

RETAIL
(Business, Consumer, General and Grocery)

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:

The proposed use is: (Circle One)

Business Retail Consumer Retail General Retail Grocery Food & Beverage

_____ 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 “Business Retail,” or “Consumer Retail,” or “General Retail,” or “Grocery Food & Beverage;”
- (2) The proposed use shall not generate an unreasonable increase in traffic volume or require special off-street parking, and may not use on-street parking to meet the parking requirements applicable to it;
- (3) The lot area shall be adequate to accommodate the required off-street parking requirements without any variances to said requirements;
- (4) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties;
- (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;
- (6) All outdoor display areas, canopies, and any buildings used for service shall be located at least 50-feet from any adjacent residential property or district;
- (7) When adjacent to residential districts, all buildings shall be set back an additional 1-foot over the usual yard requirements for each 1-foot of the building that exceeds 35-feet in height;
- (8) A solid wood fence, masonry wall, or hedge 6-feet in height shall be required along any property line adjacent to a residential use or residential district;
- (9) If adjacent to a residential use or residential district, such use shall not create excess noise, dust, odors or other nuisances;
- (10) Hours of operation (Planning Commission may limit the hours of operation of such use to assure compatibility with adjacent uses);
- (11) The minimum distance of driveways from intersections, and the minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center, shall be as approved by the City Engineer;
- (12) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
- (13) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
- (14) 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;
- (15) Grocery Food and Beverage establishments shall have staff trained in the processing of food products to guarantee the proper storage and sanitary conditions required by regulatory authority; and
- (16) Such 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.