

**CITY OF WEST CARROLLTON  
PLANNING COMMISSION  
WEST CARROLLTON, OHIO**

**RESOLUTION: SP-24-4, APPROVING A SITE PLAN APPLICATION TO CONSTRUCT A SHEETZ CONVENIENCE STORE, RESTAURANT, AND FUEL STATION LOCATED AT 2100 SOUTH ALEX ROAD IN THE B-2 GENERAL COMMERCIAL DISTRICT, BEING PARCEL ID #K48 00415 0027 AND COMPRISING 6.663 ACRES WITH 1.63 ACRES OCCUPIED BY SHEETZ.**

**WHEREAS**, on May 7, 2024 an application was submitted by the Skilken Gold, 4270 Morse Road Columbus, OH 43230, agent for the owner Watertower Partners LLC, 1007 Pearl Street, Suite 252, Boulder, CO 80302, requesting site plan approval to construct a Sheetz convenience store, restaurant, and fuel station located at 2100 South Alex Road in the B-2 General Commercial District, being Parcel ID #K48 00415 0027 and comprising 6.663 acres with 1.63 acres occupied by Sheetz, per Section 154.14.01 of the Zoning Code; and

**WHEREAS**, a Notice of Public Meeting regarding this application was mailed on May 14, 2024 to all abutting property owners within 200 feet of this project; and

**WHEREAS**, the application materials were posted on the City website; and

**WHEREAS**, on May 20, 2024 a sign regarding this matter was placed in a conspicuous location on the property; and

**WHEREAS**, this application was considered at an open public meeting on June 6, 2024 by the West Carrollton Planning Commission, at which time all people who wished to testify gave their comments.

**WHEREAS**, Section 154.14.01 of the West Carrollton Zoning Code specifies the requirements for the review and approval of all site plan applications.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO, AS FOLLOWS:**

**SECTION I.** That the Planning Commission finds that pursuant to case SP-24-4 the site plan application for construction of a Sheetz convenience store, restaurant, and fuel station located at 2100 South Alex Road in the B-2 General Commercial District, being Parcel ID #K48 00415 0027 and comprising 6.663 acres with 1.63 acres occupied by Sheetz, is consistent with the goals of the Comprehensive Plan and meets the requirements of Section 154.14.01 of the Zoning Code, subject to the conditions in Section II.

**SECTION II.** That pursuant to case SP-24-4 the site plan application for construction of a a Sheetz convenience store, restaurant, and fuel station located at 2100 South Alex Road in the B-2 General Commercial District, being Parcel ID #K48 00415 0027 and comprising 6.663 acres with 1.63 acres occupied by Sheetz, be approved with the following conditions:

1. All conditions of approval of Case CU-24-2 remain in full force and effect.
2. The approved plans for this project shall be those plans stamp dated "Received May 29, 2024", except as modified herein.
3. As recommended by the Traffic Improvement Study:
  - a. The existing driveway on S. Alex Road shall be reconstructed to provide a  $\frac{3}{4}$ -access that prohibits the inbound left turn movement. The outbound left turn movement shall be prohibited during the peak hours only, as determined by the city, and signage shall be installed at the S. Alex Road drive approach stating when outbound left turn movements are prohibited.
  - b. The island limiting left turn movements at the S. Alex Road driveway shall be constructed as a raised, non-mountable curb.
  - c. The driveway on Watertower Lane shall be reconstructed to include one ingress lane and one egress lane.
4. Customer ingress and egress from the S. Alex Road drive approach shall be prohibited during construction.
5. All delivery vehicles larger than a pickup truck shall be required to access the site from Watertower Lane.
6. All necessary repairs to the existing curbs and sidewalks shall be made prior to issuance of a final certificate of occupancy for the project.
7. The Imperial Square parking lot shall be resurfaced and restriped as approved by the Service Director prior to issuance of a certificate of occupancy for the project.
8. A fully-executed, recorded cross-access easement between the applicant and the property owner shall be provided prior to issuance of a final certificate of occupancy for the project.
9. Traffic controls shall be installed as approved by the city at the intersection of the project's drive aisles prior to issuance of a final certificate of occupancy for the project.
10. A striped pedestrian crosswalk shall be painted from the north building entrance to the fueling canopy as approved by the city prior to issuance of a final certificate of occupancy for the project.
11. The requirement in section 154.17.01(C)(4) prohibiting metal screening for roof mechanical equipment is hereby waived for this project as permitted in section 154.17.01(G), on the basis that the request will contribute to the enhancement, longevity, safety, utility, and overall integrity of the proposed structure.
12. The applicant shall provide additional design features on the east and south building elevations, such as awnings or canopies, as approved by the city prior to issuance of a final certificate of occupancy for the project.
13. The applicant shall provide a revised photometric plan in compliance with the following prior to issuance of a building permit:
  - a. The average-to-minimum ratio, or the ratio of the average light level of



- the surface being lit to the lowest light level of the surface being lit, measured in footcandles, shall not exceed 4:1.
- b. Maximum illumination at all property lines shall not exceed one (1.0) footcandle.
  - c. All light fixtures shall be full-cutoff and downcast.
  - d. No direct light source shall be visible at the property line at ground level.
  - e. All light poles and fixtures shall consist of a bronze exterior finish.
  - f. Light fixtures mounted on the fuel canopy shall be recessed or flush with the bottom of the canopy, downcast, and/or equipped with shielding to prevent glare beyond the property lines. Fixtures shall not be permitted to be mounted on the top or sides of canopies.
14. A photometric plan for the Imperial Square parking lot shall be provided to the City, and any improvements necessary to meet City lighting standards as determined by the City shall be made prior to issuance of a certificate of occupancy for the project.
15. No exterior display or storage of merchandise or materials shall be permitted, except as provided by Section 154.16.08, Temporary Uses, of the Zoning Code.
16. No signage is approved with this application.
17. The requirement of Section 154.12.01(B)(2) for one loading space is hereby waived, on the grounds that shipping and receiving goods are not an integral part of the business and can be accommodated outside normal business hours.
18. All concerns and comments of the Service Department and Fire Department shall be addressed and satisfied prior to issuance of a final occupancy permit for the project.
19. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

**PASSED this 6<sup>th</sup> day of June, 2024.**

  
Chairman

  
Secretary