

RESOLUTION NO. CR-20-08

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR TIRE DISCOUNTERS LOCATED AT 2908 & 2920 LONDON-GROVEPORT ROAD

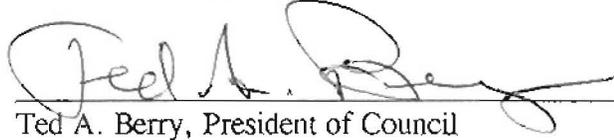
WHEREAS, on April 15, 2008, the Planning Commission recommended approval of the Development Plan for Tire Discounters, with the following stipulations:

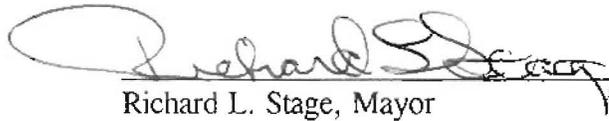
1. Development Standards "Section A" and "Section B" shall be amended to eliminate the terms "pre-cast concrete" and "split-face block" as a building material;
2. The curb shall meet Grove City standard drawings;
3. Tree species shall be amended to include an evergreen species instead of the Barberry;
4. All trunk wrap shall be removed per Code Section 1136.

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 Development Plan for Tire Discounters, located at 2908 & 2920 London-Groveport Road, contingent upon the stipulations set by Planning Commission.

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


Ted A. Berry, President of Council

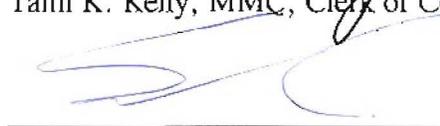

Richard L. Stage, Mayor

Passed: 05-19-08
Effective: 05-19-08

Attest:


Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.


Stephen J. Smith, Director of Law

CR-20-08

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Development Standards Text:

GC PLANNING COMMISSION

Introduction:

The following development standards shall be made part of the PUD-C zoning. Development mixed-use community with regional and local retail and potential office uses. The area is bounded by a PUD-I Industrial to the north, a C-2 retail center to the south, R-1 property to the west, and PUD-R Multi-Family Residential to the east. Prior to construction on any parcel, a development plan with this development text, which contains the minimum development standards for the parcels shall be incorporated onto the title page of the plan, along with a signature block. Those uses listed in section 1135.14(h) (presently in effect or as subsequently amended) of the Grove City zoning code. Those uses listed in section 1135.09(12)(presently in effect or as subsequently amended) subject to special use permit approved by city council.

Yard and Setback Requirements:

- A. Setback from state route 665 shall be 15' for all pavement areas and 40' for buildings.
- B. Setback from the east property line shall be 20' for pavement and 30' for buildings.
- C. Setback from the west property line shall be 10' for pavement and buildings.
- D. Setback from the rear property line shall be 10' for pavement and 30' for buildings.
- E. Buildings shall cover no more than 75% of the total lot area.

Parking and Loading:

- A. parking and loading facilities shall be regulated by Grove City code (presently in effect or as subsequently amended).
- B. Loading docks shall be screened from all public streets, except at access points, by landscaping, mounding, walls or other buildings to a height of the loading dock door.

Circulation:

- A. Twenty-two foot minimum access lane shall be provided to the west property line at the rear setback line.
- B. One curb cut shall be allowed to 665 in the current location. All additional curb cuts to 665 shall adhere to chapter 1105 of the Grove City code.

Waste and Refuse:

- A. All waste and refuse shall be containerized and screened as outlined in chapter 1136 of the Grove City code. Screening materials shall be consistent materials of the building and incorporate landscaping or landscaping and bollards.

Utilities:

A. All new utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. (this requirement does not apply to the relocation of existing utilities) Any cost sharing with the City shall be governed by the City Code.

Landscaping:

A. landscape design shall be provided per Grove City code chapter 1136 on all sides except as noted herein.

B. as many existing trees as possible shall be preserved.

C. any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod in the developed areas or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development.

D. a minimum green belt of ten (10) feet shall be maintained along each adjoining property line.

E. minimum tree sizes at installation: shade two inches caliper, ornamental one inch caliper, and evergreens five feet in height.

Signage and Graphics:

A. The signage shall comply with the signage code with exception to building signs. Building wall signs shall be allowed 2 square feet per lineal foot of building frontage with a maximum of 200 square feet.

B. Wall signs shall consist of individual mounted channel letter.

C. There is no exposed raceway.

D. Neon or led backing is permitted, however there shall be no exposed neon.

E. The overall square footage of signage will be calculated by enclosing the sign graphic(s) with a rectangular shape that comprises all the display areas, and includes the space between the elements.

F. No signs advertising sales or services shall be permitted to be attached to the garage.

G. All other signage, including ground and directional signage shall be regulated by section 1145 of the codified ordinances.

Lighting:

- A. External lighting except for period lighting fixtures within area shall be cut off type fixtures.
- B. All types of parking and other exterior lighting shall be on poles or wall mounted cutoff fixtures and shall be from the same type and style, (except for period lighting fixtures).
- C. Parking lot lighting shall be no higher than 35'.
- D. Cutoff type landscape and building up lighting shall be permitted.
- E. All lights except for period lighting fixtures shall be arranged to reflect light away from any street adjacent property.
- F. Direct or indirect glare into the eyes of motorist or pedestrians shall not be permitted.
- G. All building illuminations shall be from concealed sources or pole mounted spots.
- H. No colored lights shall be used to light the exterior of buildings.
- I. site and building lighting fixtures are to be decorative in nature and are to match fixtures utilized within the Meijer and village at the groves commercial developments. Details will be provided to the applicant during the final development plan review.
- J. the use of wall pack lighting is prohibited.

Height:

No structure shall be more than 35' in height.

Building Materials:

- A. A building shall have the same level of exterior finish on all sides. Building materials for the area shall be brick, stone, cultured stone, glass individually or in any combination thereof. in addition, stucco synthetic stucco, split face block, precast concrete and wood trim may be used as an accent material not to exceed thirty (30%) percent in area of each facade.
- B. All buildings shall be finished on four sides with brick, glass, or precast concrete panels integrally colored and textured to appear like brick individually or in any combination thereof. In addition, stucco, synthetic stucco, split face block, and metal panels may be used as an accent material not to exceed thirty (30%) percent in area of each facade.
- C. Roof top mechanicals shall be screened from off-site views.

Outdoor Sales & Storage:

A. no display, sale of goods or storage of products shall be permitted outside of the facility.

Exterior Furnishings:

A. Exterior furnishings in the form of benches, bike racks, trash receptacles, and bollards shall be incorporated into the site and are to match furnishing utilized within the Meijer and village at the groves commercial developments.