



Frequently Asked Questions

*Case P-2022-0020: Major Site Plan for 6318 Far Hills Ave.
Applicant: Ceso Inc.*

Goal 3 of the 2023 – 2028 Centerville Strategic Plan directs staff to engage in proactive planning, development and reinvestment to promote an appealing, complementary and accessible environment with vibrant business districts and desirable residential neighborhoods. City Council and staff prioritize safety and work to balance the needs of residents and businesses. Applications for Major Site Plans must follow an established process.

What was the original request?

Applicant CESO requested Major Site Plan approval to construct a new one-story, 6,139-square-foot Sheetz convenience store that will include a sit-down restaurant with a drive-thru and a 14-pump fueling station covered by a canopy at 6318 Far Hills Ave.

What happened at the August 29, 2023 Planning Commission Meeting?

Planning Commission reviewed the application, considered public comments and approved the Major Site Plan application with 15 conditions by a vote of 5-0. Two Planning Commission members were absent. Those conditions are as follow:

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner.
2. All recommendations from the TIS and associated utility work shall be incorporated into final construction documents, and shall be designed, constructed and funded by the developer.
3. All lot frontage improvements and associated utility work along Espanola Trail shall be designed, constructed, and funded by the developer.
4. The applicant shall receive an approved Record Plat prior to the issuance of a final zoning permit that includes a subdivider's agreement and public improvement bonds based on cost estimates that are subject to the approval of the City Engineer.
5. Final construction documents shall include additional interior parking lot landscaping to comply with Unified Development Ordinance (UDO) 9.25 (D) (e) and shall be evenly placed on the site to the satisfaction of the City Planner.
6. Additional evergreen shrubs shall be planted along the outer curb of the drive-thru stacking lane to screen vehicular headlights and menu-board illumination from adjacent properties to the south and west to the satisfaction of the City Planner.

7. Final construction documents shall include a photometric plan that complies with the maximum lighting uniformity standards defined in UDO Article 9.27 (C) (2).
8. The trash collection facility enclosure shall not exceed 7' in height per UDO 9.53 (A) (1) (k) (iii).
9. The applicant shall submit a memo to the Municipal Attorney stating how all existing cross-access easements between the subject property and neighboring properties will be addressed prior to the issuance of final building and zoning permits.
10. The metal cap shall be replaced with a permitted material per the Unified Development Ordinance 9.53 (C) (2) (c) (ii).
11. The west and east façades shall have at least 25% window coverage. The east façade may include faux windows.
12. The applicant shall modify the entire canopy columns to be shielded with stone to match the base; Planning Commission specifically approves the use of ACM on the exposed trusses.
13. All rooftop mechanicals shall be screened from the northbound Far Hills Ave. view.
14. The applicant shall work with City staff to incorporate additional landscaping along the east side of Espanola Tr. to screen residences from vehicular headlights from the subject property to the satisfaction of the City Planner.
15. The driveways on Espanola Tr. shall be designed in a manner to limit right turns (southbound on Espanola Tr.) and shall include appropriate left-turn only signs to the satisfaction of the City Engineer.

What comes next in the process?

Appeals were filed in response to Planning Commission's decision: Epiphany Evangelical Lutheran Church, nearby property owner Regis J. Lekan and Graceworks Lutheran Services. City Council plans to consolidate the three appeals and hold a public hearing during its regular meeting on Monday, October 9. With the expected large number of attendees, the meeting has been moved to the auditorium of Sinclair College's Centerville campus at 5800 Clyo Rd. The original applicant, the three appellants and members of the public will have an opportunity to address City Council during this meeting, which begins at 7:30 p.m. If a member of the public wishes to make a comment, they should do so at the October 9 meeting.

After all comments have been addressed to City Council at its meeting on October 9, the public hearing will be closed. City Council may not make a final decision on the appeals at its October 9 meeting. City Council anticipates taking action on the appeals with a vote of council and rendering its final decision at the regular City Council meeting on Monday, October 23. The October 23 City Council meeting will not allow any comment from members of the public as the public hearing will have been closed at the October 9 meeting. The October 23 meeting will also be held at Sinclair College's Centerville campus starting at 7:30.

Will neighbors receive an official notice from the City?

Written notice of the public hearing stating the time, date, place and a brief summary of the hearing will be sent by first-class mail to all property owners within 500 feet of 6318 Far Hills Ave at least 7 business days prior to the October 9 public hearing. Additionally, the agenda for the meeting will be posted to the City's website by Friday, October 6. People can sign up to receive email notifications and have the agenda link mailed to them here: centervilleohio.gov/how-do-i/sign-up/sign-up-for-enotifications.

What are the standards for approval of a Major Site Plan?

Per Article 5.09(N)(2) of the UDO, the Standards for Approval to be considered in the review of a Major Site Plan are as follows:

- a. That it fully complies with all applicable requirements of the UDO;
- b. That it fully complies with an approved Final Development Plan, if applicable;
- c. That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use;
- d. That it is consistent with the use and character of surrounding properties;
- e. That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and
- f. That it provides safe ingress and egress for emergency services.

What were the results of the Traffic Impact Study (TIS)?

The City's process required the applicant to complete a TIS to determine what improvements, if any, are necessary to mitigate vehicular traffic impacts expected to be generated by the addition of a Sheetz convenience store to this area. All improvements and associated utility work are to be designed, constructed and funded by the developer. The following improvements are recommendations from the TIS:

Far Hills Ave.

- Design and construct an approximate 400' northbound-to-eastbound right-turn lane for traffic turning right onto Fireside Drive from Far Hills Ave.
- Upgrade the traffic signal to accommodate the expected increased traffic.

Fireside Dr.

- Relocate the existing sidewalk to appropriately align with new driveway.
- Upgrade the traffic signal to accommodate the expected increased traffic.
- Restripe appropriately to accommodate the expected increased traffic turning left onto Far Hills Avenue.

How will surrounding neighborhoods be protected from noise, light pollution and traffic?

All non-residential properties within the City of Centerville are subject to the UDO's standards addressing lighting [9.27], parking [9.29], driveway [9.31] and noise [9.53 (A) (1) (i)]. Planning Commission assigned conditions of approval based on its review of the application, which included considerations raised by the public during public comment. The improvements resulting from the TIS are designed to mitigate potential impacts to vehicular traffic by adding a Sheetz convenience store to the area.

Who should I contact with questions?

Questions can be directed to City Planner Ian Vanness (ivanness@centervilleohio.gov) or Communications Director Kate Bostdorff (kbostdorff@centervilleohio.gov).