

CITY OF VANDALIA

MONTGOMERY COUNTY, OHIO

ORDINANCE 12-15

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN/FINAL PLAT FOR PILOT FLYING J TRAVEL CENTER IN THE “NORTH SIDE OF NORTHWOODS BLVD. BETWEEN NORTH DIXIE DRIVE AND ENGLE ROAD ACROSS FROM THE DELPHI FACILITY AREA PLANNED UNIT DEVELOPMENT”

WHEREAS, Council has adopted a Planned Unit Development Overlay for approximately 52 acres of land known as the “North Side Of Northwoods Blvd. Between North Dixie Drive And Engle Road Across From The Delphi Facility Area Planned Unit Development” (the “PUD Overlay”).

WHEREAS, Council approved a Planned Unit Development Preliminary Plan for approximately 15.5 acres of the PUD Overlay known as the Flying J Travel Center Preliminary Plan; and

WHEREAS, the proposed PUD Final Plan for the Flying J Travel Center consists of approximately 13.13 acres; and

WHEREAS, the property in the proposed PUD Final Plan for the Flying J Travel Center is currently owned by DPH-DAS LLC and upon completion of Pilot’s due diligence process; the property will be transferred to Pilot Travel Centers LLC. The current underlying zoning of the property is Industrial (I); and

WHEREAS, the Planning Commission has held a public hearing and recommended approval of the final development plan;

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

Section 1. The final development plan for the Pilot Flying J Travel Center on Northwoods Boulevard which was approved by the Planning Commission on November 27, 2012, a copy of which is available for inspection in the city manager’s office is hereby approved on condition that:

1. Utility and drainage plans will be subject to staff’s expertise and approval and designed to best serve this development and future development.
2. The Traffic Impact Study is completed by Pilot’s consultant and is also approved by Vandalia Staff and the Ohio Department of Transportation.
3. The Final Plat is approved with formatting requirements and technical information recommended by staff included on the Record Plan.
4. A combination of mounding/landscaping is provided to screen the chain link fence to the south of the detention pond.
5. The dumpster enclosure shall be stone or brick to match the exterior of the building.
6. The exterior lighting and pole heights shall be approved by the FAA.
7. The landscaping plan is reviewed and modified with consideration of desirable species per our locale.

8. That said 13.13 acres is conveyed to Pilot Travel Centers LLC and a proper deed is duly recorded.

In approving the Final Development Plan Council acknowledges that the variance to Section 1276.10, Curb Openings, is granted to allow curb openings as submitted and the variance to Section 1282.09, Signage, is granted to allow height and area variances for signage as requested, including a 100' pole sign and a 10' monument sign on the property.

Section 2. The final plat for the Pilot Flying J Travel Center 13.13 acres Northwoods Boulevard which was approved by the Planning Commission on November 27, 2012, a copy of which is available for inspection in the city manager's office is hereby approved on condition that said 13.13 acres is conveyed to Pilot Travel Centers LLC and a proper deed is duly recorded.

Section 3. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 17th day of December, 2012.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Robert L. Anderson
Clerk of Council