Staff Report

REQUEST FROM KWIK STAR REGARDING NUMBER OF ALLOWED FUELING POINTS

June 9, 2026

BACKGROUND:

On April 28, City Council prioritized delivery of a background memo regarding a request from Kwik Star to modify the cap on fueling points at convenience stores in the “CGS” Convenience General Service zone. The request seeks to modify the number of fueling points allowed for cars at convenience stores in the CGS zone. Electric vehicle charging stations are exempt from the fueling point limitation as a separate type of use.

Under current standards in the CGS zone, a maximum of 10 vehicles can be filled at a given time at a convenience store (see Section 29.810(3) CGS zoning table development standards). **The specific request is to raise the maximum limit from 10 to 20 fueling points, or effectively increasing from five double-sided pumps to 10 double-sided pumps.**

The CGS standards were implemented in 2010. The zoning district was established for a commercial node at corner of Stange Road and Bloomington Road, which includes the Fareway store, a bank, a carwash, and a Casey's General Store, which was the only convenience store/gas station in a CGS zoning district. CGS was created to address commercial compatibility adjacent residential development, which may differ from other areas of the City where HOC zoning applies to larger areas of commercial lands along arterial roadways.

Kwik Star intends to construct a store in a newly zoned CGS area at the corner of GW Carver and Cameron School Road. Its typical model for a facility in this type of context is for a maximum of 20 vehicle fueling points. Staff explored the use of the 20% alternative design rule for the project, which would allow one additional pump for a total of six pumps and 12 vehicles. Kwik Star prefers the option for additional pumps.

Staff has reviewed recent convenience store construction across Ames and the number of fueling points varies based on location and design. Many stores range from 5-10 fueling points with 10 being the maximum number in Ames identified by staff.

OPTIONS:

Option 1 - Initiate changes to CGS zoning standards for maximum Fueling Points (Kwik Star request)

This option would grant Kwik Star's request, allowing an application for text amendment to increase the maximum to serve 20 vehicles or delete the limitation in its entirety. No outreach would be part of this process due to its minor nature. The process includes consideration by the Planning and Zoning Commission and approval by City Council of a zoning text amendment ordinance.

Option 2 - Eliminate the maximum limit of fueling points at convenience stores in CGS and create a Special Use Permit for review of convenience stores in CGS.

This would eliminate the cap on the number of fueling points in the CGS zone and require that a convenience store go through a review for a Special Use Permit with Site Plan review at the Zoning Board of Adjustment. The review process would determine that any proposed convenience store development be harmonious with the neighborhood and would consider the size and context of the use to determine its compatibility. If this option is selected by the City Council, the applicant would need to apply for this text amendment.

Option 3 - Take No Action

This option would keep the current standards in place. Kwik Star could pursue a 20% adjustment through Alternative Design Review which could allow Kwik Star to include one additional fuel point that could serve up to two additional vehicles at a time, bringing the allowed number of vehicles served at one time to 12 with six fueling points. No text amendment would be needed.

STAFF COMMENTS:

Staff notes that with all recent new convenience store sites Kwik Star has constructed in Ames, 10 fueling points for 20 vehicles were approved/constructed. Two of the recent sites were in the Highway Oriented-Commercial (HOC) zoning district along South Grand Avenue and Southeast 16th and Dayton Avenue and one was in the Community Commercial Residential (CCR) zone at South Dakota and Mortensen.

Staff believes that in this case at Cameron School Road and GW Carver Avenue, changing the allowed number of fuel points will not affect the size of the site design for Kwik Star based on the approved Preliminary Plat. The proposed extra pump area would be about 2,500 square feet of additional canopy area on a 2+ acre site. The property size has already been set by the platting of the lot.

The key issues relate to whether Council believes the extra vehicle service capacity could be detrimental to surrounding residential uses due to additional, noise, traffic, etc. In that case, Council would either consider the Special Use Permit process or make no changes. Option 1 would be selected if Council does not have concerns about compatibility and that CGS design standards would mitigate issues with landscaping, lighting controls, and other design requirements.

ATTACHMENT(S):

[Attachment A- Kwik Star Request.pdf](#)