

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

REVISED AUGUST 1, 2024

RESOLUTION: CC-24-3, APPROVING A SITE DEVELOPMENT PLAN, WITH CONDITIONS, FOR IMPROVEMENTS FOR A QUICK SERVICE RESTAURANT (CULVER'S) ON PROPERTY LOCATED AT 1100 E. DIXIE DRIVE IN THE CITY CENTER DISTRICT, BEING CITY LOT NO. 4005 AND COMPRISING 1.54 ACRES.

WHEREAS, on July 2, 2024 an application was submitted by McCON Building Corporation, 1059 Circle Drive, Highland, WI 53543, representing the owner MD Restaurant Group, 1750 E. Golf Rd., Suite 320, Schaumburg, IL 60173, requesting site development plan approval for improvements for a quick service restaurant (Culver's) on property located at 1100 E. Dixie Drive in the City Center District, being City Lot No. 4005 and comprising 1.54 acres, per Section 154.10.472 of the Zoning Code; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on July 11, 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, a sign regarding this matter was placed in a conspicuous location on E. Dixie Drive; and

WHEREAS, this application was considered at an open public meeting on August 1, 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-24-3 the site development plan application for improvements for a quick service restaurant (Culver's) on property located at 1100 E. Dixie Drive in the City Center District, being City Lot No. 4005 and comprising 1.54 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.

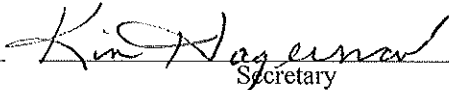
SECTION II. That pursuant to case CC-24-3 the site development plan application for improvements for a quick service restaurant (Culver's) on property located at 1100 E. Dixie Drive in the City Center District, being City Lot No. 4005 and comprising 1.54 acres, be approved with the following conditions:

1. The approved plans for this project shall be those plans transmitted via email on July 25, 2024 and July 28, 2024, except as modified herein.
2. ~~The building material used on the Vandalia Culver's which was referred to and shown in the July 28, 2024 staff report for this project shall be used as a replacement for part or all of the proposed EFIS material on the building, as approved by the City prior to issuance of a building permit for the project.~~ The approved building elevations for this project shall be those building elevations date stamped "*Received July 31, 2024*".
3. All building rooftop mechanical equipment shall be screened from public view from all directions with architectural features (roof forms or parapet walls).
4. A warning sign shall be installed for vehicles exiting the drive-thru area to watch for pedestrians using the crosswalk.
5. At least two ornamental bicycle racks shall be installed.
6. The applicant shall install and pay for the sidewalk shown on the south side of the building parallel to the spine road, and on the north side of the building parallel to E. Dixie Drive.
7. Section 154.12.01(B)(6) requiring one 12'x65' loading space for this use is hereby waived, conditional on deliveries being made during non-business hours.
8. The proposed landscaping plan is not approved. Subsequent to Planning Commission approval the applicant shall submit a new landscaping plan for the project which substantially meets the requirements of Zoning Code Section 154.13.01, Landscape Requirements, and the guidelines of the City Center District, but may vary from those regulations so long as the requirements of Zoning Code Section 154.10.475(B) of the Zoning Code are met, as determined and approved by the city prior to issuance of a building permit for the project.
9. The proposed sign package is hereby approved, including waivers to permit a 29.12 square foot wall sign on the east building elevation where none is permitted; a total of 46.47 square feet of wall signage on the west elevation where 21.29 square feet is permitted; and 3'6" high directional signs where 3 feet in height is permitted; and a double menu board comprising 92.74 square feet where 60 square feet is permitted, as permitted by Section 154.10.475(B) of the City Center District, on the grounds that the total proposed signage is significantly less than permitted and the applicant should be afforded the flexibility to determine how to distribute signage as deemed most beneficial, and since these waivers will not jeopardize any public purpose or public protection or the accomplishment of objectives and principles of the CC District or Comprehensive Plan.
10. The sign shown on sheet C3.0 of the plan set at the northeast corner of the

- property with a note that reads "*Overall development sign, by others*" is not permitted nor included in the approval of this sign package or overall project.
11. The dumpster enclosure for this project shall meet Section 154.17.01(F)(3) of the city's architectural standards, with the color of the gate to be approved by the city prior to issuance of a final certificate of occupancy for the project.
 12. 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.
 13. 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.
 14. 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.
 15. 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.
 16. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 1st day of August, 2024.


Chairman


Secretary