

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

RESOLUTION: CC-24-1, APPROVING A SITE DEVELOPMENT PLAN, WITH CONDITIONS, FOR IMPROVEMENTS FOR A QUICK SERVICE RESTAURANT (DUNKIN') ON PROPERTY LOCATED AT 801 E. DIXIE DRIVE IN THE CITY CENTER DISTRICT, BEING CITY LOT NO. 4556 AND COMPRISING 1.029 ACRES.

WHEREAS, on June 17, 2024 an application was submitted by Jeffery A. Scott Architects, 32316 Grand River Ave., Suite 200, Farmington, MI 48336, representing the property owner SRI Real Estate Properties LLC, 135 Rockaway Turnpike #101, Lawrence, NY 11559, requesting site development plan approval for improvements for a quick service restaurant (Dunkin') on property located at 801 E. Dixie Drive in the City Center District, being City Lot No. 4556 and comprising 1.029 acres, per Section 154.10.472 of the Zoning Code; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on June 27, 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 June 21, 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 July 18, 2024 by the West Carrollton Planning Commission; and

WHEREAS, Section 154.10.471 through Section 154.10.479 of the West Carrollton Zoning Code specifies the requirements for the review and approval of all site development plan applications in the City Center District.


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 CC-24-1 the site development plan application for a quick service restaurant (Dunkin') on property located at 801 E Dixie Drive in the City Center District, being City Lot No. 4556 and comprising 1.029 acres, meets the Conditions for Review and Approval as outlined in Section 154.10.475 of the Zoning Code, and substantially meets the Standards and Guidelines of Section 154.10.476 of the Zoning Code, subject to the conditions outlined in Section II.

SECTION II. That pursuant to case CC-24-1 the site development plan application for a quick service restaurant (Dunkin') on property located at 801 E Dixie Drive in the City Center District, being City Lot No. 4556 and comprising 1.029 acres, be approved with the following conditions:

1. The approved plans for this project shall be those plans stamp dated "Received July 11, 2024", except as modified herein.
2. The "PTE-04" color that is called out for the existing brick on the building to be painted shall be approved by the city prior to issuance of a building permit for the project.
3. A "Do Not Enter/Wrong Way" sign shall be installed in the curb on the west side of the dumpster, or in another location near the E. Central Avenue drive approach as approved by the city.
4. A landscaping schedule and details regarding landscaping installation and maintenance as required by the landscape code shall be approved by the city prior to issuance of a building permit for the project.
5. Landscaping around the base of the proposed menu boards shall be provided as required in section 153.11(d) of the landscape code, if practical as determined by the city.
6. The directional signs shall not be located within the public right-of-way, and shall not contain changeable copy.
7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes, as originally planted, within three months, weather permitting.
8. Debris and trash shall be routinely collected by the Applicant from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
9. 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.
10. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 18th day of July, 2024.


Chairman


Secretary