

VILLAGE OF OBETZ
RECORD OF ORDINANCES



ORDINANCE: 40 – 18

PASSED: September 10, 2018

AN ORDINANCE TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT TEXT FOR PARCEL NUMBER 152-001737

WHEREAS, Parcel 152-001737 is zoned Planned Industrial District (PID); and,

WHEREAS, a Preliminary Development Plan and Development Text are required as a part of a PID; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Development Plan and Development at its August 8, 2018 meeting; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF OBETZ, OHIO, THAT:

Section 1. The Preliminary Development Plan and Development Text for Parcel 152-001737, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

Section 2. This Ordinance shall take effect at the earliest time permitted by law.

Passed this 10 day of September 2018.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

D. Greg Scott
D. Greg Scott, Mayor

Michael R. Flaherty
Michael Flaherty, Council President Pro Tem

APPROVED AS TO FORM

Stephen J. Smith
Stephen J. Smith, Esq., Law Director

ORDINANCE: 40-18

PASSED: September 10, 2018

CERTIFICATION OF PUBLICATION

Pursuant to the Village Charter, I, Stacey E. Boumis, Clerk of Council of the Village of Obetz, Ohio, do hereby certify that Ordinance 40-18 was duly posted at 11:00 AM (time) on the 14 day of September, 2018, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center, as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

9/14/18
Date

EXHIBIT A

CONTINENTAL EXPRESS- DEVELOPMENT PLAN TEXT

1. Zoning District

Planned Industrial District

Location: Broehm Road

Parcel # 152-001737

Owner: Russ Goettemoeller

2. Introduction

The subject property is approximately 3.714 acres parcel, located on Broehm Road.

The subject property is surrounded by other industrial properties with Interstate 270 to the north of Broehm Road.

The new facility will be a semi-truck service center and with a trailer parking area for Continental Express vehicles only. This is a permitted use as contained in the Codified Ordinances for the Village of Obetz in the Planned Industrial Development (PID) zoning district. A fuel island will also be installed and is an acceptable accessory structure.

3. Permitted Uses

The proposed use is a dispatch and service center for Continental Express Trucking.

4. Prohibited Uses

The following uses are prohibited on any Parcel:

- A. No noxious or offensive trade or activity shall on, nor shall anything be done on any building site which may be or become an annoyance or nuisance by reason of unsightliness, the excessive emission of odors, dust, fumes, smoke, light or noise or any other cause whatsoever.
- B. The manufacture, storage or distribution of products that increase fire, explosion or other hazards on adjacent parcels or areas, adjacent to the property.
- C. Any residential dwellings.
- D. Mobile home parks, or trailer courts, either temporary or permanent.
- E. Junkyard.
- F. Vehicle or equipment disassembly, provided that vehicle service and maintenance performed in an enclosed building will not be prohibited.
- G. Mining or drilling for and/or removal of coal, oil gas or other minerals.

H. Commercial excavation of building or construction materials or quarrying of any materials.

I. Composting.

J. Dumping, disposal, incineration or reduction of garbage, sewerage.

K. Refining of petroleum or any petroleum products.

L. Husbandry of animals, fowl or fish.

M. Any activity involving the generation, storage, treatment, handling or use of hazardous waste, hazardous substances, toxic substances, or hazardous materials, which are in violation of applicable federal, state or local laws and regulations.

N. Any outdoor storage.

O. Any vehicle or equipment disassembly outside of an enclosed building.

5. Development Standards

All improvements shall meet the provisions of the ordinances of local authorities accept as amended below. In cases of conflicts between the provisions of this Development Plan Text and the zoning ordinance, this document shall take precedence.

General Requirements of the Development Text:

A. New Building Height: 24' (ridge height) which meets the Zoning Code for the Village of Obetz.

B. Architectural Standards: Exterior walls- Front will be brick and the other 3 sides are metal siding.

C. Required Building Setbacks:

Front Yard= 50' Side Yard= 15' Rear Yard= 15'

Planned Building Setbacks:

Front Yard= 70' Side yard= 100' Rear Yard=324'

D. Building Parcel Coverage: Maximum Lot Coverage= 80%

Planned Lot Coverage= 75%

E. Dumpsters: All trash containers shall be confined to areas to the rear or side of buildings and shall be screened from public roads in accordance with the Codified Ordinances of Obetz.

F. Parking: Owner is asking for a variance in section 1169.04 Paving of the Village of Obetz Codified Ordinance. There is an existing gravel lot on this parcel. The owner would like to have a time extension on the requirement for the area to the south of the new facility (approximately 28' south of the new facility) to be paved. The request would be for a year or 2 year extension before this existing gravel area be paved.

At the August 8 planning and zoning commission meeting the commission granted a two(2) year grace period on paving the back trailer lot.

All other off-street parking requirements will be met as stated per the Village of Obetz Codified Ordinances Chapter 1169.

G. Landscaping: Landscaping does not meet the requirements set forth by the Village of Obetz Codified Ordinances. The owner would like to install landscaping per the site plan. The existing brush line along the east and west property lines will remain except for the areas where the brush will be in the new concrete or gravel areas. There are also trees and brush north of Broehm Road that screen the site from Interstate 270. Added another 10 deciduous trees in front green areas to meet zoning code.

H. Lighting: There will be 4 light poles in the trailer parking area that will be 29' tall (4' concrete base and 25' tall light pole). Light poles will have 4 LED lights fixtures on each pole. There will also be 2 ground mounted lights at the front entrance and 11 wall packs on the building. All fixtures will be full cut-off and will be a consistent light source type and style. Wall packs will help to generate the required lighting coverage needed.

I. Screening of Rooftop Mechanical Units: There will be no rooftop mounted HVAC units. All units will be ground mounted.

J. Signage: All signage shall comply with the Obetz Codified Ordinances.

K. Driveways: Driveways will be a maximum width of 35' in at the right of way. Radius sizing shall be incorporated to ensure proper turning movements of vehicles to use the site will be maintained.

L. Fences: All fencing shall comply with the Obetz Codified Ordinances.