

GetGo Convenience Store Conditional Use Project Description 2100 S Alex Road, West Carrollton, OH

GetGo has the option to lease approximately 1.6-acres of property at 2100 South Alex Road (a portion of parcel K48 0045 0027) which is located at the southwest corner of S. Alex Road and Watertower Lane. The site contains a vacant, former US Bank with drive-through service. GetGo proposes to develop a convenience store and fuel sales facility and drive-through service at this location. This property is zoned B-2 General Commercial District which permits convenience drive throughs as a permitted use and allows convenience stores with fueling stations as a conditional use.

The proposed development will feature a 6,300+/- square foot convenience store and six double-sided automobile fueling dispensers to the south of the convenience store. The site proposes approximately 45 parking spaces (33 striped spaces and 12 spaces at the fuel dispensers) and utilizes existing driveways on S Alex Road and Watertower Lane. The driveways will be unchanged and will be shared with the existing uses in the Imperial Square shopping center. Ample stacking space and an escape lane are provided for the drive-through lane associated with the convenience store. The proposed plan increases the amount of green space on the site compared to the current conditions.

The convenience store will have customer entrances on the southern and eastern elevations. Four outside tables are provided for customer seating. The height of the convenience store is 16'8" with the main entrance feature reaching 22'10". A flat roofed metal canopy is proposed over the fuel dispenser area. The dumpster is located to the south of the fuel canopy and will be enclosed with a brick enclosure to match the building.

Parking Analysis

GetGo has reviewed the existing number of parking spaces for the Imperial Square shopping center, the previous parking variances granted by the City and the number of spaces that will be provided for the shopping center with the proposed development of the GetGo store. Here is a summary of our findings related to parking:

- The City granted Imperial Square a parking variance, establishing the number of required parking spaces for the shopping center, including the bank, at 287 spaces.
- Using aerial photos available from the City's GIS, we have determined that there are 342 existing parking spaces – see the parking space aerial exhibit.
- After the proposed development of the GetGo there will be 284 parking spaces available (342 spaces – 103 spaces removed + 45 spaces added for GetGo, including spaces at the dispensers).
- In addition, the proposed GetGo will provide more parking spaces (45) than are required for the use (32 spaces).
- Also, most of the businesses in the shopping center will be closed when the Yellow Rose bar is open – Friday and Saturday evenings only.
- **Based on these calculations, there will 284 parking spaces available AFTER the development of the GetGo store. We believe the proposed parking is adequate for the proposed use and the shopping center. However, GetGo can work with the City to find a location on the property for 3 additional parking spaces if determined to be necessary.**