



March 3, 2023

Gregory S. Gaines, AICP MCRP  
Director of Planning & Community Development  
City of West Carrollton  
300 East Central Avenue  
West Carrollton, OH 45449

Via Overnight Delivery

RE: Site Plan Application – GetGo Store #3597 – 2100 S Alex Road, Imperial Shopping Center

Mr. Gaines:

On behalf of GetGo, I am transmitting this letter and the enclosed materials requesting site plan approval for the property at 2100 S Alex Road in the Imperial Shopping Center. The property is in the B-2 General Business which allows convenience stores with fueling stations as a conditional use. As you know, the West Carrollton Planning Commission approved the conditional use for GetGo on February 2, 2023.

QuikTrip has a contract to lease approximately 1.6 acres in the Imperial Square shopping center and proposes to demolish the existing vacant bank to develop a convenience store and fuel sales. This development will include a new 24-hour, 6,323 SF convenience store with drive-thru service and fuel sales. There will be 6 double-sided fuel dispensers under a canopy south of the store.

I am transmitting the following to initiate this site plan review:

- The completed Site Plan Application Packet, including the adjacent property owners list.
- 3 copies of the proposed GetGo site plans, site survey, and building elevations (24x36).
- 3 copies of the proposed GetGo lighting plans (11x17).
- 3 copies of the proposed GetGo color site plan (11x17).
- 3 copies of the proposed GetGo sign plans (11x17).
- 3 copies of the Project Description.
- 1 copy of the Traffic Impact Study.
- A check for \$187.00 for the Site Plan Application fee.
- A flash drive containing PDFs of the enclosed material.

It is my understanding that the site plan application will be reviewed by the City Planning Commission on April 6, 2023. Please transmit a copy of the meeting agenda and staff report when available.

Please review this material and contact me if additional information is needed or if you have any questions. I can be reached at 513-561-6232 x4 or [jwocher@mcbriedale.com](mailto:jwocher@mcbriedale.com). Thank you for your continued assistance.

Sincerely,

Jonathan Woche, AICP, LEED GA  
MDC #4833



Case No. \_\_\_\_\_

Date Filed \_\_\_\_\_

Please use ink

## PLANNING COMMISSION SITE PLAN APPLICATION

Type of Application:

\_\_\_\_\_ PUD

\_\_\_\_\_ Multi-Family Dwellings Over 6 Units

\_\_\_\_\_ Conditional Use

\_\_\_\_\_ New Commercial/Industrial Development

\_\_\_\_\_ Architectural Improvements

\_\_\_\_\_ Special Sign Program or Other Signage

\_\_\_\_\_ Substantial Expansion of Commercial/Industrial Structure(s)

Street Address \_\_\_\_\_

City Lot Number(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

### OWNER OF PROPERTY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

### APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

If you are the applicant, and not the property owner, what is your legal interest in the property?  
(i.e. renter, business owner, etc.)

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Name, address, telephone number, and e-mail of the person to contact for further information if  
different from the property owner or applicant.

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Description of proposal: \_\_\_\_\_

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Comments \_\_\_\_\_

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I Jonathan Wacker, ATCP (Agent/Planner) having been duly sworn, solemnly swear that I am the owner/applicant of the property described above and that I am familiar with the rules and regulations set for in the Zoning Ordinance for the City of West Carrollton, Ohio. I further swear that all information shown on the application and attachments is in all respects, true and correct to the best of my knowledge and belief.

In addition, I understand that the city will give notice of the public hearing by posting a "Zoning Request" sign at the location listed on the application until final decision is made on the application.

\_\_\_\_\_  
Owner of Property

  
Applicant (If different from owner)

Subscribed and sworn to before me this 29<sup>th</sup> day of DECEMBER, 2022.

  
Notary Public



ANNE F. McBRIDE  
Notary Public, State of Ohio  
My Commission Expires 11-21-2024

### ADJACENT PROPERTY OWNERS LIST

Please list the names and addresses of all property owners **within 200 feet** of the property in question. The number below must correspond to the map which you will submit as part of your application.

	<u>NAMES</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____
14.	_____	_____	_____
15.	_____	_____	_____



## AGENT AUTHORIZATION FORM

The undersigned, owner(s) of the certain real property located at 2100 S Alex Road  
(the "Property"), do hereby appoint and expressly grant full authority to  
Jonathan Woche, McBride Dale Clarion, planner for Getgo to act as the sole agent of and on behalf of the undersigned  
in all matters related to and in connection with the attached application. The undersigned  
hereby consents and agrees to be bound by the application, by any agreement made by the  
herein named agent with the City of West Carrollton in connection with this same case, and by  
all decisions made by the city in connection with this same case.

  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

Jon Harbor  
Printed Name

\_\_\_\_\_  
Printed Name

Sworn to before me and subscribed in my presence by the said Owner  
on this 28<sup>th</sup> day of December, 2022.



  
Notary Public





**STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT  
OF CERTAIN PROFESSIONAL COSTS AND EXPENSES**

The Applicant is obligated by Chapter 37: General Fee Schedule to pay the City of West Carrollton ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur expenses and costs for an independent consultant to either review, evaluate or comment on data or information submitted by the Applicant, or to prepare information or data in connection with the City's review and evaluation of the application or request. If an application or request filed with the City causes the City to devote to that same application or request time and professional skills of a City employee who is an engineer or surveyor (or other member of a so-called "learned professional", the members of which are licensed by or registered with the State of Ohio), the costs and expenses to the City of the time devoted to that application or request shall be the obligation of the Applicant. The total amount of such costs and expenses shall be derived by the method of calculation pursuant to the then current legislative policy for such calculation.

The payment of expenses and costs referred to in this statement shall be made to the City of West Carrollton in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City, and must be received by the City before any permits for the property will be approved and issued.

The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

By: [Signature]  
Applicant's Signature

Date: 12-29-2022

Project: GetGo - 2100 S Alex Road

Sworn to before me and subscribed in my presence by the said

Jonathan Wocher on this 29th day of December, 2022.



ANNE F. McBRIDE  
Notary Public, State of Ohio  
My Commission Expires 11-21-2024

[Signature]  
Notary Public



## SITE DEVELOPMENT PLAN APPLICATION CHECKLIST

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Refer to Section 154.14.01(B) of the Zoning Code

**PROJECT NAME/CASE NO.:** \_\_\_\_\_

- \_\_\_\_\_A. Properly completed Site Plan application:
- \_\_\_\_\_1. Name, address, phone number of applicant and owner
  - \_\_\_\_\_2. Signed by owner or Agent Authorization Form provided, and notarized
  - \_\_\_\_\_3. Address/parcel number of property
  - \_\_\_\_\_4. Name/address of engineer, architect, and/or surveyor
  - \_\_\_\_\_5. Project description including parcel acreages, number of structures, units, bedrooms, offices, square feet, total and useable floor area, parking spaces, employees by shift, and similar information
  - \_\_\_\_\_6. Project completion schedule/development phases
  - \_\_\_\_\_7. Names and addresses of all owners within 200 ft.
  - \_\_\_\_\_8. Electronic copy of plan/graphics
  - \_\_\_\_\_9. Fees paid
  - \_\_\_\_\_10. Performance bond provided, as required by 154.14.01(G)
- \_\_\_\_\_B. Traffic impact study, if required according to 154.14.02.
- \_\_\_\_\_C. When a Storm Water Pollution Prevention Plan (SWP3) is required in accordance with Ohio Environmental Protection Agency regulations, a copy of such plan shall be submitted with the site plan (see Ohio EPA SWP3 Checklist)
- \_\_\_\_\_D. Site plan drawing(s) which illustrates the following information:
- \_\_\_\_\_1. A vicinity map drawn at a scale of 1"=2000' and a site/landscape plan at a scale of not less than one inch equals 50 feet, with north arrow indicated
  - \_\_\_\_\_2. The gross and net acreage of all parcels in the project
  - \_\_\_\_\_3. Land uses, zoning classification, and existing structures on the subject parcel and adjoining parcels
  - \_\_\_\_\_4. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, and monument locations
  - \_\_\_\_\_5. Existing topographic elevations at two-foot intervals, proposed grades, and direction of drainage flows
  - \_\_\_\_\_6. Location and type of existing trees on the site with a diameter of six inches or more at four and one-half feet above grade. Included with the location of the trees should be the associated "drip line"



- \_\_\_\_ 7. Location and elevations of existing watercourses and water bodies, including natural and/or man-made surface drainage ways, flood plains, and wetlands
- \_\_\_\_ 8. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building
- \_\_\_\_ 9. Proposed location of accessory structures, buildings, and uses including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators, and similar equipment, and the method of screening where applicable
- \_\_\_\_ 10. Location of existing public roads, rights-of-way and private easements of record, and abutting streets
- \_\_\_\_ 11. Location and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration, and passing lanes (if any) serving the development
- \_\_\_\_ 12. Location, design, and dimensions of existing and/or proposed curbing, barrier-free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes, and all lighting thereof
- \_\_\_\_ 13. Location, size, and characteristics of all loading and unloading areas
- \_\_\_\_ 14. Location and design of all sidewalks, walkways, bicycle paths, and areas for public use
- \_\_\_\_ 15. Location of water supply lines and/or wells including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean out locations, connection points, and treatment systems including septic systems, if applicable
- \_\_\_\_ 16. Location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone, and steam
- \_\_\_\_ 17. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools, if applicable
- \_\_\_\_ 18. Location, size, and specifications of all signs and advertising features
- \_\_\_\_ 19. Exterior lighting locations with area of illumination illustrated, as well as the type of fixtures and shielding to be used
- \_\_\_\_ 20. Location and specifications for all fences, walls, and other screening features with cross-sections
- \_\_\_\_ 21. Location and specifications for all proposed perimeter and internal landscaping, and other buffering features. For each new landscape material, the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location, or range of sizes as appropriate
- \_\_\_\_ 22. Location, size, and specifications for screening of all trash receptacles and other solid waste disposal facilities

- \_\_\_\_\_23. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials or hazardous materials, as well as any containment structures or clear zones required by government authorities
- \_\_\_\_\_24. Identification of any significant site amenities or unique natural features
- \_\_\_\_\_25. Identification of any significant views onto or from the site, to or from adjoining areas
- \_\_\_\_\_26. North arrow, scale, and date of original submittal and last revision

COMMENTS:

## **Adjacent Property Owners**

### **Subject Property**

3856 MIAMISBURG-CENTERVILLE ROAD

PARCEL ID: K48 00415 0027

**MAILING:**

WATERTOWER PARTNERS LLC

1007 PEARL ST 280

BOULDER, CO 80302

### **Adjacent Properties**

1. 2285 E CENTRAL  
PARCEL ID: K46 00716 0017  
**MAILING:**  
BOTTS MARY JO AND TRACEY J TERBUSH  
1311 GREENVIEW DR  
MIAMISBURG OH 45342
2. 5 ALEXANDERVILLE  
PARCEL ID: K46 00717 0012  
**MAILING:**  
RAND PLAZA MIAMISBURG LLC  
42 WOODCROFT TR  
DAYTON OH 45430
3. 120 ALEXANDERVILLE  
PARCEL ID: K46 00717 0020  
**MAILING:**  
SCOTT-RAND CO LLC  
P O BOX 311  
SPRINGBORO OH 45066
4. 150 MONARCH  
PARCEL ID: K46 00717 0034  
**MAILING:**  
RYAN PROPERTY TAX SERVICES  
P.O. BOX 460389  
HOUSTON TX 77056
5. 170 MONARCH  
PARCEL ID: K46 00717 0035  
**MAILING:**  
220 TAX DEPARTMENT  
8080 NORTON PKWY  
MENTOR OH 44060

6. 170 MONARCH  
PARCEL ID: K46 00717 0063  
**MAILING:**  
220 TAX DEPARTMENT  
8080 NORTON PKWY  
MENTOR OH 44060
7. 125 MONARCH  
PARCEL ID: K46 01421 0001  
**MAILING:**  
VERDE INVESTMENTS INC  
1720 W RIO SALADO PKWY  
TEMPE AZ 85281
8. 801 WATERTOWER  
PARCEL ID: K48 00112 0005  
**MAILING:**  
TIME WARNER CABLE MIDWEST LLC  
7820 CRESCENT EXECUTIVE DR  
CHARLOTTE NC 28217
9. 2050 S ALEX  
PARCEL ID: K48 00112 0009  
**MAILING:**  
DAVIS DAYTON PROPERTIES INC  
317 SMITH DR  
CLAYTON OH 45315
10. 2094 S ALEX  
PARCEL ID: K48 00112 0010  
**MAILING:**  
RIVER VALLEY CREDIT UNION INC  
505 EARL BLVD  
MIAMISBURG OH 45342
11. 2094 S ALEX  
PARCEL ID: K48 00112 0013  
**MAILING:**  
WC ALEX PLAZA LLC  
42 WOODCROFT TR STE B  
DAYTON OH 45430
12. 862 WATERTOWER  
PARCEL ID: K48 00415 0023  
**MAILING:**  
BARNES BARRY P AND LOIS F  
130 ALBRIGHT LN

MIAMISBURG OH 45342

13. WATERTOWER

PARCEL ID: K48 00415 0027

**MAILING:**

WATERTOWER PARTNERS LLC  
1007 PEARL ST 280  
BOULDER CO 80302

14. 906 WATERTOWER

PARCEL ID: K48 00415 0048

**MAILING:**

COUNTRY SQUARE PROPERTIES  
928 WATERTOWER LN  
DAYTON OH 45449 2444

15. 967 WATERTOWER

PARCEL ID: K48 00415 0050

**MAILING:**

WATERTOWER PROPERTIES LLC  
4482 RIVERSTONE WAY  
MASON OH 45040

**GetGo Convenience Store**  
**Project Description**  
**2100 S Alex Road, West Carrollton, OH**

GetGo has the option to lease approximately 1.6-acres of property at 2100 South Alex Road (a portion of parcel K48 0045 0027) which is located at the southeast corner of S. Alex Road and Watertower Lane. The site contains a vacant, former US Bank with drive-through service. GetGo proposes to develop a convenience store with fuel sales facility and drive-through service at this location. This property is zoned B-2 General Commercial District which permits convenience drive throughs as a permitted use and allows convenience stores with fueling stations as a conditional use. The West Carrollton Planning Commission approved the conditional use for GetGo on February 2, 2023.

The proposed development will feature a 6,323 square foot convenience store and 6 double-sided automobile fueling dispensers to the south of the convenience store. The site proposes 48 parking spaces (36 striped spaces and 12 spaces at the fuel dispensers) and utilizes existing driveways on S Alex Road and Watertower Lane. The driveways will be unchanged and will be shared with the existing uses in the Imperial Square shopping center. The traffic impact study supports the proposed driveways and access. Ample stacking space and an escape lane are provided for the drive-through lane associated with the convenience store. The proposed plan increases the amount of green space on the site compared to the current conditions.

The convenience store will have customer entrances on the southern and eastern elevations. The drive-through window will be on the west elevation. Three outside tables are provided for customer seating. The height of the convenience store is 16'8" with the main entrance feature reaching 22'10". A flat roofed metal canopy is proposed over the fuel dispenser area. The fuel canopy will have masonry wraps on the columns to match the store building material. The proposed dumpster location has been changed per comments from the Planning Commission. The revised location is southeast of the fuel canopy in a less prominent location. This change allowed 3 additional parking spaces to be added to the GetGo site. The dumpster will be enclosed with a brick enclosure to match the building.