

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO
ORDINANCE 14-23

AN ORDINANCE APPROVING THE AUTO ZONE FINAL DEVELOPMENT PLAN, FOR A PORTION OF PARCELS ID# B02 00119 0004 AND B02 00119 0005 LOCATED IN THE "FOLEY DRIVE AND NATIONAL ROAD AREA" PUD OVERLAY AND FINAL PLAT

WHEREAS, Council has adopted a Planned Unit Development (PUD) Overlay for the "National Road and Foley Drive Area" as set forth in City of Vandalia Ordinance 12-02; and

WHEREAS, the properties at 771-777 E. National Rd., being Parcels # B02 00119 0004 and B02 00119 0005, (the "Property") are located in the Foley Drive and National Road Area PUD; and

WHEREAS, the applicant, Mr. John Burkhardt has requested approval of a Re-Plat of said parcels; and

WHEREAS, Council has adopted a Planned Unit Development (PUD) Preliminary Plan for the "Auto Zone Preliminary Plan" as set forth in City of Vandalia Ordinance 14-18; and

WHEREAS, After approval of the Preliminary Plan the applicant has submitted a proposed Final Plan (the "PUD Final Plan"); and

WHEREAS, the Planning Commission has held a meeting and recommended approval of the PUD Final Plan with certain staff recommendations which included, building character should be revisited to include more surface area of wool skein paint on street side frontages and to architecturally give the appearance of a break in the roofline, similar to Designs A and C submitted with the proposal, to be approved by Staff and forwarded to City Council; there should only be one free standing sign complimented by building signage, with no consensus on the type of sign; the parking lot surface shall be repaved in its entirety; and

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the Final Plat;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. The PUD Final Development Plan for the Auto Zone Retail Store in the Foley Drive and National Road Area PUD Overlay, which was prepared by Burkhardt Engineering and dated June 19, 2014, and titled "Site Development Plans for AUTOZONE, 775 National Road (U.S. 40) Vandalia Ohio" (the "Approved Plan"), a copy of which is available for inspection at the City Manager's office, is hereby approved subject to the following:

- a. Note 8 of the General Notes on the Approved Plan shall be re-written to read, "the parking lot surface shall be repaved in its entirety".
- b. Signage shall comply with 1282.09; there shall be one free standing monument sign on the parcel as shown on the Approved Plan. The Auto Zone pylon sign which is shown on the Approved Plan as being on the west property line of the

adjacent property, shall be moved not less than 60' north along such west property line.

Section 2. The approval of the PUD Final Plan herein is for the AUTOZONE portion of the Property only and not for any development on the remaining portions of the Property.

Section 3. The "Foley Drive Plat" Final Plat for the properties at 771-777 E. National Rd. which was approved by Planning Commission, a copy of which is available for inspection and dated June 2, 2014 is hereby approved.

Section 4. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 23rd day of June, 2014

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Jon Crusey
Clerk of Council