



VILLAGE OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 39 – 18

PASSED: _____

AN ORDINANCE TO APPROVE THE FINAL DEVELOPMENT PLAN AND DEVELOPMENT TEXT FOR 2499 MCGAW ROAD (PARCEL NUMBERS 152-000525 AND 152-001456)

WHEREAS, 2499 McGaw Road was developed in 1978 as a service facility for tractors and trailers; and,

WHEREAS, in 2002 the parcel was rezoned to Planned Industrial District (PID) as a part of the Village-wide rezoning; and,

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

WHEREAS, a Final Development Plan and Development Text do not exist since the parcels were developed prior to the 2002 rezoning; and,

WHEREAS, Hogan Trucking is purchasing the property and wants to conform to the current zoning regulations; and,

WHEREAS, Hogan Trucking has prepared a Final Development Plan and Development Text for 2499 McGaw Road; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the Final Development Plan and Development Text 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 Final Development Plan and Development Text for 2499 McGaw Road (Parcel Numbers 152-000525 and 152-001456), attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

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

Passed this _____ day of _____, 2018.

ORDINANCE: 39 – 18 _____

PASSED: _____

ATTESTS:

Stacey Boumis, Clerk of Council

D. Greg Scott, Mayor

Michael Flaherty, Council President Pro Tem

APPROVED AS TO FORM

Stephen J. Smith, Esq., Law Director

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 _____ was duly posted at _____ (time) on the _____ day of _____, 2018, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center, as well as on the Obetz website.

Stacey Boumis, Clerk

Date

EXHIBIT A

Development Text

Introduction

The site was rezoned in 2002 to the PID, Planned Industrial District as part of a Village wide rezoning. The PID development standards call for a preliminary and final development plan. The site was already developed at the time of the area wide rezoning and there is no approved final development plan on record with the Village. The applicant is under contract to buy the property and wants to have an approved final development map for the site.

Permitted Uses

Permitted uses in the Limited Industrial District (LI), Suburban Office and Institutional District (SO) and the following uses: commercial truck and tractor trailer leasing, rental, repair shop and outside storage facilities and related uses including the overnight parking of such vehicles.

Development Standards

Unless otherwise noted on the submitted development plan or in the development text, the applicable development standards are contained in Section 1159.03 Development Standards.

Fencing

The existing eight foot tall chain link fence with barbed wire will be maintained. The location of the fence is shown on the development plan. Slats shall be installed in the fence along both the Alum Creek and Groveport Road frontages.

Signage

Permitted signage for the site is attached as exhibit. One free standing sign, one wall sign on the building and a sign (decal) on the canopy for the fueling station.

Lighting

Permit new exterior lighting.

Setback

Pavement and parking setback shall be a minimum of ten feet except for the portion of the site along the south property line as shown on the development plan where the setback shall be zero.

Building setback shall be thirty feet from the perimeter of the site.

Access

Access to the site shall be from McGaw Road as shown on the development plan.

Landscaping

The site shall be landscaped in accordance with the submitted development plan.

Outside Storage

No materials or salvaged trucks or trailers shall be stored outside. This restriction shall not prohibit the outside storage of damaged trucks or trailers which are waiting to be repaired.