

**GASOLINE SERVICE STATION
(Including Stations w/ convenience stores)**

**City of Franklin, Ohio
CONDITIONAL USE APPLICATION
UDO Sections 1113.01 and 1115.09**

Application No. _____

The following additional information must be submitted with the application:

- _____ H. A **Narrative Statement** outlining how the proposed conditional use meets the specific standards of approval for the conditional use.
- (1) The proposed use meets the definition and purpose of “Gasoline Service Station or Gasoline Service Station with Convenience Food Stores;”
 - (2) All structures, including drive-in or drive-through windows and lanes, shall be set back at least 100-feet from any adjacent residential property;
 - (3) Drive-through menu Commission signs shall include freestanding, pole, pylon and monument signs. One drive-through menu Commission sign may be approved as part of the Conditional Use Permit, but only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed 6 feet in height; and the sign is located at least 75-feet from a residential district;
 - (4) Loud speaker systems may be approved as part of the Conditional Use Permit if they do not create a nuisance for adjacent properties;
 - (5) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties;
 - (6) A 6-foot high solid wood fence, masonry wall, or hedge shall be required along the property line on any side of the site adjacent to a residential property;
 - (7) Off-street queuing space for 7 vehicles shall be provided for every drive-through and drive-in facility, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns;
 - (8) Customer and employee parking shall be separated from drive-in and drive-through activities and customer parking shall be located in the area with highest accessibility to dining or sales areas. A bypass lane shall be provided adjacent to the drive through lanes, which shall be separate from space used for maneuvering;
 - (9) The circulation system shall provide smooth, continuous traffic flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements;
 - (10) Access shall be from an arterial street or commercial collector and shall be provided in a manner that does not cause heavy traffic on residential streets. Access to such facilities shall be provided in a manner that is least disruptive to pedestrian and vehicular traffic. Access drives shall be 100-feet from an intersection. Two access drives per facility may be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements;
 - (11) Planned hours of operation. (Hours of operation may be regulated by the Planning Commission, and made a part of the conditions of the Conditional Use Permit); and
 - (12) This use may be permitted where the applicant can demonstrate that the use is distributed and properly integrated into the site plan to avoid congestion, to minimize conflict points between auto traffic and pedestrians, to reduce the number of curb cuts and to prevent strip type development.
- _____ I. A **Sign Graphics Plan** showing:
- (1) The location of any proposed sign(s), including the sign’s location with respect to existing right-of-way and property lines;
 - (2) The location of all other existing signs whose construction requires permits, when such signs are on the same premises;
 - (3) The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment;
 - (4) The location, size, and illumination of wall signs, ground mounted signs, and directional signs; and
 - (5) Elevation drawings of ground mounted signs and wall signs shall also be included.
- _____ J. A **Landscaping Plan** meeting the requirements of Section 1111.06.