

DRIVE-THROUGH RETAIL

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 “Drive-Through Retail;”
 - (2) The minimum lot area will be sufficient area to accommodate the primary use and/or drive-through structure, as approved by the City Engineer;
 - (3) For car wash facilities, the applicant must submit a plan of how the facility will prevent excess water from pooling within the right-of-way;
 - (4) All outdoor storage, if allowed by Planning Board, must be completely screened from view from adjacent properties and the from street;
 - (5) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment, shall be located in front of the established building line and at least 100-feet from any adjacent residential property or residential district;
 - (6) A 6-foot solid wood fence, masonry wall, or hedge shall be required along any property line on any side of the site adjacent to a residential use or residential district;
 - (7) Such facilities shall be located on a major street in an area least disruptive to pedestrian and vehicular traffic. Access shall be from an arterial street or commercial collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be one hundred 100-feet from an intersection. One access drive per street frontage shall be permitted and interconnecting circulation aisles between parcels shall be provided in cross-access easements;
 - (8) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major pedestrian movements shall not conflict with major vehicular circulation movements;
 - (9) Every parking and loading space shall have sufficient access and maneuvering area, and all maneuvering areas shall be on the same lot as the use the area is intended to serve;
 - (10) Off-street queuing space for 7 vehicles shall be provided for every drive-through retail facility, unless Planning Board modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns;
 - (11) Customer and employee parking shall be separated from drive- through activities, and customer parking shall be located in the area with highest accessibility to customer sales;
 - (12) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties;
 - (13) 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);
 - (14) The proposed 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.