

RESOLUTION NO. CR-42-99

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR  
MCDONALDS RESTAURANT LOCATED AT THE BUCKEYE GROVE SHOPPING CENTER

WHEREAS, on April 27, 1999, the Planning Commission approved the preliminary development plan for a McDonalds Restaurant at the Buckeye Grove Shopping Center, located on the northwest corner of Hoover Road and S.R. 665, with the following stipulations:

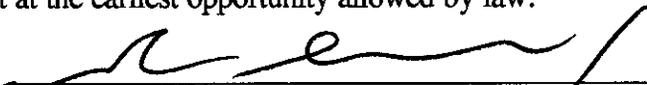
1. South side of dumpster enclosure, also including recycling enclosure, needs to be landscaped - on all three sides - as required by Code;
2. Shrubs spacing along S.R. 665 needs to be 36 inches rather than the indicated 24 inches. As an alternate, the applicant has offered to keep the shrubs at a 24inch height, but will raise the shrubs with a mound that will be a minimum of one foot from the pavement height at the south side, bringing it up to a total of 36 inches;
3. On the south side, landscaping will be moved two feet (2') to the south, to accommodate the additional foot of foundation;
4. Landscaping to be installed around the base of the flagpole;
5. On the southwest corner of the facility, the two parking spaces are to be removed and landscaped (Applicant responded that removal of two parking spaces would not be a problem subject to verification that remaining parking spaces will still be in compliance with City Code.) Applicant may consider moving the landscaping a little to the south of the building, and place benches in that area. Applicant stated they plan to show a patio in front of the building and move the landscaping out to the edges, encompassing the flag area;
6. Final Development Plan is to show extensive landscaping. Planning Commission is open to a "cluster" plan regarding tree planting, rather than a straight-line tree planting, to compliment the rest of the development in the area. The south end of the landscaping is to be maintained to eliminate the glaring of vehicle headlights in the drive-thru going out onto S.R. 665;
7. The yellow beams or trusses shown on the roofline of the facility either be removed or toned down in color (such as taupe);
8. Developer is to seed and landscape piece of property to east of proposed building. Mr. Turkal is to work in cooperation with developer to fulfill this stipulation;
9. When a Final Development Plan is brought in, a Request for a Special Use Permit is required at the same time for the drive-thru.

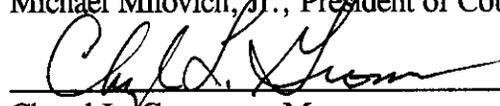
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

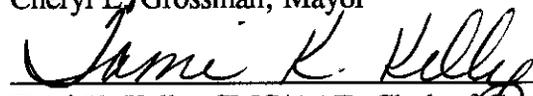
SECTION 1. This Council hereby accepts the final development plan for a McDonalds Restaurant at the Buckeye Grove Shopping Center, located on the northwest corner of Hoover Road and S.R. 665, contingent upon the stipulations set by Planning Commission and the following stipulation set by Council:

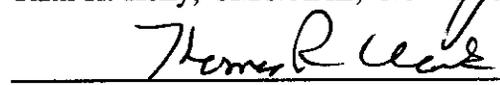
1. *When a Special Use Permit for a drive-thru is brought for approval, it will be accompanied by a Traffic Study by an expert in EMS Traffic Flow Civilization and Design, for review and approved by the Jackson Township Fire Department and the City's Consulting Engineer.*

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

  
Michael Milovich, Jr., President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, CMC/AAE, Clerk of Council

  
Thomas R. Clark, Director of Law

Passed: 5-17-99  
Effective: 5-17-99

Attest:

I Certify that this resolution  
is correct as to form.