

CITY OF CLAYTON, OHIO

RESOLUTION NO. R – ZC – 18 - 08

A RESOLUTION APPROVING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE ARCHITECTURE AND LANDSCAPE REVIEW WITH SPECIFIED CONDITIONS FOR 7739 AND 7777 HOKE ROAD (PARCEL ID NUMBERS M60-03201-0070 AND M60-03201-0071) PURSUANT TO SECTION 1187.18 OF THE CLAYTON CODIFIED ORDINANCES

WHEREAS, an application requesting architecture and landscape review pursuant to Clayton Codified Ordinance Section 1187.18 for the property located at 7739 & 7777 Hoke Road (Parcel ID Numbers M60-03201-0070 and M60-03201-0071) was submitted by Sullivan Development GGSE, LLC on June 8, 2018; and

WHEREAS, the Clayton Planning Commission held a public hearing on June 20, 2018, and voted to recommend to Clayton City Council approval of the requested architecture and landscape review pursuant to Clayton Codified Ordinance Section 1187.18 for the property located at 7739 & 7777 Hoke Road (Parcel ID Numbers M60-03201-0070 and M60-03201-0071) with the following specified conditions:

- 1. An eight (8) foot fence be constructed along the west property line in addition to the proposed landscaping along the buffer; and**
- 2. Applicant request its Engineer study the possibility of extending the leach field berm all the way to the west property line and the ability to construct the eight (8) foot fence referenced in number 1 above on top of the berm. If the Applicant's Engineer reports to the City same can be accomplished, then the leach filed berm will be extended all the way to the west property line and the eight (8) foot fence referenced in number 1 above will be installed on top of the berm; and**
- 3. Applicant will perform parking lot semi turn radius simulator and study parking lot configuration to determine ability to remove the south access point from Hoke Road to the site. If it is reported to the City same can be accomplished, then Applicant will remove the south access point from Hoke Road to the site; and**
- 4. The proposed buffer fence along the northern property line will begin at eight (8) feet at the western most point and slowly reduce in overall height to six (6) feet as the fence moves closer to the front property line.**

WHEREAS, the Clayton City Council held a public hearing on July 19, 2018 regarding the recommendation of the Planning Commission to approve the requested architecture and landscape review pursuant to Clayton Codified Ordinance Section 1187.18 for the

property located at 7739 & 7777 Hoke Road (Parcel ID Numbers M60-03201-0070 and M60-03201-0071).

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:

1. That the recommendation of the Clayton Planning Commission to approve the requested architecture and landscape review pursuant to Clayton Codified Ordinance Section 1187.18 for the property 7739 & 7777 Hoke Road (Parcel ID Numbers M60-03201-0070 and M60-03201-0071) is hereby APPROVED with the following conditions:

- A. A twelve (12) foot fence be constructed along the west property line; and**
- B. The proposed south access point from Hoke Road to the site will be eliminated such that there will be only one manner of ingress/egress for the site; and**
- C. The proposed buffer fence along the northern property line will begin at eight (8) feet at the western most point and slowly reduce in overall height to six (6) feet as the fence moves closer to the front property line and then transition to a four (4) foot fence in front of the store as indicated in the proposal presented during the Council Meeting of July 19, 2018;**
- D. The free standing sign for this location will not exceed six (6) feet in height with a brick or stone base; and**
- E. Applicant shall designate a fifteen (15) feet public right of way at no cost to the City of that area which shall extend fifteen (15) feet westbound from the existing public right of way on the west side of Hoke Road and starting at the northern most eastern property line extending south to the southeast property line of Parcel No.'s M60-03201-0070 and M60-03201-0071, via any and all appropriate legal documentation as determined necessary by the City, including, but no not limited to, the recording of a Deed filed with the office of the Montgomery County Recorder.**

2. That this Resolution shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Ordinance or which imposes additional requirements for effectiveness or validity.

ADOPTED BY COUNCIL ON JULY 19, 2018.

AUTHENTICATION:

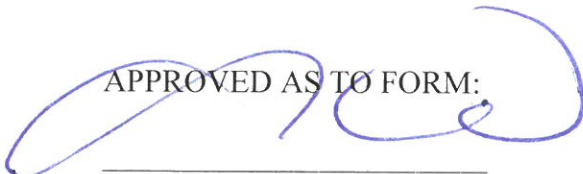


Mayor (Presiding Officer of Council)



Clerk of Council

APPROVED AS TO FORM:



Law Director

CERTIFICATION OF PUBLICATION

This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper Date of publication

Englewood Independent July 29, 2018



Clerk