

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

RESOLUTION: S-24-2, APPROVING AN APPLICATION FOR A THREE-PARCEL SUBDIVISION OF THE IMPERIAL SQUARE SHOPPING CENTER LOCATED AT 2100 S. ALEX ROAD IN THE B-2 GENERAL COMMERCIAL DISTRICT, BEING COUNTY PARCEL ID #K48 00415 0027 AND COMPRISING 6.6509 ACRES.

WHEREAS, on June 18, 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 approval of an application for a three-parcel subdivision of the Imperial Square Shopping Center located at 2100 S. Alex Road in the B-2 General Commercial District, being county parcel ID #K48 00415 0027 and comprising 6.6509 acres; 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, Chapter 152: Subdivision Code of the Code of Ordinances authorizes the Planning Commission to administer the City's subdivision regulations and to render final decisions on applications to subdivide land within the city.

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 S-24-2 the request for approval of an application for a three-parcel subdivision of the Imperial Square Shopping Center located at 2100 S. Alex Road in the B-2 General Commercial District, being county parcel ID #K48 00415 0027 and comprising 6.6509 acres, meets the requirements of Chapter 152: Subdivision Code of the Code of Ordinances, subject to the conditions in Section II.

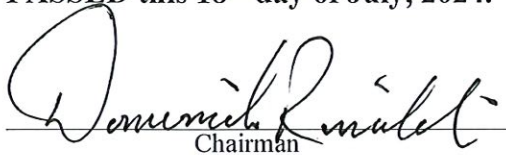
SECTION II. That pursuant to case S-24-2 the request for approval of an application for a three-parcel subdivision of the Imperial Square Shopping Center located at 2100 S. Alex Road in the B-2 General Commercial District, being county parcel ID #K48 00415 0027 and comprising 6.6509 acres, be approved with the following conditions:


1. The approved plans for this project shall be those plans stamp dated "Received June 18, 2024", except as modified herein.
2. City lot numbers 4595, 4596, and 4597 shall be assigned to the newly-created lots.
3. The registration number and seal of the engineer and/or surveyor who prepared the plat shall be added to the plat prior to recording.
4. The City signature block shall be replaced with: "*Approved this ____ day of _____, 2024 by the Planning Commission of the City of West Carrollton, Ohio. If not recorded by the ____ day of _____, 2024, this approval shall be null and void.*", followed by space for the signatures of the Planning Commission Chairman and Planning Commission Secretary.
5. After approval, the final mylar must be provided to the city for signatures and filing with the county recorder within 60 days of approval.
6. After recording, a mylar of the recorded plat as well as a digital format file in AutoCAD or .dxf format shall be returned to the city within 30 days after recording.
7. A cross-access easement agreement shall be provided for review and approval by the city prior to release of the record plan for recording, and a copy of said recorded agreement shall be provided to the city within 30 days of recording.
8. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

SECTION III. It is hereby noted for the public record that:

1. The proposal creates one building setback issue. Due to the dedication of 33 feet of additional right-of-way from the centerline of Watertower Lane, the northeastern corner of the Imperial Square building where the Yellow Rose is currently located will encroach into the required 30-foot front yard by approximately 3 feet. However, since this right-of-way is being required by the city to be dedicated for public access, the creation of this nonconformity is deemed to be necessary for the public health, safety, and welfare.
2. A pre-existing building setback issue would remain as part of this proposal. The northeast corner of the building on the proposed 0.5026-acre lot encroaches into the eastern side yard by 1.1 feet. This proposal would not increase the existing nonconformity.

PASSED this 18th day of July, 2024.


Chairman


Secretary