

RESOLUTION NO. CR-10-05

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR OUTLOT 23 LOCATED IN PARKWAY CENTER NORTH, LOCATED NORTH STRINGTOWN ROAD AND EAST OF I-71

WHEREAS, on January 11, 2005, the Planning Commission recommended approval of the Development Plan for Outlot 23 in Parkway Centre North, with the following stipulations:

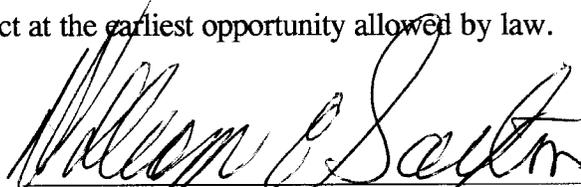
1. Parking requirement shall be 1 per 200 square foot for retail use and parking requirements shall be met for each individual user depending on the final use for each portion of the building;
2. Drawing shall be amended to show the gate for the dumpster;
3. Drawing shall be amended to show the gas light detail;
4. Building signage shall require white lettering unless an alternative signage is approved by City Staff or through an amendment to the Development Plan;
5. Building signage shall not contain any exposed neon and the enclosed neon tubing shall be white in color;
6. Monument sign base shall be extended to incorporate poles into the brick base;
7. Bollards shall match those currently in the Parkway Centre;
8. Irrigation shall be provided along Stringtown Road, specifically between Stringtown Road and the parking area;
9. Plans shall be revised to indicate concrete approaches per Grove City Standard Drawings, C-GC-41B or C-GC-42;
10. Plans shall be revised to indicate the curb ramp detectable warning surface per Grove City Standard Drawing C-GC-43DW;
11. Plans shall be revised to indicate curb ramps per Grove City Standard Drawing C-GC-43;
12. Drive-thru shall only be permitted if City's Consulting Engineer is satisfied with the design. (If not, application shall be returned to Planning Commission and not continue to City Council.)
13. Landscape screening on the north side of the building shall be tall enough to screen meters located on the wall and said meters shall be no higher than four feet (4') above grade with adequate room for the meters to be read;
14. Evergreen hedge shall be planted along the west and north property lines;
15. Applicant shall coordinate species type and landscaping issues with the City's Urban Forester;
16. 12 inch water main shall be located on the site and shall meet the minimum cover requirements per the City's Consulting Engineer;
17. Window trim shall either be dark bronze or white to coordinate with the other buildings in Parkway Centre North. (Staff to notify Council which color has already been approved.)
18. No wall-pack lighting shall be allowed. Lighting must be shielded and either upcast or downcast.

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 Outlot 23 in Parkway Centre North, contingent upon the stipulations set by Planning Commission.

s. CR-10-05
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SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



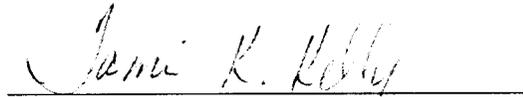
William E. Saxton, President of Council



Cheryl L. Grossman, Mayor

Passed: 2-07-05
Effective: 2-07-05

Attest:



Tami K. Kelly, MMC, Clerk of Council

Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law