Subarea Development Standards

Subarea C – Fuel Station

Permitted Uses:

a) Those uses listed in Section 1124.02 – B-2 General Business District. {Commercial Recreation, Retail Business, Personal Services, Offices, Drinking & Eating Establishments, Restaurants, Automotive Filling Stations, Hotel or Motel}

b) Outdoor storage, displays, and sales are prohibited.

Yard and Setback Requirements:

a) Principal structures shall not be closer than 50 feet from the rear lot line.

b) Principal structures shall not be closer than 25 feet from the side lot line.

c) Principal structures shall not be closer than 30 feet from the front right of way.

d) Pavement must be setback 10 feet from the rear (west) lot line and 10 feet from the front lot line/right-of-way. Pavement may encroach onto another lot if shared access is being provided.

Circulation and Access:

a) Vehicular access shall be provided by two curb cuts located off the newly dedicated public road as shown on the Final Development Plan.

b) Cross access shall be provided with Lot 1 of Subarea D to Subarea C on the common driveway.

Architecture:

a) Canopy pillars shall be constructed of materials complimentary to those permitted in Subarea A.

b) Roof materials shall be dimensional shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs.

c) The size of the supporting pillars and canopy must be proportionate in massing. Thin supporting columns supporting an oversized canopy structure must be avoided.

Signage:

a) The fuel center shall be allowed one canopy sign and one monument sign.

b) The canopy sign must be integrated into the fascia of the canopy structure. Signs are not permitted to extend above the rooftop of the canopy. The maximum

permitted size of the canopy sign is 25 square feet. Changeable copy is not permitted on sign canopy.

c) The monument sign may have a maximum area of 50 square feet per face with a limit of no more than two faces per sign. Changeable copy is permitted. The area of the sign base shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face.

d) Maximum overall height of monument sign: 8'-0" above top of adjacent street curb.

e) Sign face shall be only internally illuminated for the changeable copy portions of the sign. All other internal illumination shall consist of individually illuminated graphics or characters. Entire sign faces cannot be internally illuminated.

CITY OF URBANA

MUNICIPAL BUILDING
SOUTH MAIN AND MARKET STREET
URBANA, OHIO 43078

January 9, 2006

Kimley-Horn & Associates, Inc.
Attn: Erickson Mendoza
11044 Research Blvd. – Suite B-210
Austin, Texas 78759

Re: Proposed Urbana Commons Fueling Station

Mr. Mendoza:

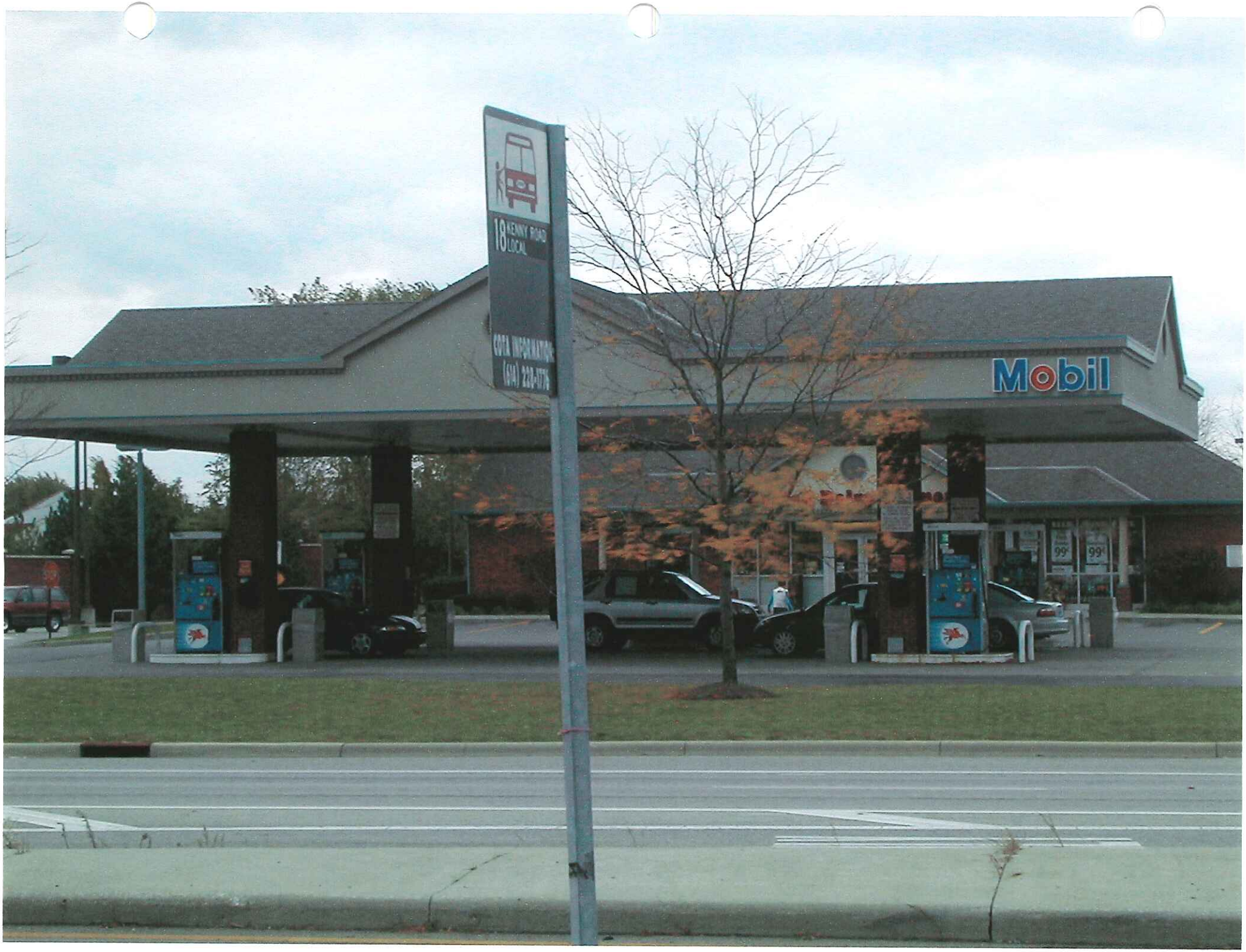
I'm enclosing minutes of the Technical Review Committee meeting and a copy of the development text regarding the fueling station. There is also a photo of the canopy design discussed at the September 13, 2005 meeting.

The changes recommended in the comments, minutes and development text must be shown on plans prior to submittal to the City Planning Commission. If you have any questions or comments, please contact this office.

Sincerely,

Kenneth Watkins
Code Administration
(937) 652-4322

Enclosures:


18 KENNY ROAD
LOCAL
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