City of Fairfield
Minutes
Regular Meeting of City Council
July 8, 2024

Council-Manager Briefing

A. 6:00 PM - Butler County Finance Authority

Mayor Rhodus called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Adam Kraft, Tim Meyers and Gwen Brill.

Staff members present: Scott Timmer, Laurie Murphy, Alisha Wilson, Steve Wolterman, Greg Kathman, Steve Maynard, Tom Lakamp, Chris Hacker, Chris Addison, Ben Mann and Carol Mayhall.

Butler County Finance Authority CEO Joshua Smith presented an overview of the organization and his upcoming goals since he took the position earlier in the year. He discussed ways that the BCFA can partner with the City for economic development.

Business Meeting Call to Order

Mayor Rhodus called the Regular Meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Brill led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Tim Meyers	Councilmember, At-Large	Present	
Matt Davidson	Councilmember, At-Large	Excused	
Gwen Brill	Councilmember, At-Large	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Debbie Pennington	Councilmember, 3rd Ward	Excused	
Adam Kraft	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Councilmember Meyers, seconded by Councilmember Paullus, moved to excuse Councilmembers Pennington and Davidson. Motion carried 5-0.

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations

a. Fire Department Oath of Office

Mayor Rhodus administered the ceremonial oath of office to Lieutenant Mark Bittner and Lieutenant Brendan McCarty. Chief Lakamp gave a brief background of each of their careers and congratulated them on their promotions.

Citizen Comments

None.

Council Reports

Public Hearing(s)

2025 Tax Budget Public Hearing

Mayor Rhodus called the public hearing to order at 7:18 PM. Clerk Wilson read the hearing notice. There were no comments. Mayor Rhodus closed the public hearing at 7:18 PM.

Joint Public Hearing - Wawa PUD

Mayor Rhodus opening the Joint Public Hearing at 7:18 PM. Roll call of Planning Commission. Members present: Martin Medler, Don Hassler, Scott Lepsky and Tanner Meyers. Commissioner Lepsky, seconded by Commissioner Hassler, moved to excuse Commissioners O'Brien, Davidson and Robertson. Clerk Wilson read the hearing notice. Development Services Director Greg Kathman and Planning Manager Erin Lynn presented an overview of the project, along with representatives from the developer and Wawa. See attached slides.

Gary Webb, 54 Carousel Circle - is this process to get citizen feedback or for citizens to be informed? Mayor Rhodus answered that it is to get citizen feedback. One concern that only one way out on John Gray to turn left or right and that road backs up to Walgreens regularly, so he's concerned people will turn right to turn around at Carousel Circle and it will impact his property.

John Burton, 19 Carousel Circle - has heard a lot about why it's good for Wawa and not bad for the residents, but has not heard why it is good for the residents. In law enforcement with Colerain Township and sees a lot of robberies and issues at surrounding gas stations. He is concerned to see that happen at Wawa and that the issues will spill over into the neighborhood with people running through the neighborhood to get away.

John Camardo, 6346 Greenbriar Drive - concerned to see that area turned into Colerain Avenue and abandoned property. He is concerned for the small business down the street that won't be able to compete, as well as over-developing the area with too many businesses. He feels that the green space should be left alone because there are plenty of other gas stations in the area. Asked for each councilmember to consider if they would want to live behind that property when they vote. The renderings look nice but they are not the real picture of what the property will look like.

Mike Keller, 13 Carousel Circle - lived in the city since before it was a city and has seen what happens when these businesses go into the city. He suggests talking to the police about the impact of a 24/7 business in a residential area, as well as the traffic issues. He would also like to know the impact on the value of the homes in the area.

Bill Roth, 1622 Oak Valley Drive - resident for 50 years and seen a lot of changes. He was shocked to hear that there are already several other Wawa stations going in other areas of the City. He is offended that Wawa would come in and invade the City and the state because we don't need another gas station in this city. There is no need because he never waits for a gas pump anywhere in the City. He doesn't need Wawa to come in and tell us what we need in our City. He thinks the City should wait to see what happens with the other locations before approving another one in a residential area. He hopes it is not approved.

Scott Bollinger, 174 Cole Drive - the distance between the store and the property line is nothing. He appreciates the land donation but knows that it is only because it costs more to develop than what they have.

Josh Large, 29 Carousel Circle - he already sees lights from other businesses in his backyard and his yard floods often, to the point that he can kayak in his backyard. Who will be responsible when additional development floods his property?

Greg Sander, 28 Carousel Circle - was told not to worry about the storm drain when he bought the property and when the property floods, it comes within 10 feet of his in-ground pool and shed and he is concerned that it will increase when the vegetation is taken out. He does not see that another gas station is for the betterment of the people of the City of Fairfield. What is so special about that corner with all of the issues that the property has? Also concerned about the 24/7 lighting.

Mayor Rhodus closed the public hearing at 8:53 PM. He called a brief recess and resumed the meeting at 8:58 PM.

Approval of Minutes

The Regular Meeting Minutes of June 10, 2024 were approved as written and submitted.

OLD BUSINESS

Development Services

Councilmember Matt Davidson

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01 (B)(2), the City of Fairfield, Ohio, Zoning Map by approving the concept and final development plan for the Wawa Planned Unit Development.

Recommendation:
It is recommended that City Council have a first reading on this item at the June 10, 2024 meeting, set the joint public hearing date for July 8, and await the written recommendation from the Planning Commission.

Second reading was held pending Planning Commission recommendation.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 8/12/2024 7:00 PM**
AYES:	Meyers, Brill, Besl, Paullus, Kraft	
EXCUSED:	Davidson, Pennington	

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Kraft, moved to read all New Business by title only. Motion carried 5-0.

Development Services

City Manager Scott Timmer - Report

Councilmember Matt Davidson

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Recommendation:
It is recommended that City Council have a first reading on this item at the July 8, 2024 meeting, set the joint public hearing for August 12, and await the written recommendation from the Planning Commission.

Councilmember Brill presented the first reading of this ordinance and set the public hearing date for August 12, 2024.

RESULT:	**FIRST READING**	**Next: 8/12/2024 7:00 PM**

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to execute a Development Agreement with JANAKA LTD PRT relative to signage improvements at 2310-40 Mack Road, and declaring an emergency.

Recommendation:
It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 79-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to amend Sections 1131.10, 1131.12 and 1171.02 of Ordinance 166-84, the Codified Ordinances of Fairfield, Ohio to enact zoning provisions regarding marijuana cultivation, processing, testing laboratories and dispensaries and to place a limit of one (1) on the number of business locations operating as Adult Use and Medical Dispensaries permitted within the City of Fairfield.

Recommendation:
At the City Council direction, the Law Department has drafted legislation to amend the City of Fairfield Zoning Code to permit marijuana cultivation, processing, testing laboratories and dispensaries subjected to appropriate limitations upon the location and number of said uses.

Councilmember Brill presented the first reading of this ordinance and set the public hearing date for August 12, 2024.

RESULT:	**FIRST READING Next: 8/12/2024 7:00 PM**

Parks, Recreation and Environment

City Manager Scott Timmer - Report

Councilmember Leslie Besl

Motion to Suspend Second and Third Readings

Councilmember Besl presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to execute a contract with Digital Visions for the Parks Security and Cameras upgrade and declaring an emergency.

ORDINANCE NO. 80-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Leslie Besl, Councilmember, 1st Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Public Safety

City Manager Scott Timmer - Report

Councilmember Dale Paullus

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Hot & Spicy LLC dba Hot N Spicy Restaurant & bar, 4623 Dixie Highway, Fairfield, OH 45014 (Permit Class D1, D2, D3 & D6).

Recommendation:
It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Hot & Spicy LLC dba Hot N Spicy Restaurant & bar, 4623 Dixie Highway, Fairfield, OH 45014 (Permit Class D1, D2, D3 & D6).

SIMPLE MOTION NO. 13-24. APPROVED 5-0.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Resolution to accept and approve the material terms of the proposed settlement with Kroger Co. consistent with the terms of the National Opioid Settlement Agreement and authorize the City Manager to execute a subdivision participation and release form and declaring an emergency.

Recommendation:
It is recommended that Council adopt a resolution approving the proposed settlement with Kroger. The settlement is explained in the attached Exhibit 1.

RESOLUTION NO. 8-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Adam Kraft, Councilmember, 4th Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Public Utilities

City Manager Scott Timmer - Report

Councilmember Debbie Pennington

Motion to Suspend Second and Third Readings

Councilmember Meyers presented the first reading of this resolution.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Resolution authorizing all actions necessary to affect a governmental natural gas aggregation program and declaring an emergency

Recommendation:
It is recommended that City Council authorize the City Manager to enter into a natural gas aggregation agreement with a natural gas supplier, in consultation with Energy Alliances, Inc., provided that the aggregation rate is below the current Duke Energy Ohio Gas Cost Recovery rate, for a period not to exceed 12 months.

RESOLUTION NO. 9-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Tim Meyers, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to approve and adopt Fairfield's Sustainability Plan called "Fairfield Sustains" plan dated June 27, 2024

Recommendation:
It is recommended that City Council introduce and then adopt the 'Fairfield Sustains' plan, dated 6/27/2024.

Councilmember Meyers presented the first reading of this ordinance.

RESULT:	**FIRST READING Next: 8/12/2024 7:00 PM**

Public Works

City Manager Scott Timmer - Report

Councilmember Adam Kraft

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to execute a contract with Proshot Concrete for Emergency Drainage Repair on Roesch Boulevard and on Resor Road and declaring an emergency.

Recommendation:
It is recommended that funding be appropriated from the Capital Improvement Fund as described in the Financial Impact and that Council authorize the City Manager to utilize the State of Ohio Department of Transportation Contract through purchase order.

ORDINANCE NO. 81-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to execute a contract with Adleta Construction for construction of the Proposed Sidewalk along west side of Ross Road between Cheryl Drive and Cherry Hill Drive and declaring an emergency.

Recommendation:
It is recommended that funding be appropriated in the amount of $320,000.00 as described in the financial impact section for the proposed sidewalk project. It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a construction contract with Adleta Construction for this project.

ORDINANCE NO. 82-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to execute a contract with CMT Inc for engineering of the Route 4 Sidewalk Design between Bypass 4 and South Gilmore and a Segment North of Symmes and declaring an emergency

Recommendation:
It is recommended that City Council authorize the funding in the amount shown in the Financial Impact section. It is further recommended that the City Council authorize the City Manager to enter into contract with CMT Inc of Dayton, Ohio for the engineering described in the Background section.

ORDINANCE NO. 83-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to enter into an Intergovernmental Agreement (IGA) with Butler County Transportation Improvement District (BCTID) for Tylersville and Seward Intersection improvements and declaring an emergency.

Recommendation:
It is recommended that City Council authorize the preparation of legislation for the City Manager to execute an agreement with the Butler County Transportation Improvement District for the Tylersville and Seward Intersection Improvement project.

ORDINANCE NO. 84-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to enter into a contract with Horton Emergency Vehicles Co. for the purchase of a Horton Ambulance to be used by the Fire Department and declaring an emergency.

Recommendation:

It is recommended that the City Council authorize and direct the preparation of legislation authorizing the appropriation of funding in the amount of $450,000 from the Capital Improvement Fund for this purchase.

ORDINANCE NO. 85-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to declare three (3) pieces of city equipment as surplus and authorize the City Manager to execute an agreement with GovDeals.com to sell the pieces of equipment.

ORDINANCE NO. 86-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Kraft presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to authorize the City Manager to execute a contract with Rack and Ballauer for the Tylersville and Seward Intersection Roundabout Project and declaring an emergency.

Recommendation:
It is recommended that City Council approve legislation for an appropriation of funding for the amounts shown above. It is also recommended that City Council direct the preparation of legislation authorizing the City Manager to enter into a contract with Rack and Ballauer of Hamilton, Ohio for the Tylersville and Seward Intersection Project.

ORDINANCE NO. 87-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Adam Kraft, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Finance & Budget

City Manager Scott Timmer - Report

Councilmember Gwen Brill

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this resolution.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Resolution adopting the tax budget of the City of Fairfield, Ohio, for the fiscal year beginning January 1, 2025 and submitting the same to the Butler County Auditor and declaring an emergency.

Recommendation:
It is recommended that the City Council hold a Budget Hearing on July 8, 2024,to discuss the 2025 Tax Budget. It is recommended that City Council authorize and direct the preparation of a resolution, and pass the resolution approving the 2025 Tax Budget on July 8, 2024.

RESOLUTION NO. 10-24. APPROVED 5-24.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to amend Ordinance No. 166-23 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024."

Recommendation:
It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 88-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Motion to Suspend Second and Third Readings

Councilmember Brill presented the first reading of this ordinance.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Ordinance to amend Ordinance No. 166-23 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2024, and ending December 31, 2024."

Recommendation:
It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 89-24. APPROVED 5-0.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gwen Brill, Councilmember, At-Large
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Brill, Besl, Paullus, Kraft
EXCUSED:	Davidson, Pennington

Meeting Schedule

Clerk Wilson read the following meeting schedule:

A. Monday, August 12 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

B. Monday, September 9 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

C. Monday, September 23 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

None.

16. ADJOURNMENT

The Regular Meeting adjourned at 9:25 PM.

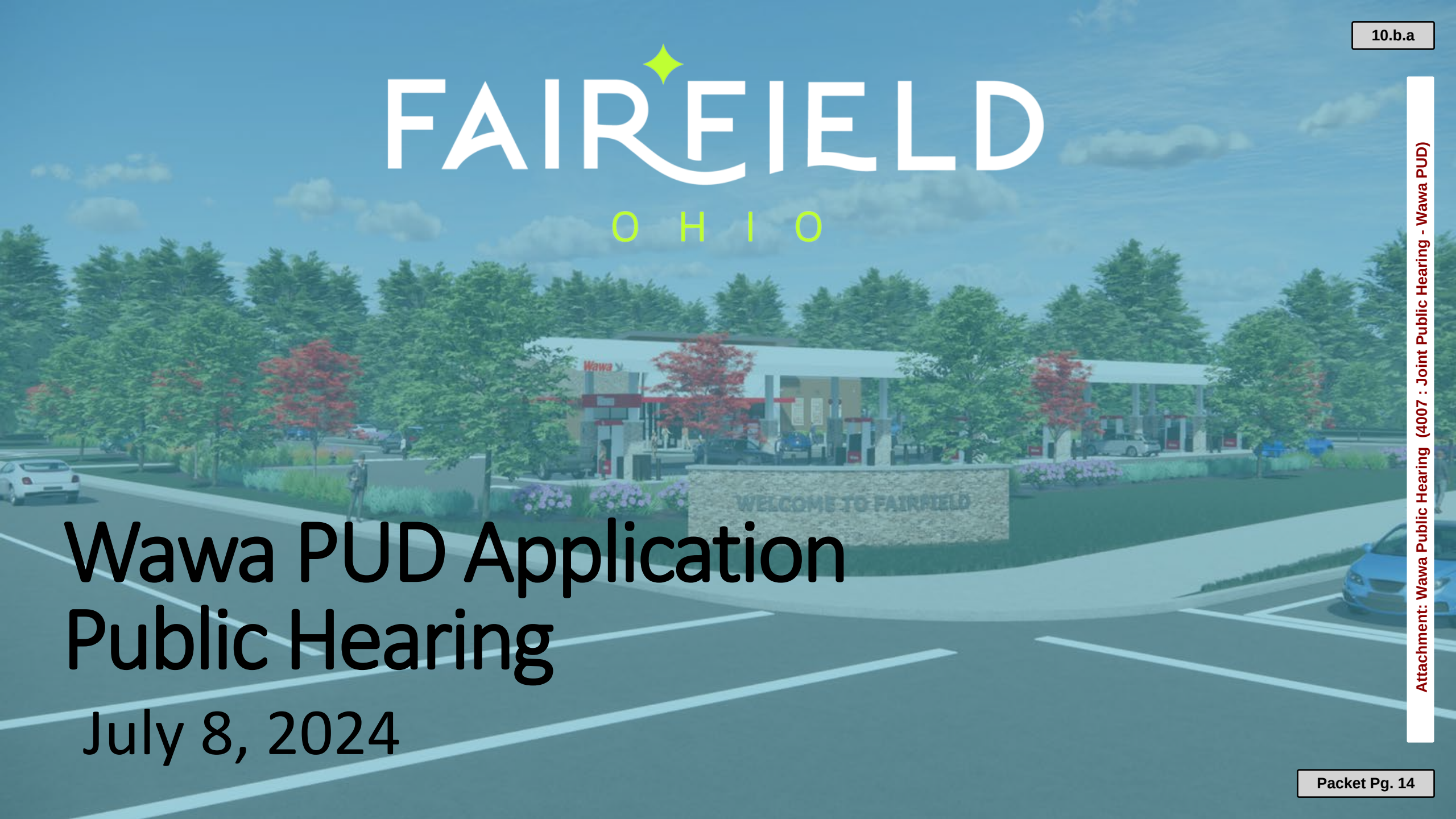
ATTEST:

_____
Clerk of Council

_____
Mayor's Approval

Date Approved_____

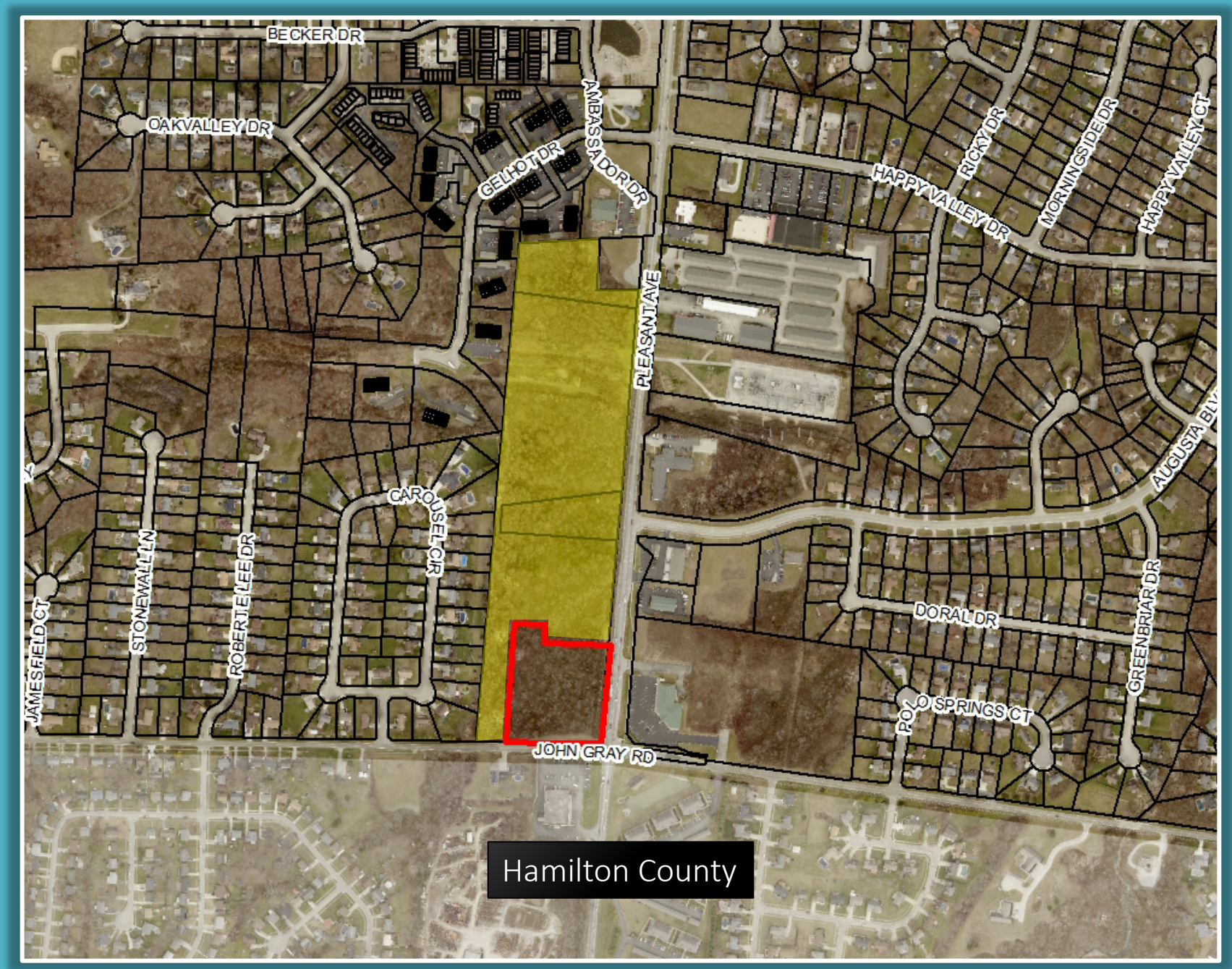
FAIRFIELD
OHIO



Wawa PUD Application Public Hearing

July 8, 2024

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Planned Unit Development (PUD)

What is a Planned Unit Development?

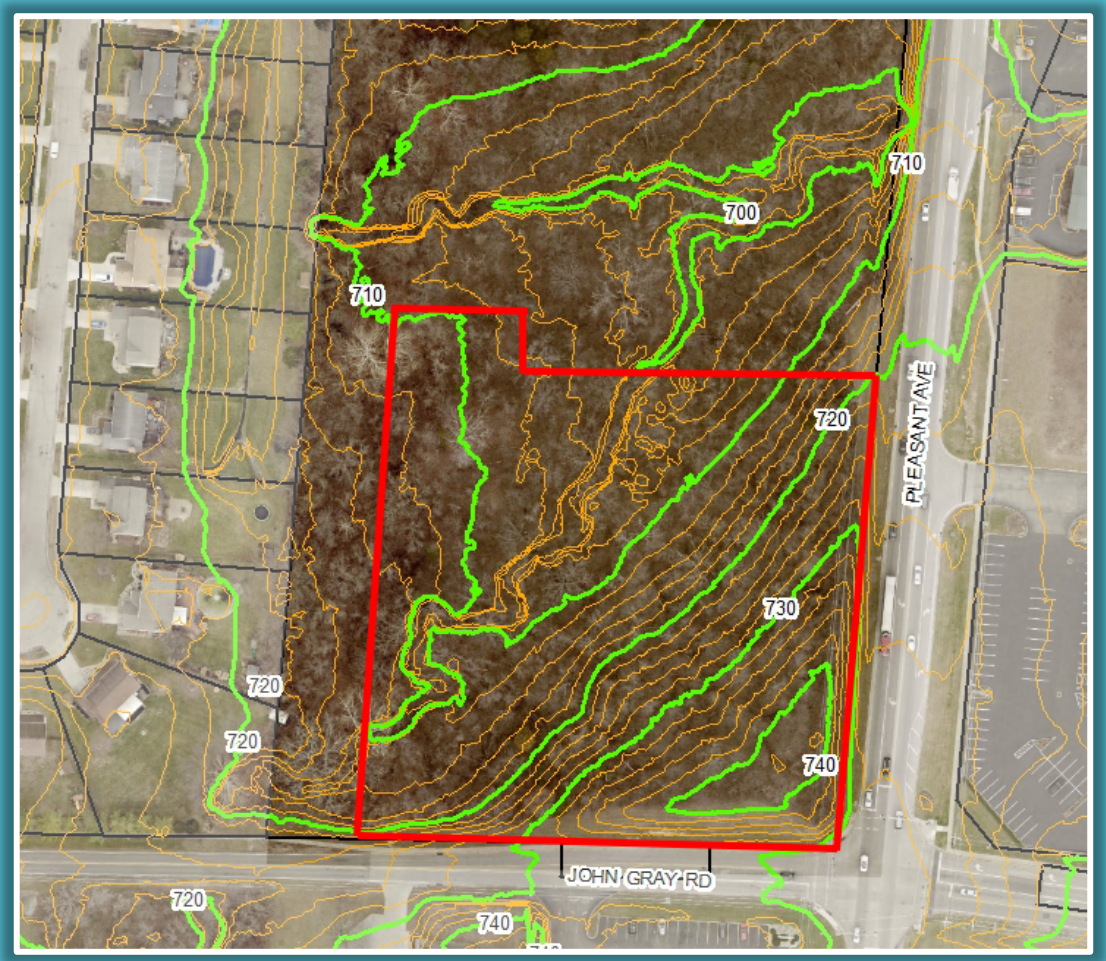
- Deviation from the standard zoning district regulations
- Allows for creative approaches to meet unique land and/or building demands
- City Council can require additional provisions (screening, open space, signage, lighting, etc.) than may otherwise be required by the zoning code

- Concept Development Plan
  - Conceptual design of the overall project
  - Rezoning of the property
- Final Development Plan
  - Specific design elements of the project

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

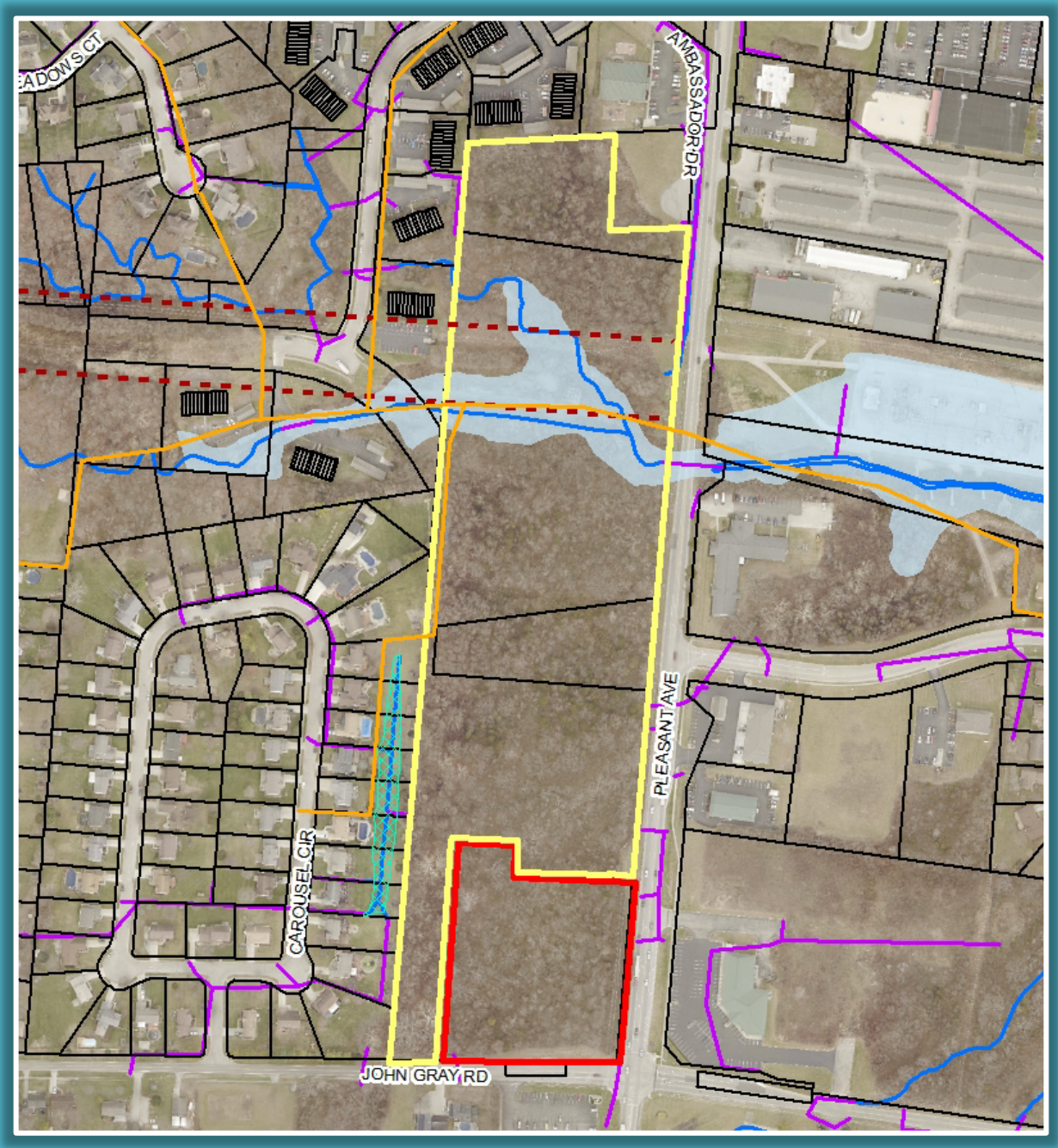
Site Topography





Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

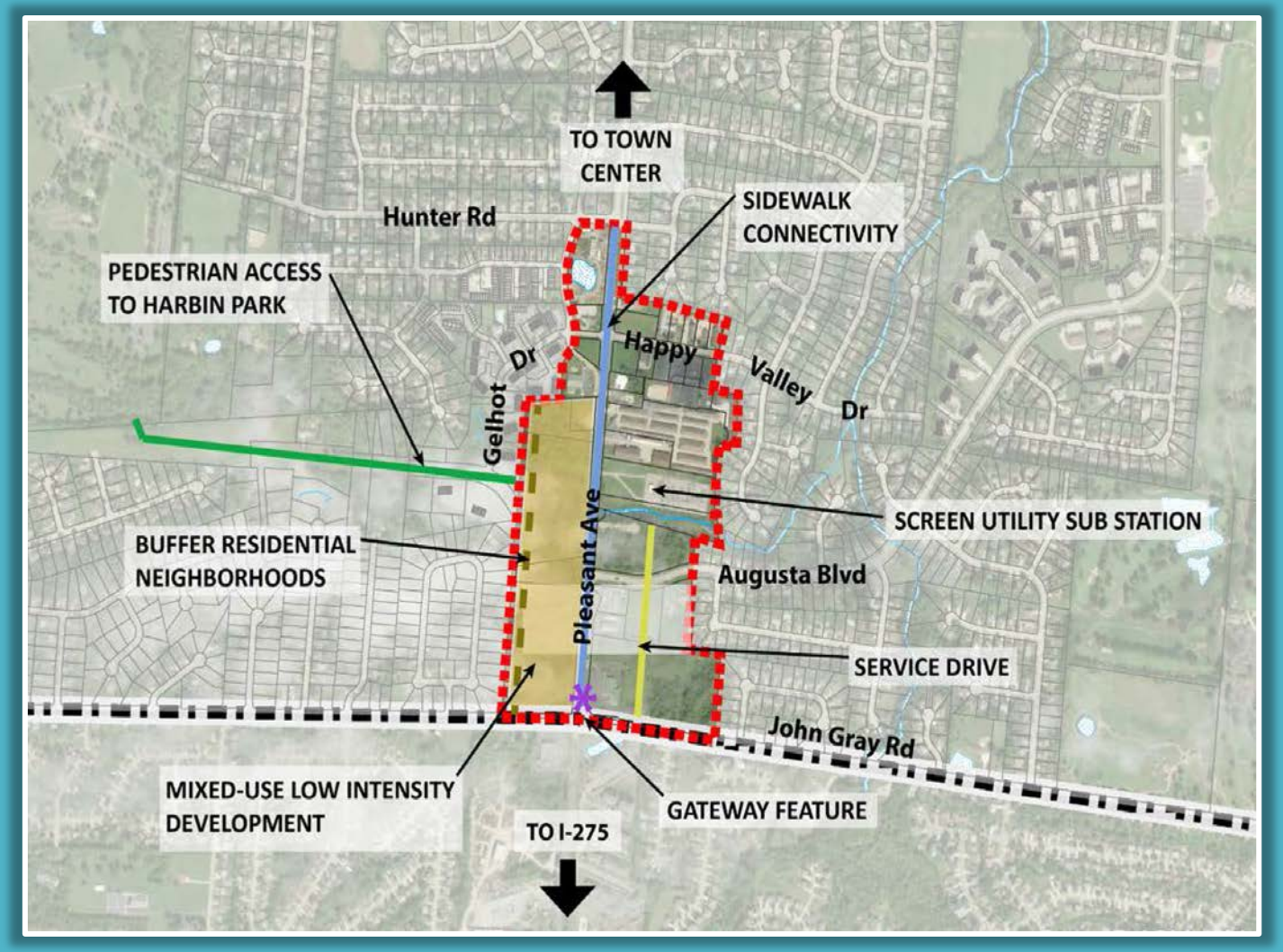
Utilities and Flood Zone



- Electric Easement
- Waterway
- Sanitary Sewer
- Stormwater
- 100 Year Flood Zone
- Detention Basin

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Fairfield Forward



John Gray/Pleasant Small Area

- City gateway
- Well-design, small-scale mixed use area
- Supported by low intensity retail and services that support the surrounding neighborhoods, and low to medium density residential uses
- Discourage automobile related businesses
- Strong buffering requirements

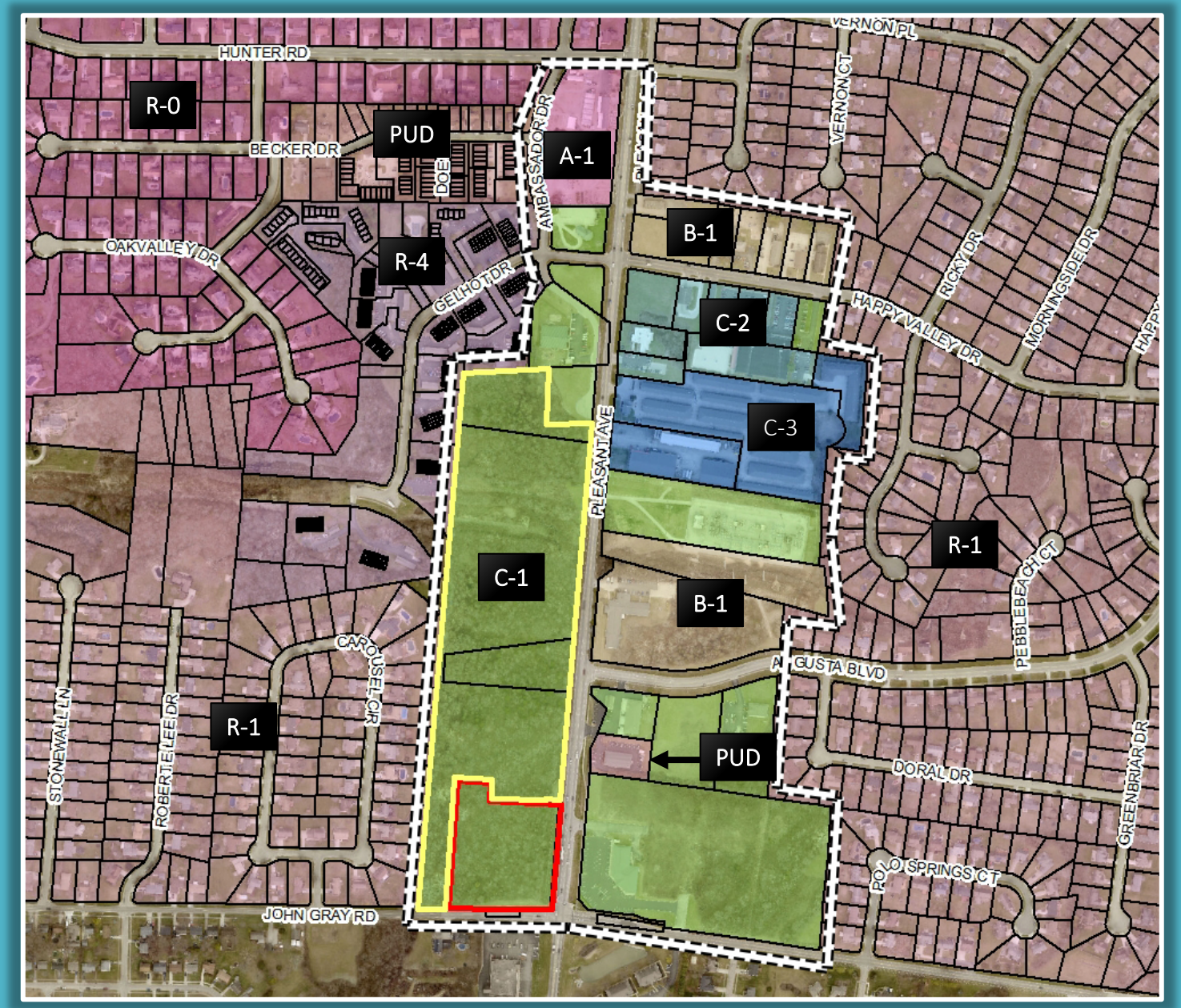
Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Fairfield Forward Land Use Map



Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

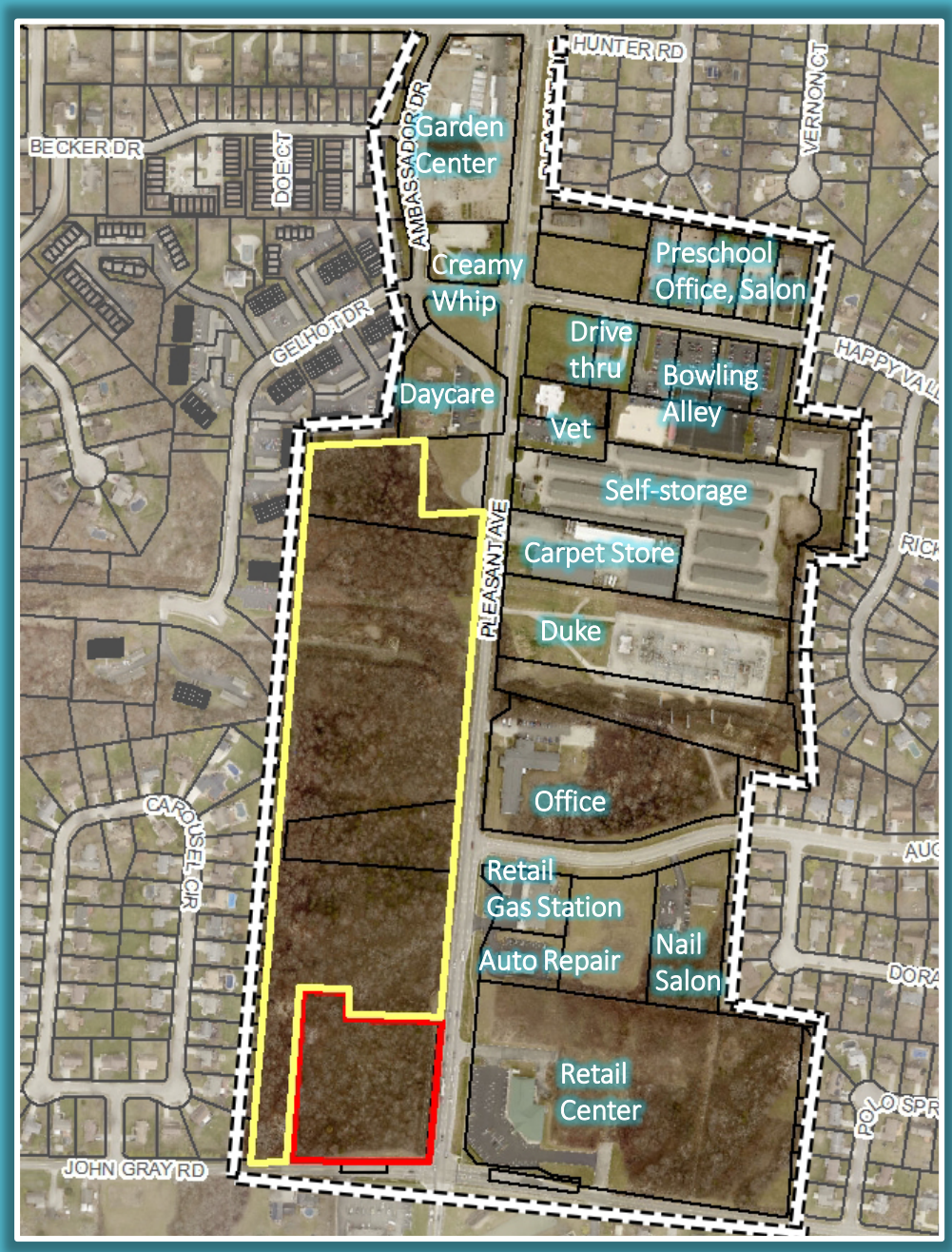
Zoning



A-1	Agriculture and Estate
R-0	Single-family
R-1	Single-family
R-4	Low Density Multi-family
B-1	Institution and Office
C-1	Neighborhood Business
C-2	Central Business
C-3	General Business

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Existing Uses

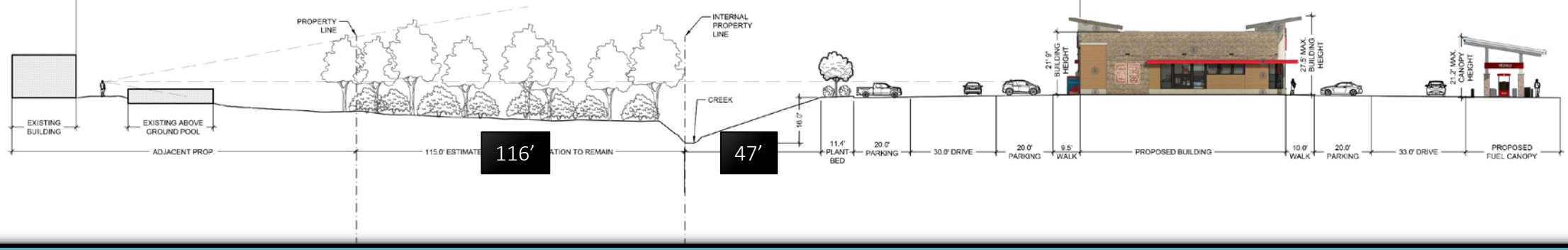


Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

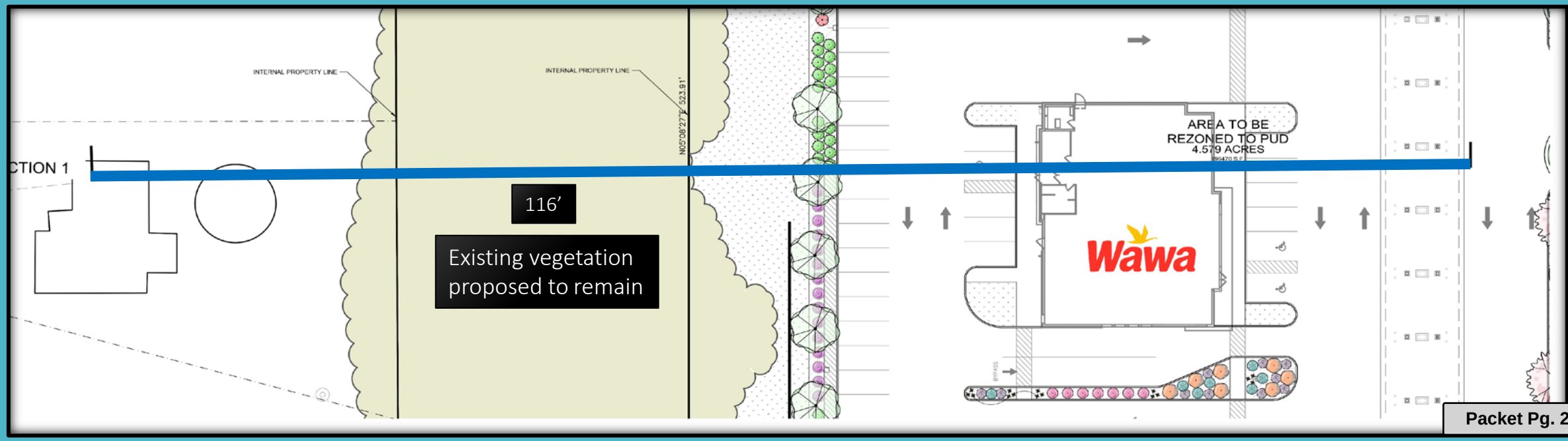


Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

352 feet distance between existing home and Wawa convenience store

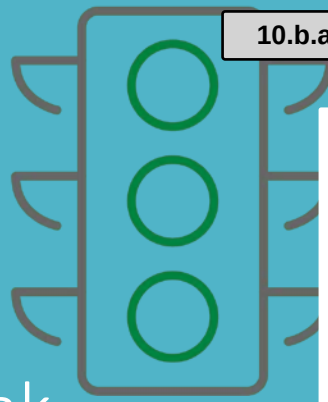


House | Pool | Property Line | Property Line | Parking Lot



Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Traffic Concerns



- Traffic Impact Study completed by TEC Engineering Inc.
- Analysis indicates 506 trips in the AM peak and 430 in the PM peak
- Level of Service (LOS) for the intersection
    - Measures delay on a scale of A (no delay) to F (congestion)
    - Existing – B in the AM peak, C in the PM peak
    - With Wawa – C in the AM peak, remains C in the PM peak
    - 2045, with or without Wawa – C in the AM and D in the PM
    - 2045 worst impact – eastbound left turns from John Gray to Pleasant
    - Recommendation – construct a future 200’ southbound right turn lane from Pleasant onto John Gray to allow for signal timing modifications

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Recommendations From City Engineer

1. Dedicate additional ROW as needed
2. Full access on John Gray across from Walgreens
3. Right-in/Right-out access only on Pleasant
4. Widen John Gray to accommodate a longer two way left turn lane
5. Ensure nothing is built in area where future southbound right turn may be constructed
6. Build a multi-use path along Pleasant frontage per Fairfield Connects plan



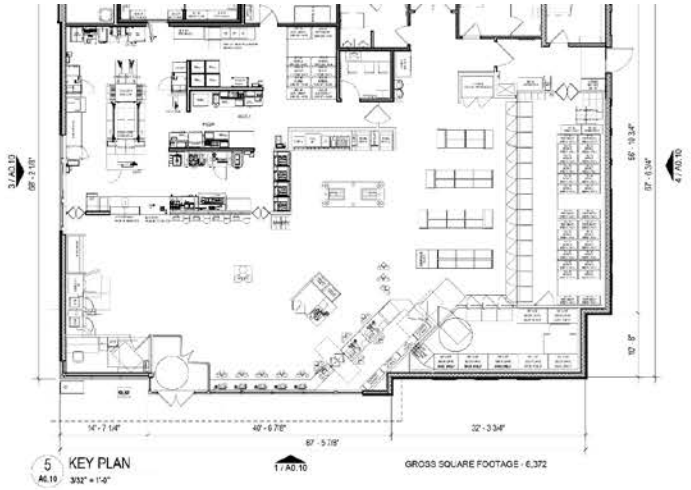
Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)



Pleasant Avenue



Rear



MATERIALS:





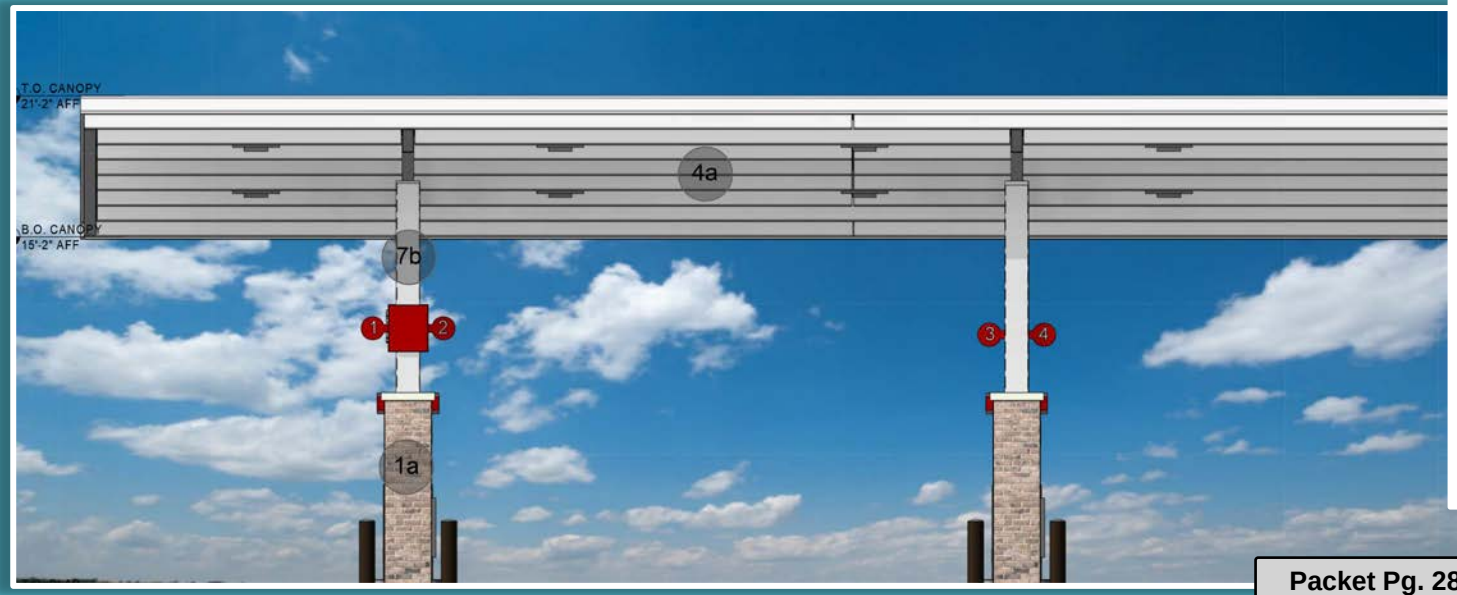
John Gray



North

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)


Wawa
16
Wawa
Wawa
Wawa
Wawa


T.O. CANOPY
21'-2" AFF
B.O. CANOPY
15'-2" AFF
4a
7b
1
2
3
4
1a


Wawa
WELCOME TO FAIRFIELD





Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

FAIRFIELD OHIO

Project Information

www.Fairfield-city.org/162/development-services

- Meeting Schedule
- Aerial of the site
- Site Plan
- Elevations
- Traffic Impact Study
- Staff Reports
- Presentation Slides

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Meeting Schedule

June 10, 2024 – Council 1st Reading

July 8, 2024 – Joint Public Hearing, 7:00 pm

July 10, 2024 – Planning Commission, 6:00 pm

July 24, 2024 – Planning Commission (2nd meeting if needed)

August 12, 2024 – Council 2nd Reading, 7:00 pm

September 9, 2024 – Council 3rd Reading, 7:00 pm

Attachment: Wawa Public Hearing (4007 : Joint Public Hearing - Wawa PUD)

Questions or Comments?

PUD Zone Map Amendment and Concept Development Plan

- John Gray Road at Pleasant Avenue
- Vacant – 24.1 Acres
  - 4.6 Acres for Wawa store at intersection
  - 19.5 Acres donated to City of Fairfield
- STNL Development – developer
- John & Paul McGilliard – owners
- Bayer Becker – project engineer
- McBride Dale Clarion – planner
- Wawa store – future tenant

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

WAWA
CONCEPT DEVELOPMENT PLAN
JOHN GRAY RD & PLEASANT AVE
SECTION 2, TOWN 1, RANGE 2 BTM
CITY OF FAIRFIELD
BUTLER COUNTY, OHIO

GENERAL NOTES

A. ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS (CURRENT EDITION) AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF FAIRFIELD. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

B. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.

C. FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (OUPS) AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVED IN THIS PROJECT AND ARE NOT MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.

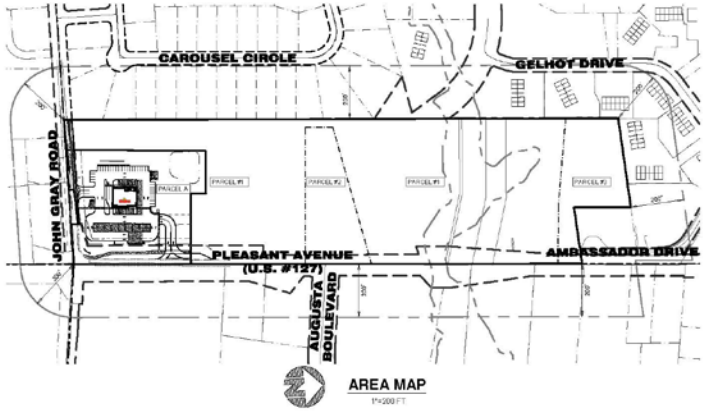
D. CONTRACTOR AND OWNER SHALL VERIFY AND ACCEPT ALL QUANTITIES PRIOR TO BEGINNING CONSTRUCTION.

E. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE "STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION".

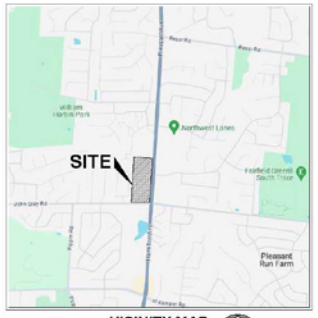
F. PUBLIC WATER AND SANITARY SERVICES TO BE PROVIDED BY THE CITY OF FAIRFIELD WATER AND SEWER.

G. ELECTRIC & GAS TO BE PROVIDED BY DUKE ENERGY.

H. STORM WATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY OWNER.



AREA MAP
1"=200 FT



VICINITY MAP
NO SCALE

ENGINEER / SURVEYOR
LANDSCAPE ARCHITECT

BAYER BECKER
8920 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: (513)336-6603

DEVELOPER

STNL DEVELOPMENT
8150 CORPORATE PARK DRIVE SUITE 110
CINCINNATI, OHIO 45242
PH: (513) 439-5150

OWNER

JOHN H. & PAUL D. MCGILLIARD
7234 THOMAS RD
NORWOOD, MO 65717

ADJOINING OWNERSHIP:
*SEE SHEETS C2.0 & C2.1 FOR ADJOINER LABELS

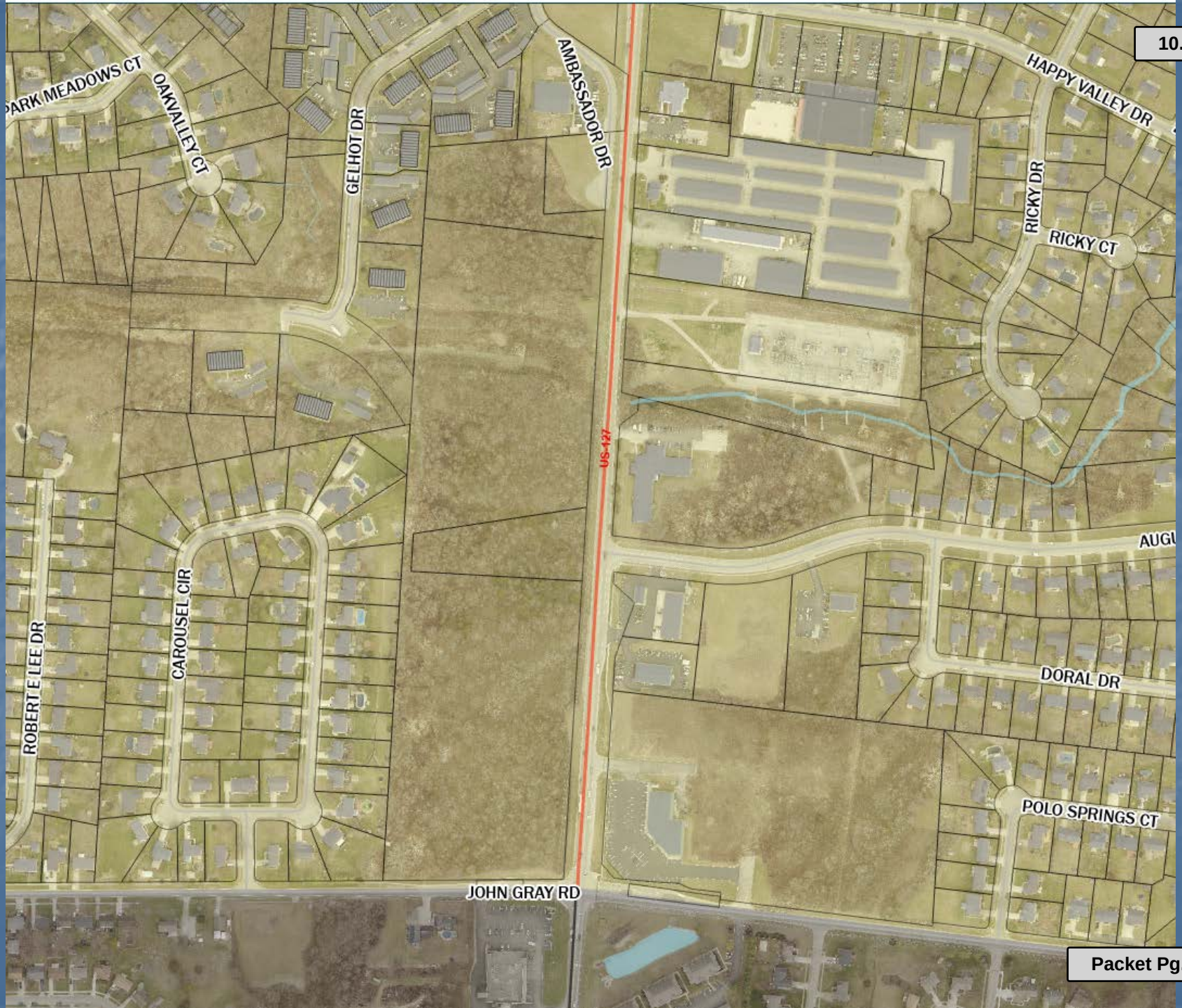
ADJOINING CONDOMINIUM OWNERSHIP:
*SEE SHEETS C2.0 & C2.1 FOR ADJOINER LABELS

INDEX OF SHEETS

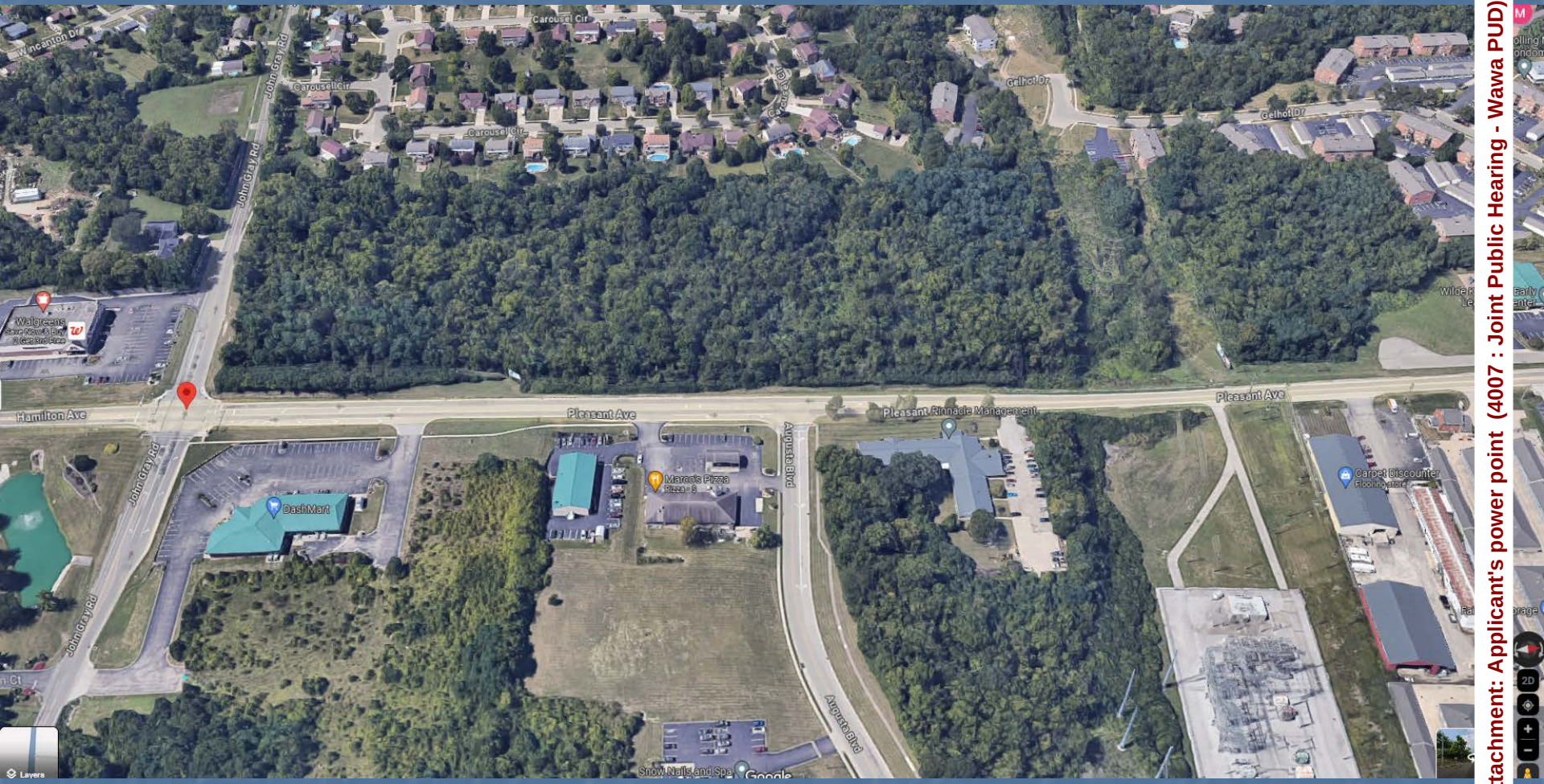
DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C1.0	TITLE SHEET	05-31-24	1	05-31-24
C2.0	OVERALL PLAN	05-31-24	1	05-31-24
C3.0	LAYOUT PLAN	05-31-24	1	05-31-24
C4.0	UTILITY PLAN	05-31-24	1	05-31-24
C5.0	GRADING & EROSION CONTROL PLAN	05-31-24	1	05-31-24
Z1.0	ZONING REQUIREMENTS PLAN	05-31-24	1	05-31-24
L1.0	ZONING MINIMUM LANDSCAPE PLAN	05-31-24	1	05-31-24
L1.1	LANDSCAPE SECTION	05-31-24	1	05-31-24

WAWA
CONCEPT DEVELOPMENT PLAN
bayer
C1.0

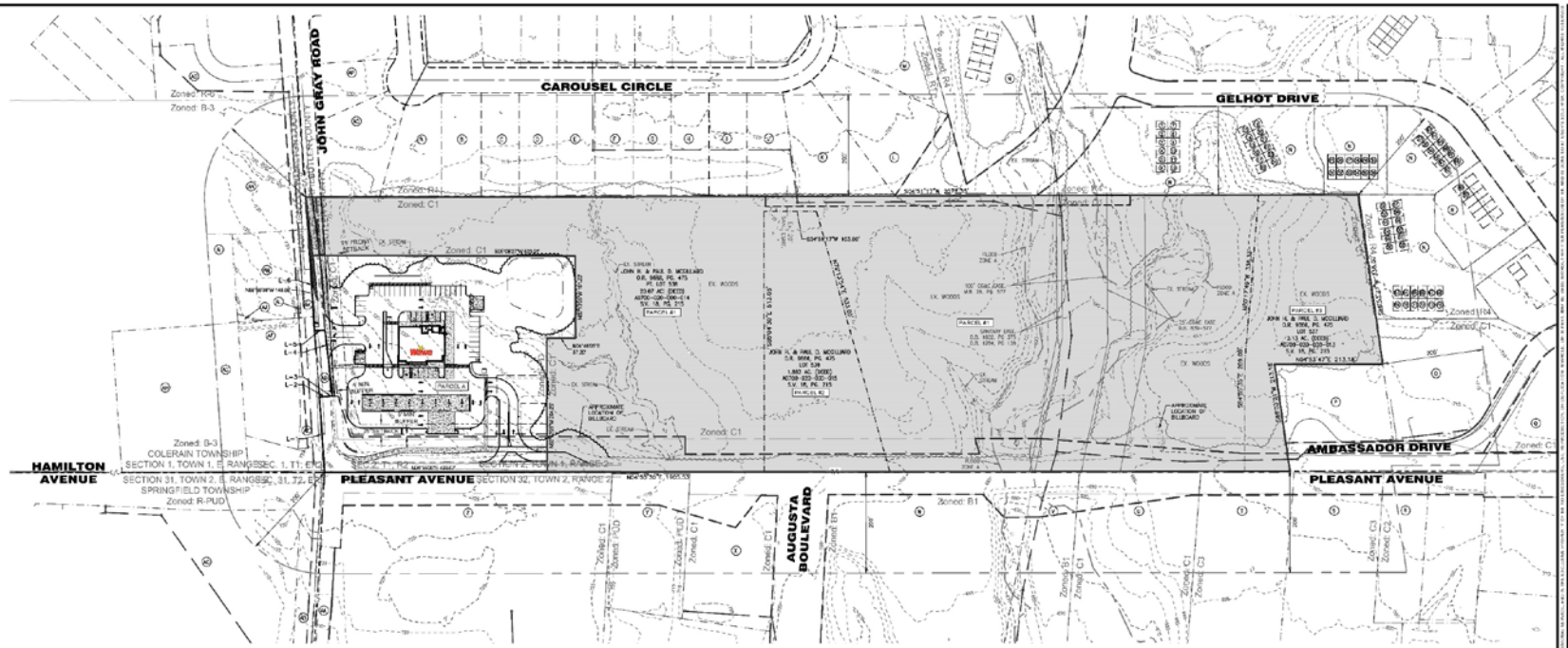
Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



LINE TABLE		
Line	Direction	Distance
L-1	N88°55'36"W	148.98'
L-2	N01°04'01"E	20.00'
L-3	N05°18'57"E	6.02'
L-4	S88°27'37"W	131.60'
L-5	S01°04'24"W	20.00'
L-6	N88°55'36"W	263.17'

LEGEND

19.50± AC. COMPRISED OF PARCEL 1 REMAINDER, EXISTING PARCEL 2, AND EXISTING PARCEL 3 TO REMAIN ZONE C-1 AND BE TRANSFERRED TO THE CITY OF FARMELD

OVERALL PROPERTY SUMMARY

EXISTING PARCELS

PARCEL 1:

PARCEL # A0700-020-000-014
PARCEL AREA = 20.67 AC

PARCEL 2:

PARCEL # A0700-020-000-015
PARCEL AREA = 1.983 AC

PARCEL 3:

PARCEL # A0700-020-000-013
PARCEL AREA = 2.13 AC

TOTAL AREA: 24.083 AC

EXISTING ZONING: C-1, NEIGHBORHOOD BUSINESS DISTRICT
EXISTING USE: VACANT

PROPOSED PARCELS

PARCEL A:

AREA = 4.56± AC. INCLUDES R/W TO BE DEDICATED ALONG JOHN GRAY RD.
PROPOSED ZONING: PUD, PLANNED UNIT DEVELOPMENT
PROPOSED USE: RETAIL FUEL SERVICE AND VEHICLE FUELING

SETBACKS
FRONT: 75'
SIDE: 0'
REAR: 0'

BUFFERS
FRONT: 0' FROM R/W

PARCEL 1 REMAINDER:

PARCEL # A0700-020-000-014
PARCEL AREA = 15.49 AC

PARCEL 2:

PARCEL # A0700-020-000-015
PARCEL AREA = 1.983 AC

PARCEL 3:

PARCEL # A0700-020-000-013
PARCEL AREA = 2.13 AC

PARCEL 1 REMAINDER, PARCEL 2, PARCEL 3 TOTAL AREA: 19.50± AC
PROPOSED ZONING: C-1, NEIGHBORHOOD BUSINESS
PROPOSED USE: VACANT

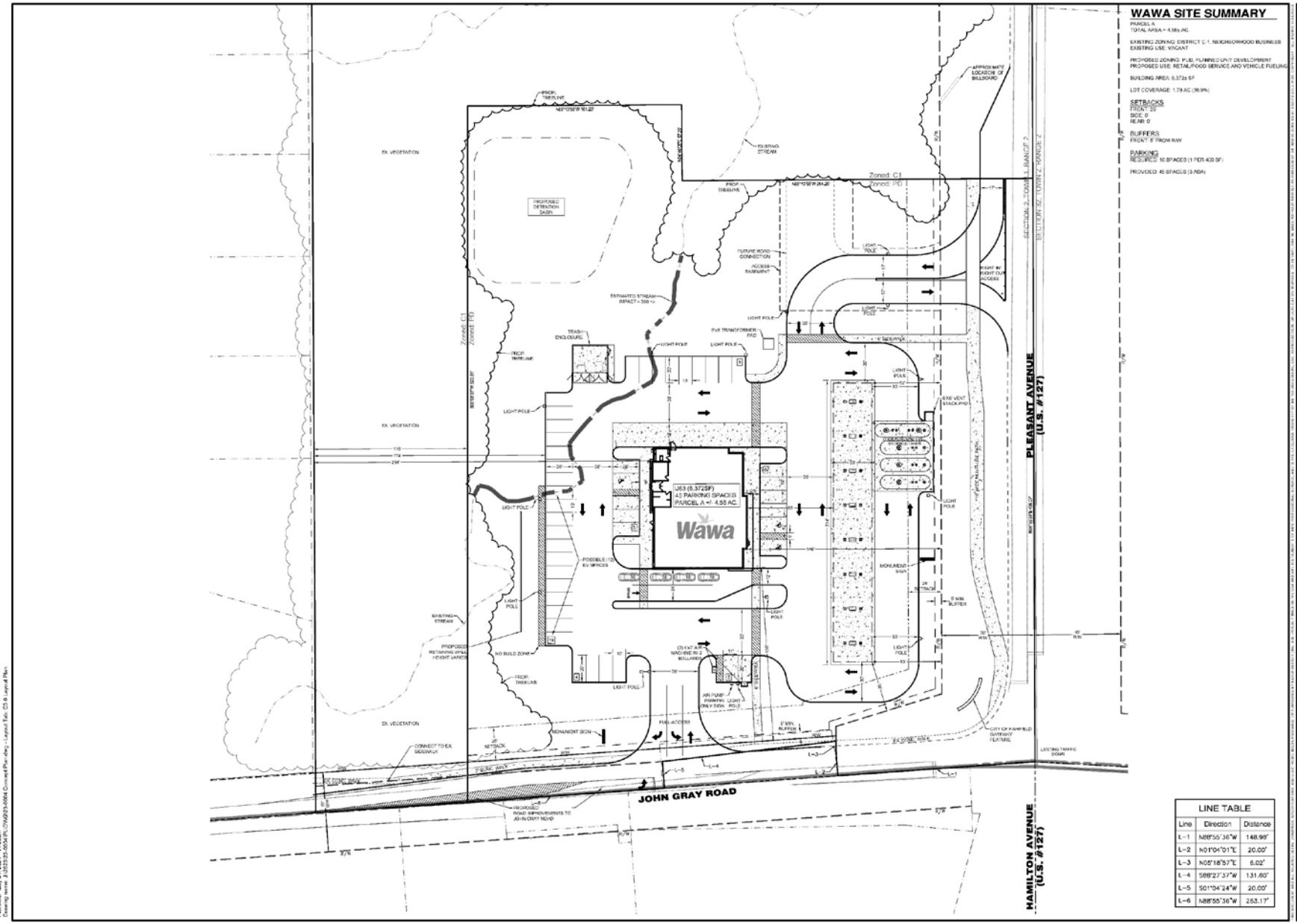
NOTE:
SEE TITLE SHEET FOR PROPERTY ADJOINERS

WAWA
CONCEPT DEVELOPMENT PLAN

bayer

C2.0

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

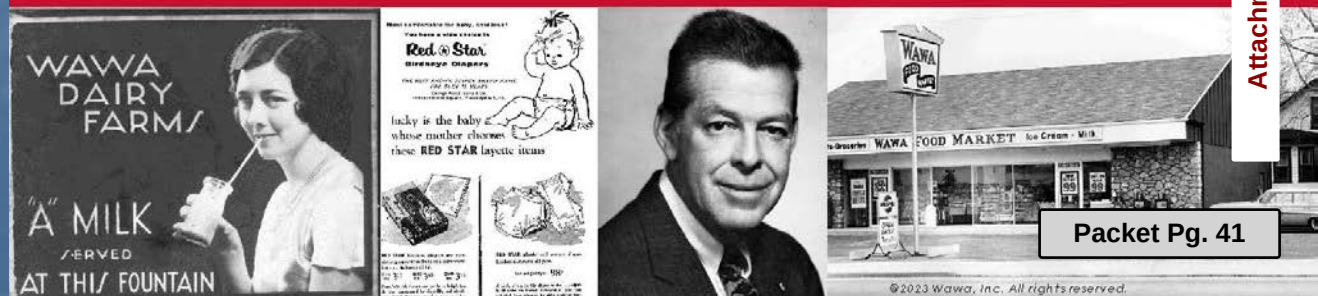
Wawa®

The Wawa Story



Our History & Culture

We trace our roots back more than 200 years as a Family-Owned Business.



©2023 Wawa, Inc. All rights reserved.

What is Wawa?

More than a Convenience Store

Known for:

- Family-like atmosphere
- Built-to-order fresh food
- Competitive fuel pricing
- Community devotion
- Emotional connection with customers



©2023 Wawa, Inc. All rights reserved.

Who Are We Today?

- Strong Personal Connections & Culture continue to define us
- 1,000 stores; 6 states + D.C.
- Privately Held
- 45,000 associates







©2023 Wawa, Inc. All rights reserved.

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

CONNECTING THE GOOD
Our Community Commitment & Support



Make In-Kind Donations



Fight Hunger Through The Wawa Food Share Program



Offer Emergency Support

Wawa: A Beloved Brand























©2023 Wawa, Inc. All rights reserved.

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

A Day in the Life...







©2023 Wawa, Inc. All rights reserved.

Every Day Wawa Serves:

- 1.6 million customers
- 300,000 hoagies
- 175,000 Sizzlis
- 500,000 cups of coffee
- 1 million cold beverages

Every Day at a Wawa More than a Million:

- Doors are held
- Smiles formed
- Cravings tamed
- Lives fulfilled

Our Community Commitment to our Friends and Neighbo

With every new store we build, we become part of the neighborhood, helping to support and improve the community in many ways.

COMMUNITY INVESTMENT

$6.5 Million
AVERAGE STORE INVESTMENT

$2 Million+
Local Contractor Fees

$250,000
Local Worker Fees

$50,000
Local Landscaper Fees

LOCAL LONG-TERM JOBS

MORE THAN **39%**
of the Company is owned by Wawa Associates

40 average long-term retail jobs created with each new store

ASSOCIATE BENEFITS

- Competitive wages
- 401(k) Plan
- Employee Stock Ownership Plan (ESOP)

GIVING BACK THROUGH THE WAWA FOUNDATION

$135 Million+
Contributed by The Wawa Foundation and Wawa since The Foundation's inception in 20

The Wawa Foundation — Supporting organizations committed to health, hunger and everyday heroe

THE WAWA FOUNDATION NATIONAL PARTNER

American Red Cross · Children's Miracle Network Hospitals · CHECK-OU HUNGER · JDRF · Leukemia & Lymphoma Society · Light the Night · Special Olympics

©2023 Wawa, Inc. All rights reserved.

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

Fresh Food & Access

- Delicious, Fresh Menu items around the clock, from breakfast to dinner
- Built to order hoagies, fresh custom-made beverages; dinner menu including burgers and pizza.





©2023 Wawa, Inc. All rights reserved.





Our Fresh Food & Beverage Experience

Fresh First

- Delicious, Fresh Menu items around the clock, from breakfast to dinner

Built to Order

- Most of our food offerings are available Built-to-Order at the touchscreen. Mix and match tons of delicious ingredients to design your perfect meal, guaranteed to be freshly made and quickly served by our customer service associates.

Ready to Go

- Try one of our famous Sizzli breakfast sandwiches or a stuffed pretzel, or visit the Express Case for salads, wraps, fresh fruits and more.

Breakfast, Soups & Sides, Hoagies & Sandwiches, Salads & W…s







Fresh Built to Order Beverages









Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

"Restaurant to Go"

STATS:

- #6 in the Nation for Brewed Coffee Market Share
- #1 in current market for Built to Order Sandwiches & Hoagies
- #1 for Breakfast Sandwich share in most markets served


Wawa Claims, Names 'Fast-Casual-to-C Segment

CEO Stoeckel guided by Blue Ocean Strategy

By PAT COBE

CSP Daily News | April 5, 2012

SCOTTSDALE, Ariz.— Convenience stores have been taking a page or tw the fast-casual playbook for a while now, but Pennsylvania-based c-store Wawa is rewriting entire chapters.

As the 592-unit Mid-Atlantic brand expands south into Florida, it has redes its prototype, upgraded its menu and ramped up service. The new stores wi and act a lot more like fast-casual concepts than c-stores, explained Wawa CEO and "lead goose" Howard Stoeckel during a packed general session a recent Restaurant Leadership Conference (RLC). He's using the tagline "fast casual-to-go" to define this new direction.

"Wawa has always been viewed as store, but we now want to be viewed a restaurant that sells gas. We want be more like you when we grow up," Stoeckel told the audience of restaur franchisors and franchisees in Scottsdale, Ariz.

Howard Stoeckel

Stoeckel's redirection was guided by the principles of Blue Ocean Strategy.

ANNUAL VOLUME:

80 MILLION
Hoagies & sandwiches

175 MILLION
cups of freshly brewed coffee

Delivery & Curbside Services

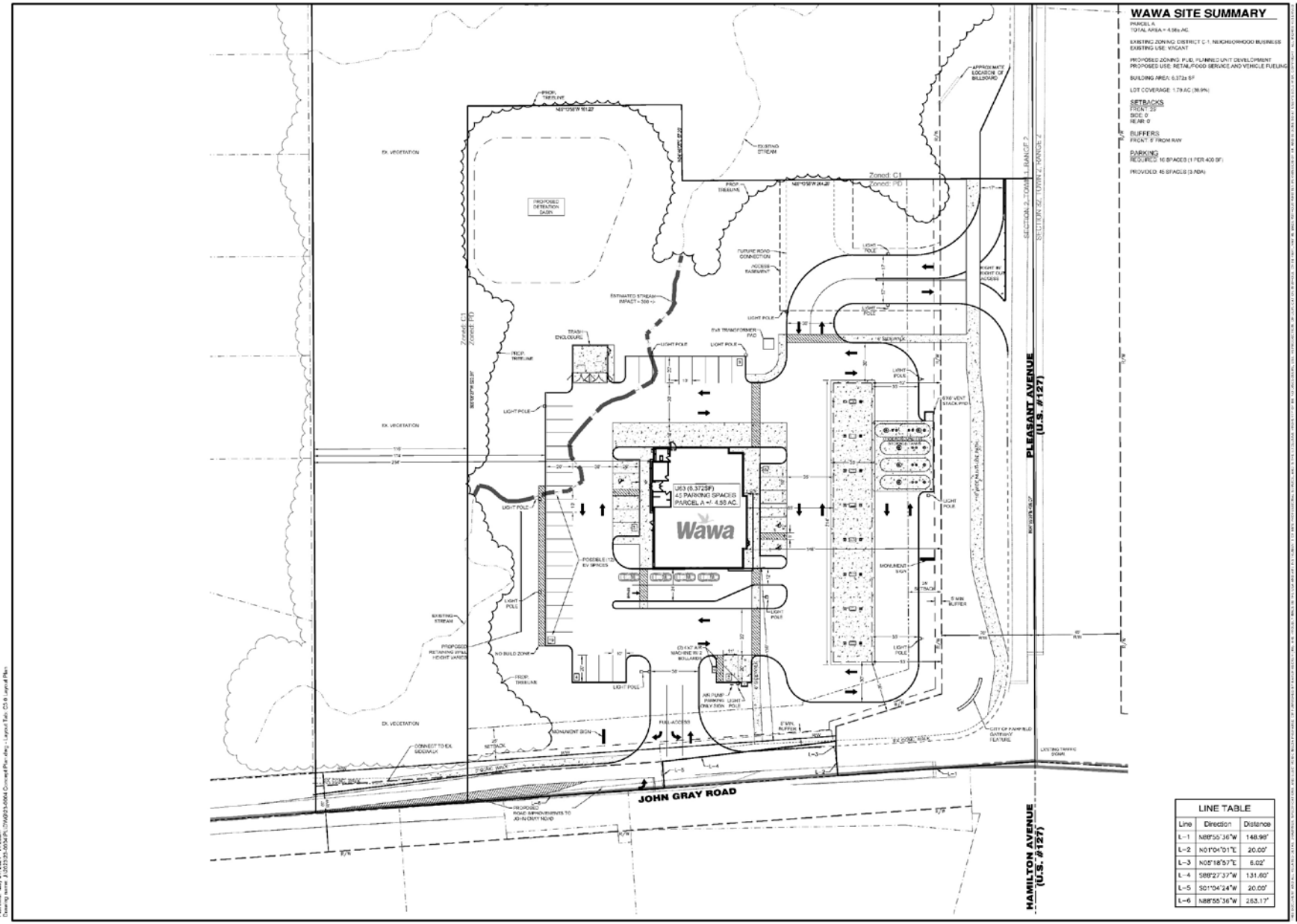
Wawa Favorites Accessible without leaving your car or home:

- Curbside Pick-up
- Delivery
- Mobile Order through the Wawa App
- Catering

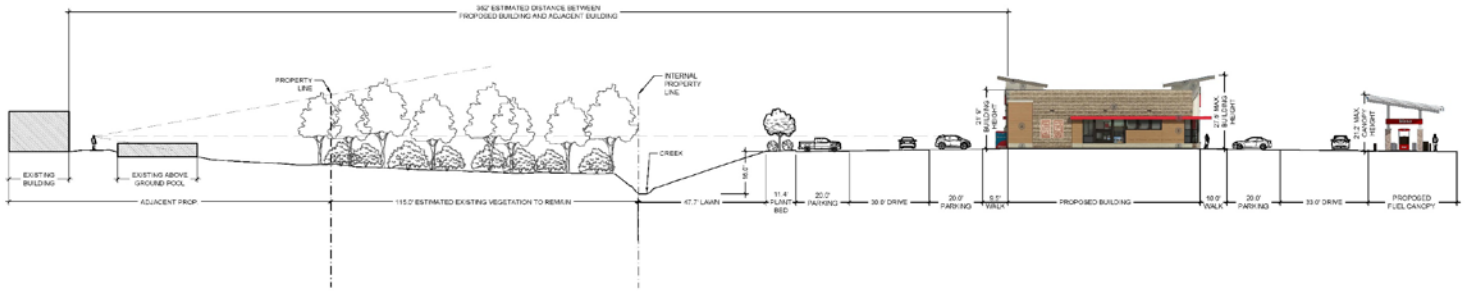




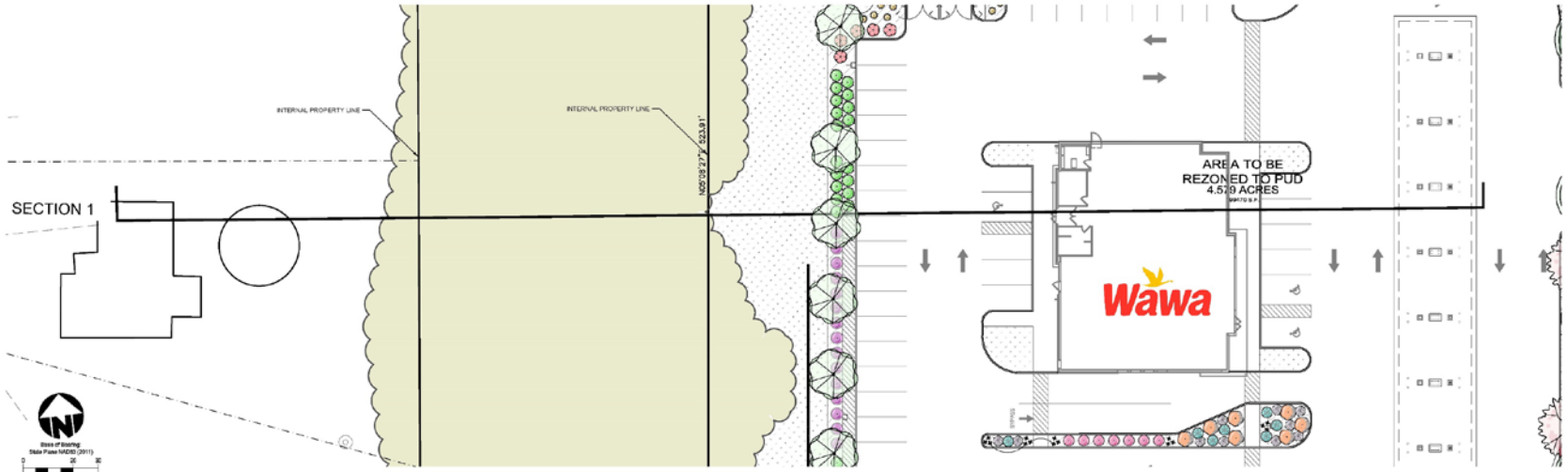
Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



SECTION 1: WEST RESIDENTIAL PROPERTY LINE
SCALE 1" = 20'



SECTION 1 SITE PLAN
SCALE 1" = 20'

WAWA
CONCEPT DEVELOPMENT PLAN
JOHN GRAY RD & PHEASANT AVE

Z1.1

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



1 FRONT ELEVATION



2 REAR ELEVATION



3 LEFT ELEVATION



4 RIGHT ELEVATION



5 KEY PLAN

GROSS SQUARE FOOTAGE - 6,372

MATERIALS:



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

HFA

U63FB FLY-THRU - STORE #TBD

2373 JOHN GRAY ROAD
FAIRFIELD, OH 45231

Wawa



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

HFA

U63FB FLY-THRU - STORE #TBD

2373 JOHN GRAY ROAD
FAIRFIELD, OH 45231

Wawa



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

HFA

U63FB FLY-THRU - STORE #TBD

2373 JOHN GRAY ROAD
FAIRFIELD, OH 45231

Wawa



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

HFA

U63FB FLY-THRU - STORE #TBD

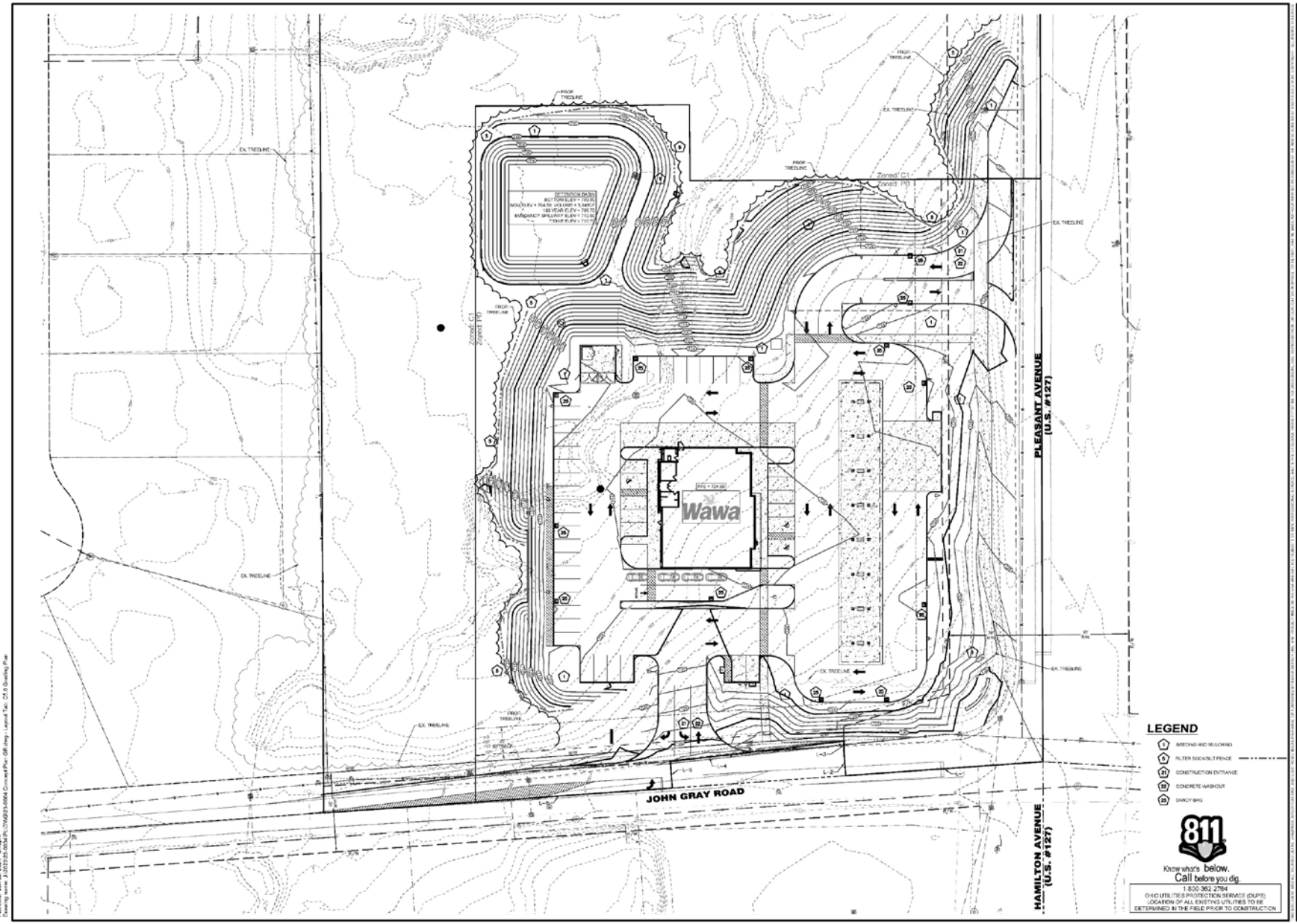
2373 JOHN GRAY ROAD
FAIRFIELD, OH 45231

Wawa

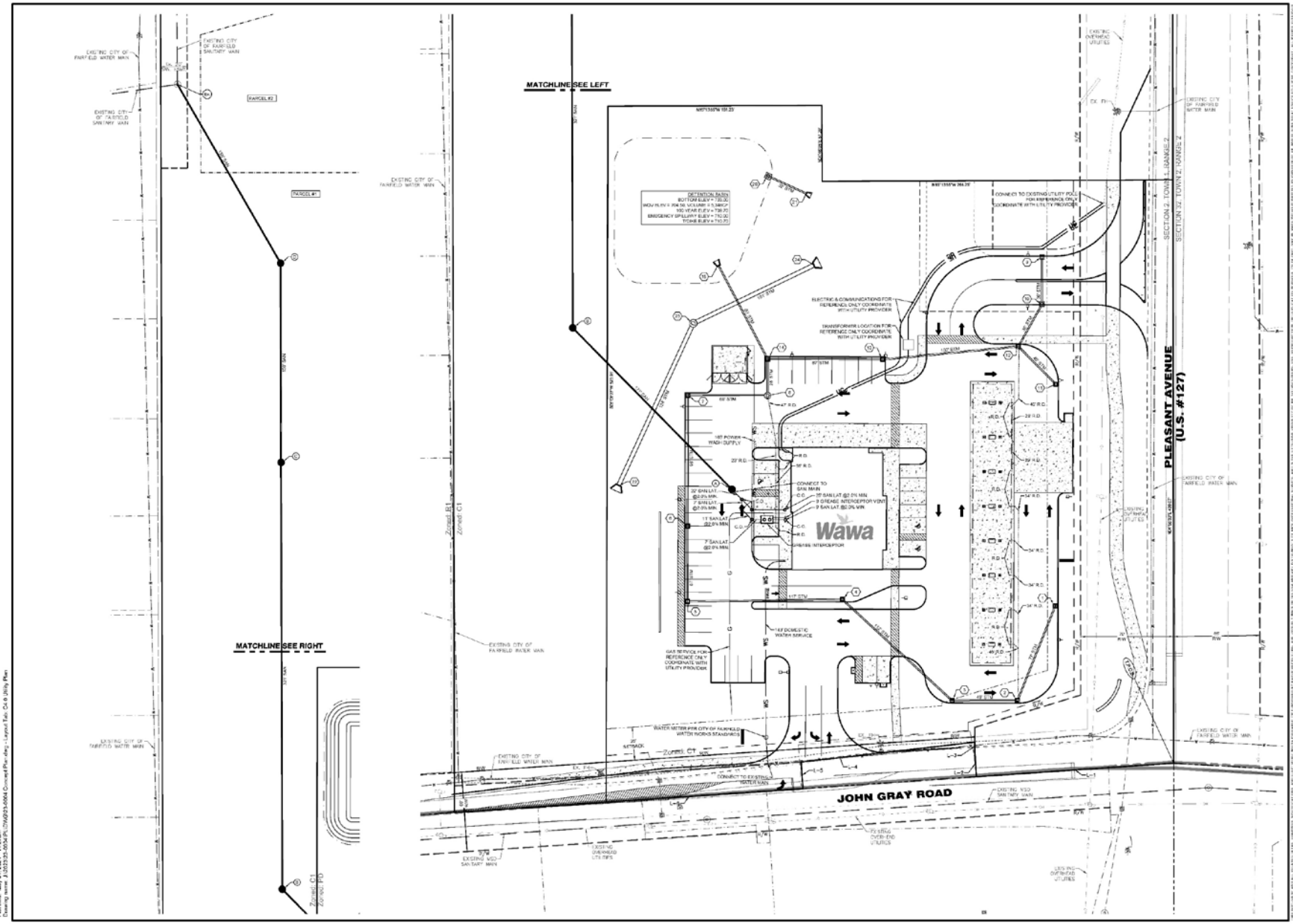
Request Approval of the PUD Zone Map Amendment and Concept Development Plan

THANK YOU

EXTRA SLIDES IF NEEDED



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

ZONING SUMMARY

CURRENT SITE: C-1 (NEIGHBORHOOD BUSINESS) - REZONED TO PUD
ADJACENT NORTH: C-1 (NEIGHBORHOOD BUSINESS) - REZONED TO PUD
ADJACENT SOUTH: JOHN GRAY ROAD
ADJACENT EAST: PLEASANT AVENUE
ADJACENT WEST: RESIDENTIAL (R-1D)

FAIRFIELD PLANNING & ZONING CODE (ADOPTED)

1132.05 JOHN GRAY/PLEASANT OVERLAY DISTRICT

(G) LANDSCAPING/SCREENING

1) LANDSCAPING REQUIRED. LANDSCAPING AND SCREENING SHALL COMPLY WITH CHAPTER 1152.0 AND THE FOLLOWING:

A) TREE PRESERVATION: EXISTING TREES WITHIN THE OVERLAY SHOULD BE PRESERVED AND PROTECTED AS FEASIBLE DURING ANY DEVELOPMENT OR REDEVELOPMENT PROCESS IN ACCORDANCE WITH SECTION 1152.09.

B) ROAD FRONTAGES: FOR EVERY 50 LF ROAD FRONTAGE, A MINIMUM OF ONE (1) TWO-INCH (2") CALIPER SHADE TREE OR THREE ONE-INCH CALIPER GROUPED ORNAMENTAL TREES SHALL BE PLANTED BEHIND THE SIDEWALK ALONG ALL ROADWAY FRONTAGES.

C) FOUNDATION PLANTINGS: FOUNDATION PLANTS SHALL BE PLANTED ALONG THE FRONT AND SIDE EXTERIOR WALLS OF THE BUILDING.

D) SCREENING: ALL GROUND-MOUNTED MECHANICAL AND UTILITY BOXES SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY.

1152.0 LANDSCAPING AND BUFFERING

1152.07 PLANTING AND INSTALLATION REQUIREMENTS

A) DECIDUOUS TREES SHALL BE PLANTED AT A MINIMUM SIZE OF ONE AND ONE HALF (1.5") CALIPER INCHES IN DIAMETER, MEASURED SIX (6") INCHES ABOVE GRADE.

B) SHRUBS THAT ARE TO BE USED IN BUFFERING OR SCREENING SHALL BE A MINIMUM SIZE OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING AND PROVIDE YEAR-ROUND SCREENING. SHRUBS USED IN THE INTERIOR OF PARKING AREAS, ALONG BUILDING FRONTAGES, OR IN OTHER SUCH MANNERS SHALL NOT BE SUBJECT TO MINIMUM HEIGHT OR SIZE REQUIREMENTS.

C) EVERGREEN TREES THAT ARE TO BE USED IN BUFFERING OR SCREENING SHALL BE A MINIMUM SIZE OF SIX FEET IN HEIGHT AT THE TIME OF PLANTING.

D) TREES THAT ARE REQUIRED ALONG A LINEAR FRONTAGE CAN BE CLUSTERED OR SPACED IN A NON-UNIFORM MANNER IN ORDER TO AVOID UTILITY INFRASTRUCTURE, SIGNAGE, ACCESS DRIVES, OR OTHER SUCH ITEMS. SUCH ALTERNATE SPACING SHALL NOT REDUCE THE NUMBER OF REQUIRED TREES.

E) TREE SPACING REQUIREMENTS ALONG A LINEAR FRONTAGE SHOULD BE MEASURED FROM THE CENTER-POINT OF THE PROPOSED TREE TO THE CENTER-POINT OF THE ADJACENT TREE.

F) EXISTING LANDSCAPING CAN BE USED TO MEET THE REQUIREMENTS OF THIS CHAPTER IF SUCH LANDSCAPING IS IDENTIFIED ON THE LANDSCAPE PLAN AND MEETS THE PLANTING AND MATERIAL SPECIFICATIONS OF THE LANDSCAPING AND BUFFERING REQUIREMENTS.

1152.08 PARKING AND VEHICULAR USE AREA LANDSCAPING REQUIREMENTS

A) PERIMETER REQUIREMENTS. WHEN ANY OFF-STREET PARKING LOT FOR ANY MULTI-FAMILY DWELLING USE, NON-RESIDENTIAL USE, OR MIXED-USE DEVELOPMENT IS PROPOSED TO ABUT A PUBLIC STREET, OR A PROPERTY UPON WHICH A SINGLE FAMILY DWELLING OR TWO FAMILY DWELLING EXISTS, A LANDSCAPE BUFFER SHALL BE PROVIDED THAT CONSISTS OF THE FOLLOWING:

1) A MINIMUM WIDTH OF FIVE FEET (5') ADJACENT TO THE PARKING LOT;

2) ONE (1) DECIDUOUS TREE LOCATED EVERY THIRTY LINEAR FEET (30') A MINIMUM OF ONE TREE IS REQUIRED); AND

3) SHRUBS PLANTED EVERY THREE LF (3').

B) INTERIOR REQUIREMENTS. ALL PARKING LOTS GREATER THAN 10 SPACES SHALL ADHERE TO THE FOLLOWING LANDSCAPING REQUIREMENTS:

1) ALL PARKING LOTS SHALL CONTAIN A LANDSCAPED AREA EQUAL TO FIVE PERCENT (5%) OF THE ENTIRE PARKING LOT. EACH AREA SHALL CONTAIN SHRUBS, FLOWERS, TREES, AND/OR GRASS.

2) TREES SHALL BE PROVIDED AT A RATE OF ONE (1) TREE PER TWENTY (20) PARKING SPACES.

3) LANDSCAPE AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING LOT. ROWS OF PARKING SPACES SHALL BE INTERRUPTED, AT A MINIMUM, EVERY TWENTY (20) SPACES BY A PLANTING ISLAND THAT IS A MINIMUM OF EIGHT FEET (8') WIDE AND EIGHTEEN FEET (18') IN LENGTH.

4) IF LANDSCAPING REQUIREMENTS INTERFERE WITH THE PARKING REQUIREMENTS OF CHAPTER 1151.0, FLEXIBILITY IN THE LANDSCAPING REQUIREMENT AND/OR PARKING REQUIREMENT MAY BE PERMITTED BY THE PLANNING COMMISSION.

CONCEPT GRAPHICS SCHEDULE

VEHICULAR USE AREA
73,943 SF x 5% =
3,697 SF INTERIOR LANDSCAPED AREA REQUIRED
Takeoff: 63,477 sf

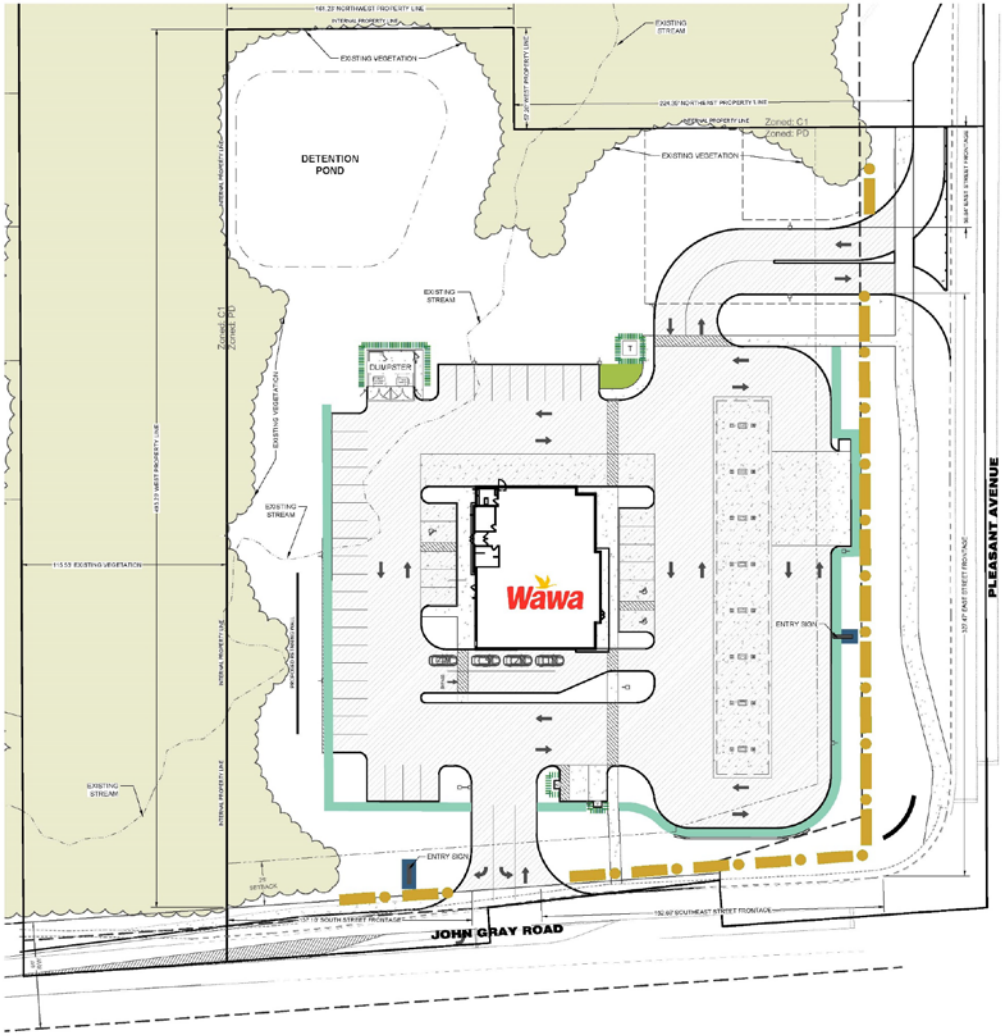
INTERIOR LANDSCAPED AREA
3,697 SF PLANTED AREA REQUIRED
45 PARKING SPACES / 20 = 3 SITE TREES REQUIRED
Takeoff: 4,044 sf

SIGN LANDSCAPING
Takeoff: 253 sf

VUA PERIMETER
ONE (1) TREE / 30 LF
ONE (1) SHRUBS / 3 LF
741 LF / 30 LF = 25 TREES REQUIRED
741 LF / 3 LF = 247 SHRUBS REQUIRED
Takeoff: 741 lf

MECHANICAL SCREENING
Takeoff: 214 lf

STREET FRONTAGE
ONE (1) DECIDUOUS TREE AT TWO INCH (2") CALIPER INSTALL SIZE
608 LF / 50 LF = 12 STREET TREES REQUIRED
Takeoff: 608 lf



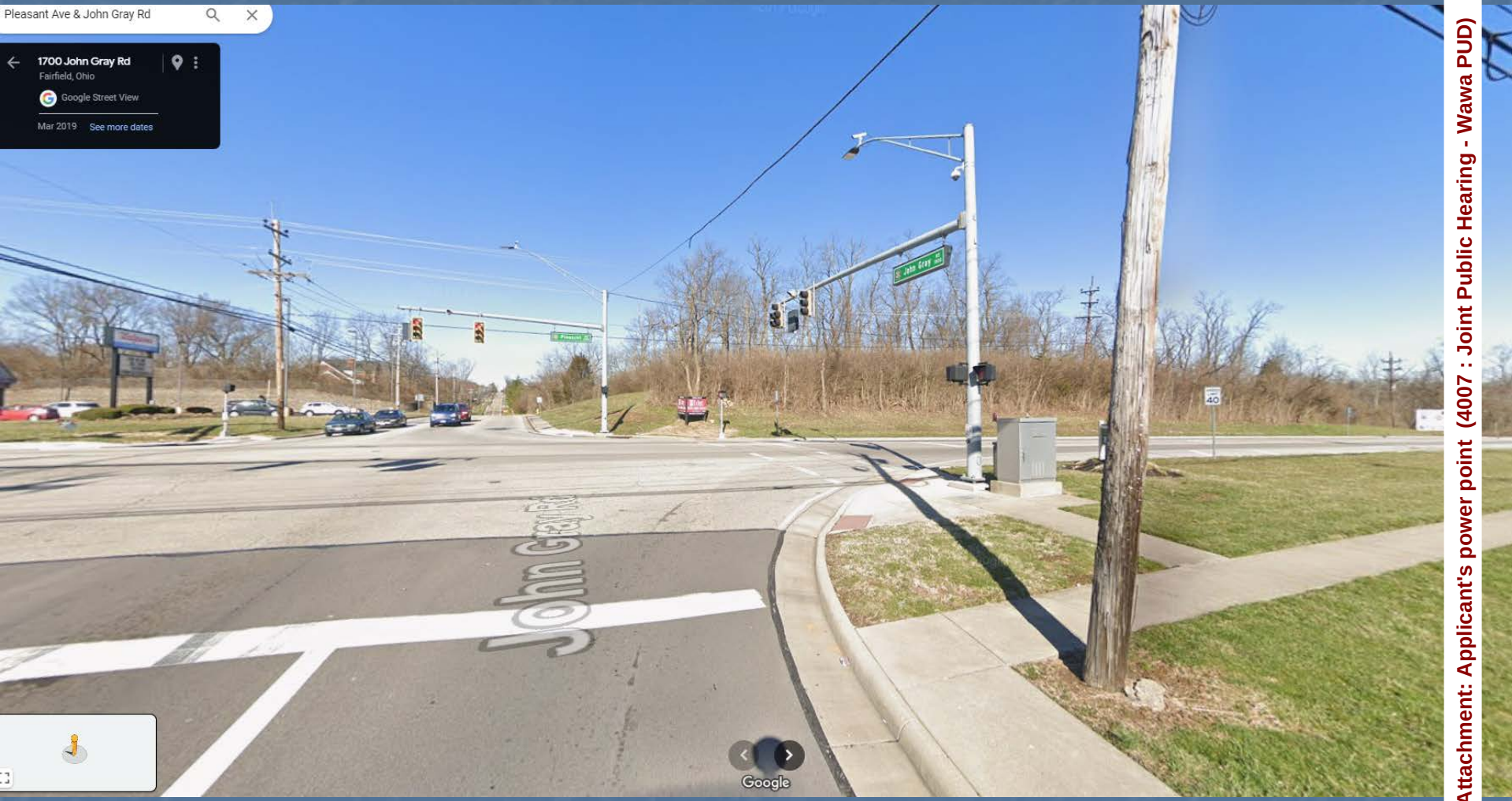
WAWA
CONCEPT DEVELOPMENT PLAN
JOHN GRAY RD. & PLEASANT AVE

Z1.0

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



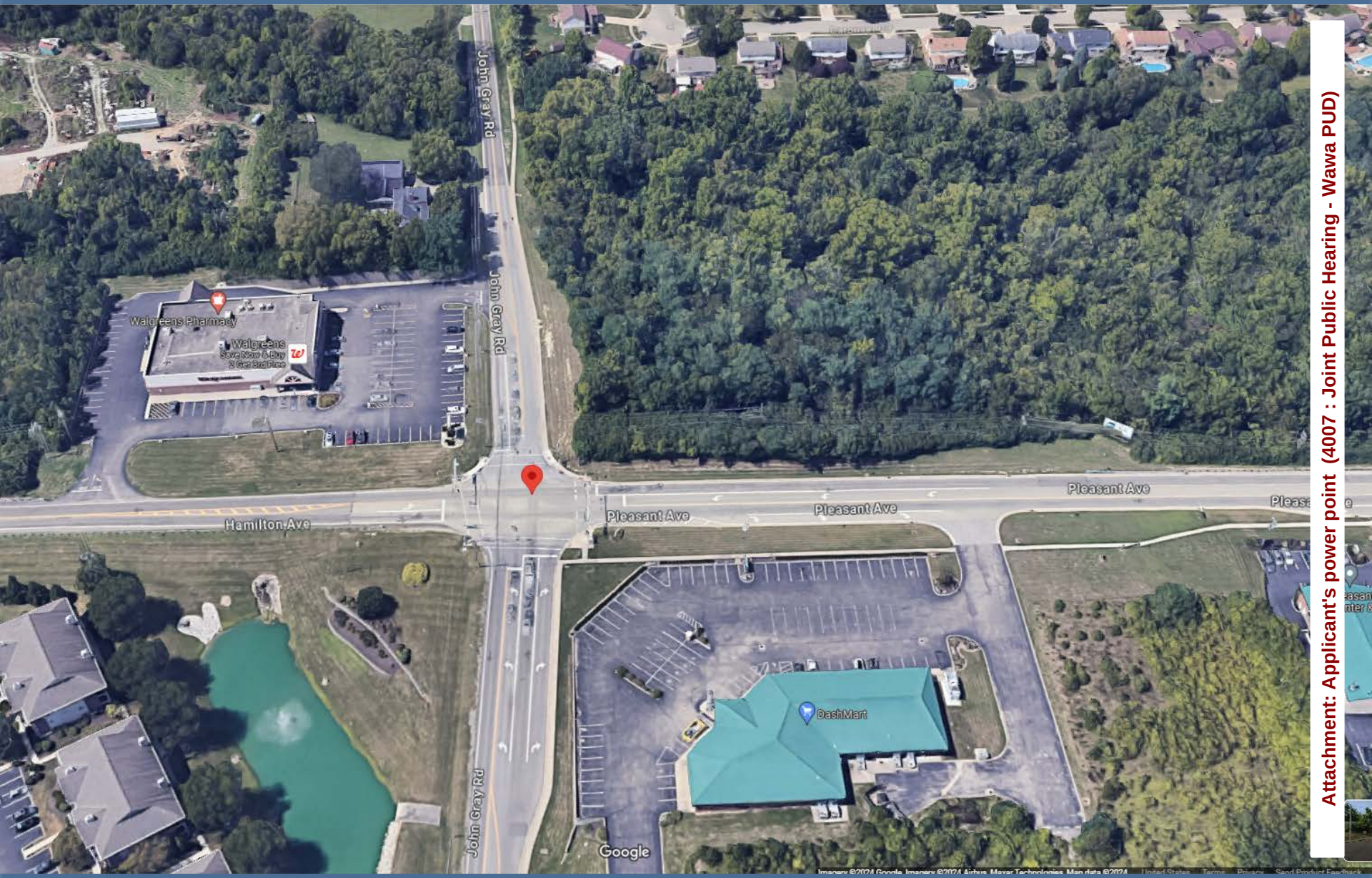
Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)

ZONING SUMMARY

CURRENT SITE:	C-1 (NEIGHBORHOOD BUSINESS) - REZONED TO PUD
ADJACENT NORTH:	C-1 (NEIGHBORHOOD BUSINESS) - REZONED TO PUD
ADJACENT SOUTH:	JOHN GRAY ROAD
ADJACENT EAST:	PLEASANT AVENUE
ADJACENT WEST:	RESIDENTIAL (R-1D)

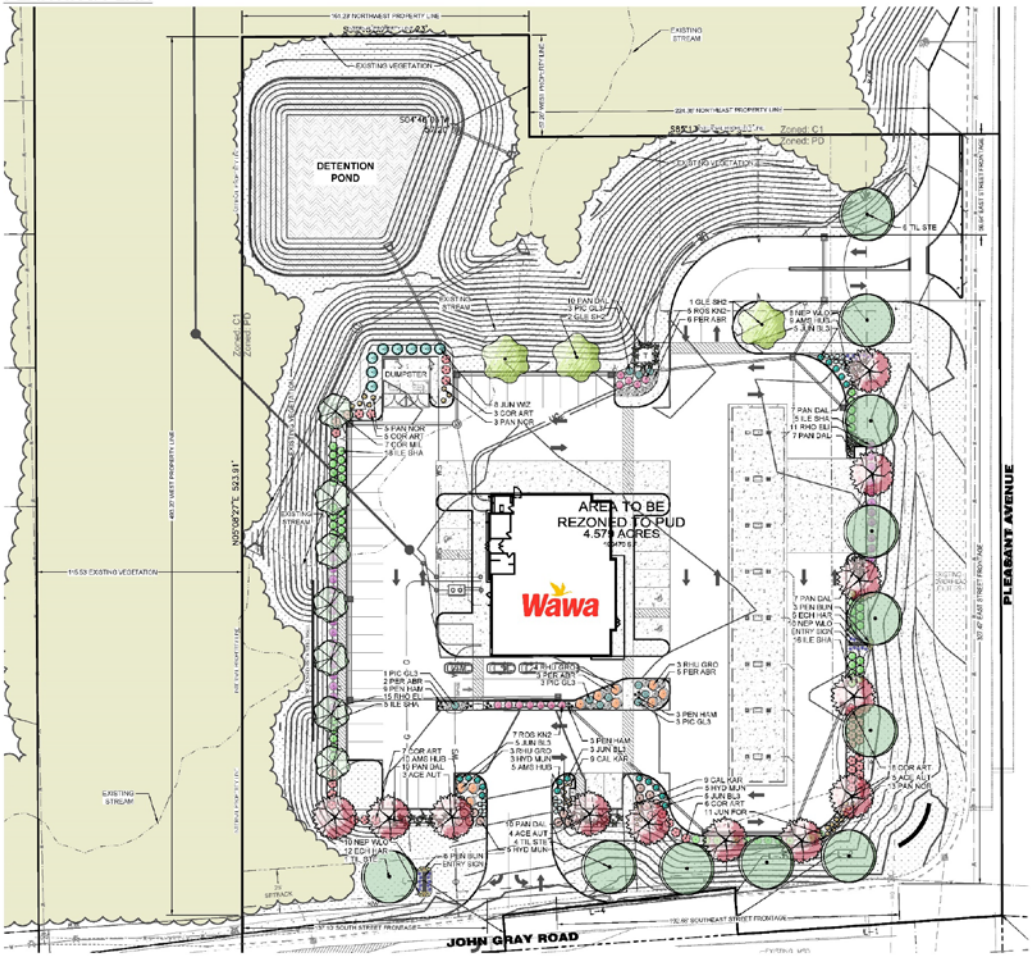
PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES				
ACE AUT	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple	B & B	1.5" Cal	12
GLE SH2	Gleditsia triacanthos inermis "Shademaster" TM / Shademaster Locust	B & B	1.5" Cal	3
TIL STE	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B & B	2.0" Cal	11
EVERGREEN TREES				
JUN WIC	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B	6' Ht.	8
ORNAMENTAL TREES				
COR MIL	Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood	B & B	1.5"Cal	7
ANNUALS/PERENNIALS				
AMS HUB	Artitonia hubrichii / Arkansas Blue star	2 gal	Clump	24
ECH HAR	Echinacea x 'Harvest Moon' / Coneflower	2 gal	Clump	18
NEP WLO	Nepeta x 'Walker's Low' / Walker's Low Catmint	2 gal	Clump	28
DECIDUOUS SHRUBS				
COR ARF	Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood	5 gal	24" Ht.	39
HYD MUN	Hydrangea cuercifolia 'Munchkin' / Oakleaf Hydrangea	5 gal	24" Ht.	13
PER ABR	Perovskia atriplicifolia / Russian Sage	3 gal	24" Ht.	16
RHO ELI	Rhododendron aurilea 'Elite PJM' / Elite PJM Aurilea	5 gal.	24" Ht.	36
RHU GRO	Rhus aromatica 'Grn-Low' / Grn-Low Fragrant Sumac	5 gal.	18" Ht.	10
ROS KN2	Rosa shrub 'Knock Out' / Knock Out Rose	5 gal.	24" Ht.	12
EVERGREEN SHRUBS				
ILE SHA	Ilex glabra 'Shamrock' / Inkberry	B & B	24" Ht.	44
JUN FOR	Juniperus chinensis 'Sea Green' / Sea Green Juniper	B & B	24" Ht.	11
JUN BL3	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal.	18" Ht.	16
PIC GL3	Picea pungens 'Globe' / Dwarf Globe Blue Spruce	B & B	24" Ht.	10
ORNAMENTAL GRASSES				
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		18
PAN DAL	Panicum vegatum 'Dallas Blues' TM / Dallas Blues Switch Grass	5 gal		51
PAN NOR	Panicum vegatum 'North Wind' / Northwind Switch Grass	2 gal		21
PEN HAM	Pennisetum alopecuroides 'Hameln' / Hamlin Dwarf Fountain Grass	2 gal		15
PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal		9

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SOD	62,012 sf
	RIVER ROCK GRAVEL (3" STONE) ALUMINUM EDGING AROUND RIVER ROCK (CleanLine Aluminum Edging by Permaloc)	4,451 sf
	MULCH	5,574 sf
	NATIVE WETLAND MIX	11,423 sf

PLANTING PLAN



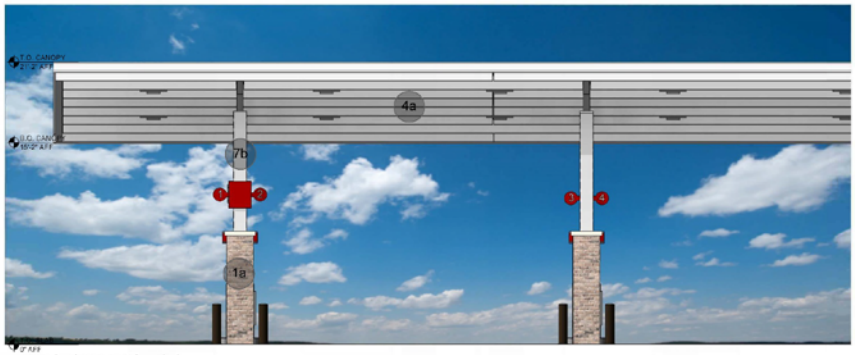
WAWA
CONCEPT DEVELOPMENT PLAN
JOHN GRAY RD. & PLEASANT AVE

L1.0

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



7 FUEL CANOPY ELEVATION
1/4" = 1'-0"



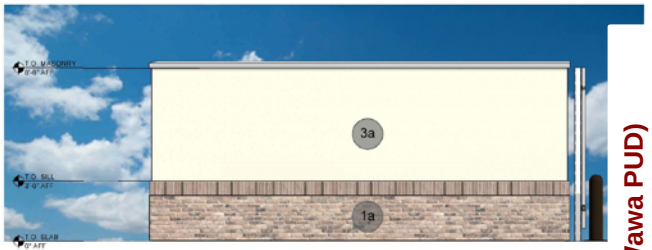
4 FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



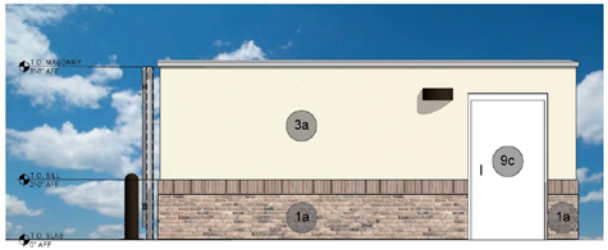
1 FUEL CANOPY PERSPECTIVE

MATERIALS:

1a BRICK-1	1a BRICK-1
7b METAL: WHITE	3a EIFS OR STUCCO
4a ROOF: TATANIUM	7b METAL: WHITE
	9c PAINT: CEILING BRIGHT WHITE



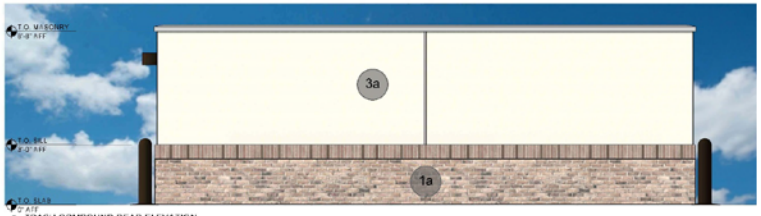
6 TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



5 TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



3 TRASH COMPOUND FRONT ELEVATION
3/8" = 1'-0"



2 TRASH COMPOUND REAR ELEVATION
3/8" = 1'-0"

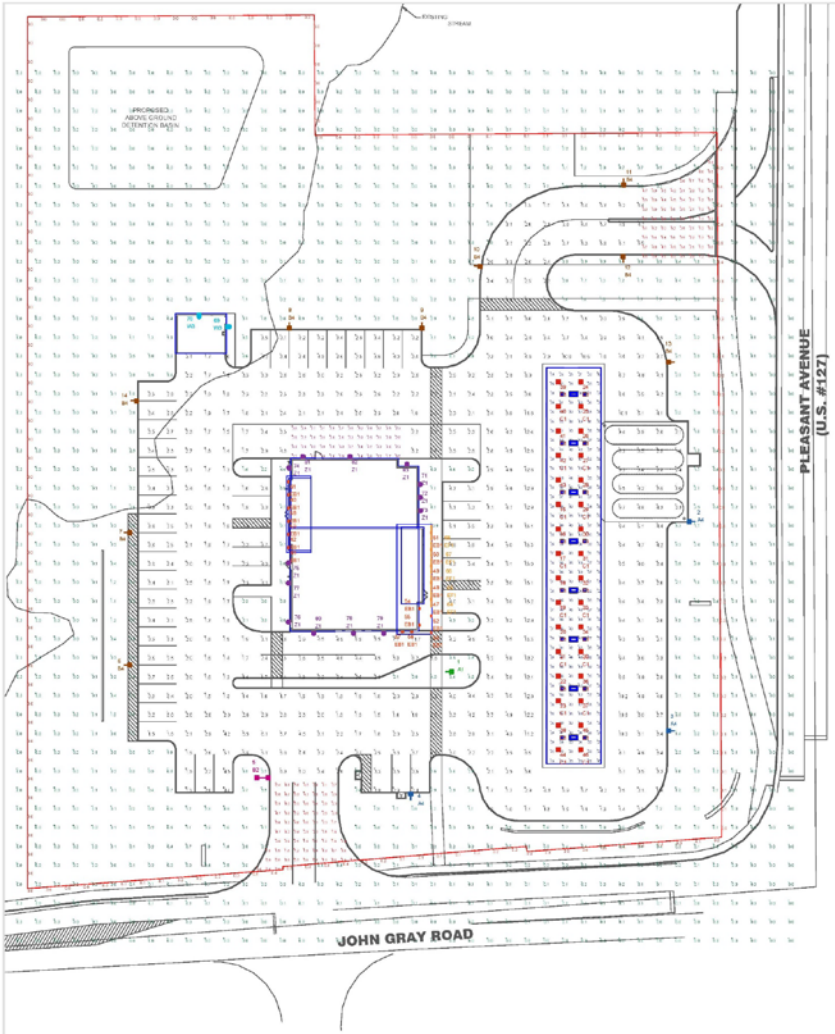
HFA

FUEL CANOPY: 8-STRAIGHT TRASH COMPOUND: STANDARD R

2373 JOHN GRAY ROAD
FAIRFIELD, OH 45231

Wawa

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A1	20.5
2	A4	20.5
3	A4	20.5
4	A4	20.5
5	B2	20.5
6	B4	20.5
7	B4	20.5
8	B4	20.5
9	B4	20.5
10	B4	20.5
11	B4	20.5
12	B4	20.5
13	B4	20.5
14	B4	20.5
15	C1	18.21
16	C1	18.21
17	C1	18.21
18	C1	18.21
19	C1	18.21
20	C1	18.21
21	C1	18.21
22	C1	18.21
23	C1	18.21
24	C1	16.21
25	C1	16.21
26	C1	16.21
27	C1	16.21
28	C1	16.21
29	C1	16.21
30	C1	16.21
31	C1	16.21
32	C1	16.21
33	C1	16.21
34	C1	16.21
35	C1	16.21
36	C1	16.21
37	C1	16.21
38	C1	18.21
39	C1	18.21
40	C1	18.21
41	C1	18.21

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
42	C1	18.21
43	C1	18.21
44	C1	18.21
45	C1	16.21
46	C1	16.21
47	EB1	10.5
48	EB1	10.5
49	EB1	10.5
50	EB1	10.5
51	EB1	10.5
52	EB1	10.5
53	EB1	10.5
54	EB1	10.5
55	EB1	10.5
56	EB1	10.5
57	EB1	10.5
58	EB1	10.5
59	EB1	10.5
60	EB1	10.5
61	EB1	10.5
62	EB1	10.5
63	EB1	10.5
64	EF1	12
65	EF1	12
66	EF1	12
67	EF1	12
68	EF1	12
69	W3	8
70	W3	8
71	Z1	15
72	Z1	15
73	Z1	15
74	Z1	15
75	Z1	15
76	Z1	15
77	Z1	15
78	Z1	15
79	Z1	15
80	Z1	15
81	Z1	15
82	Z1	15
83	Z1	15

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	36.96	49	18	2.09	2.72
DELIVERY AREA	3.19	4.4	1.7	1.88	2.59
ENTRANCES & EXIT DRIVES	3.00	6.9	0.4	7.50	17.25
PARKING & INTERIOR DRIVE AISLES	3.80	14.5	1.0	3.80	14.50
PROPERTY LINES	0.11	0.5	0.0	N.A.	N.A.
UNDERNED	0.51	10.9	0.0	N.A.	N.A.

NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DUO RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A1	SINGLE	12319	1.000	B3-U0-G3	*134.2	134.2	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-XX-700-57K
	3	A4	SINGLE	8891	1.000	B1-U0-G2	*134	402	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-XX-700-57K
	1	B2	BACK-BACK	12978	1.000	B3-U0-G2	*134	268	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-XX-700-57K
	9	B4	SINGLE	9549	1.000	B1-U0-G2	*134	1206	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-XX-700-57K
	32	C1	SINGLE	10912	1.000	B3-U0-G1	*101	3232	CREE, INC.	CAN-304-SL-RD-06-E-UL-XX-525-57K
	17	EB1	Single	1388	1.000	B1-U1-G0	*19	323	WAC Lighting	WP-LED119-30
	5	EF1	SSL_4_1	992	1.000	B1-U1-G0	*17.444	348.88	FC Lighting	CYLWET1.5-4-4K-80CRI-1040
	2	W3	SINGLE	1557	1.000	B0-U0-G1	26	50	CREE, INC.	SEC-EDG-3MB-WM-02-E-UL-XX-350-57K
	13	Z1	Single	3348	1.000	B1-U0-G1	25.4	330.2	COOPER LIGHTING SOLUTIONS - McGRAW-	ISC-SA1B-740-U-SL4-WH

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr. Forest Park, OH 45240
513-574-9500 | redleonard.com

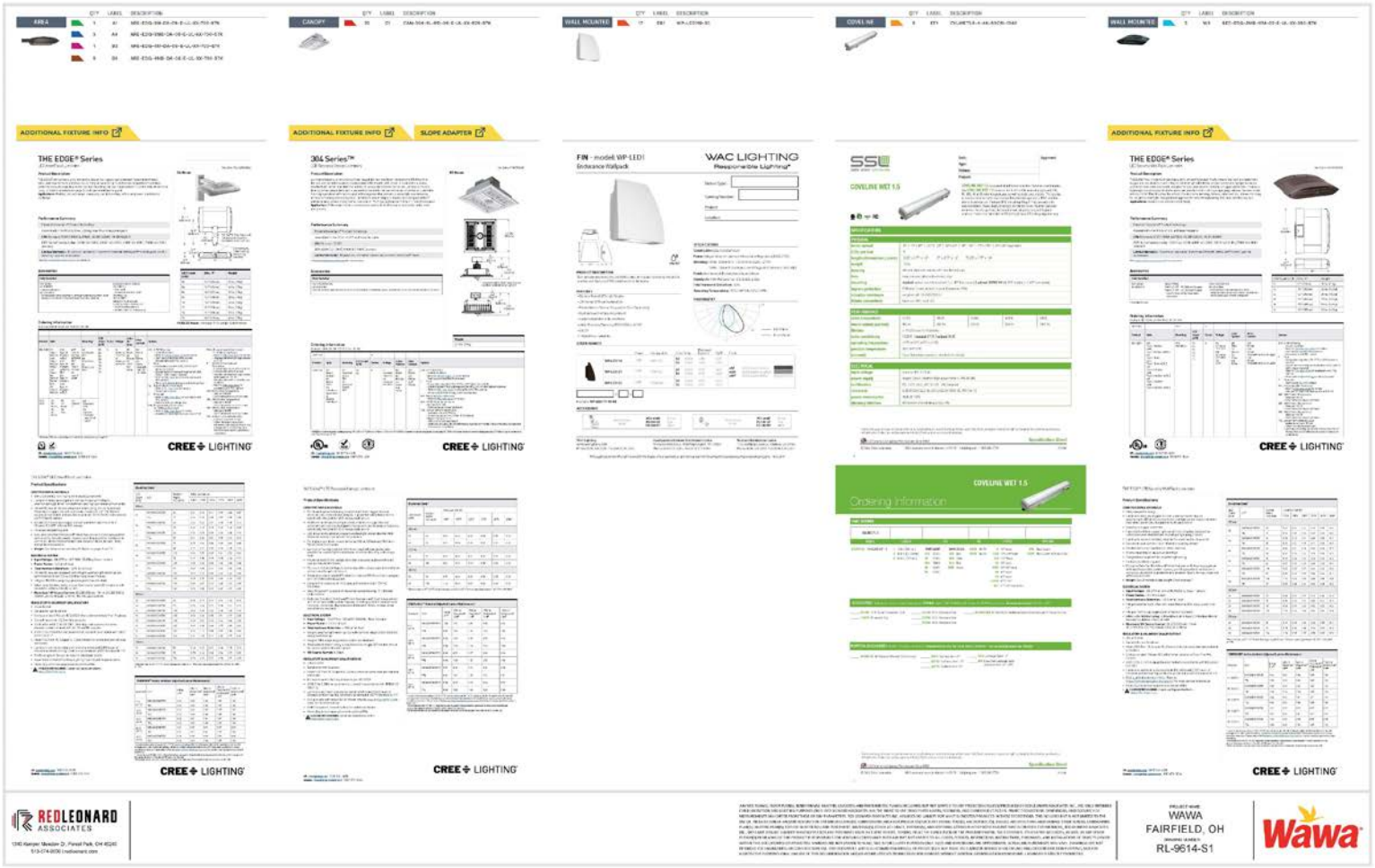
REV.	BY	DATE	DESCRIPTION

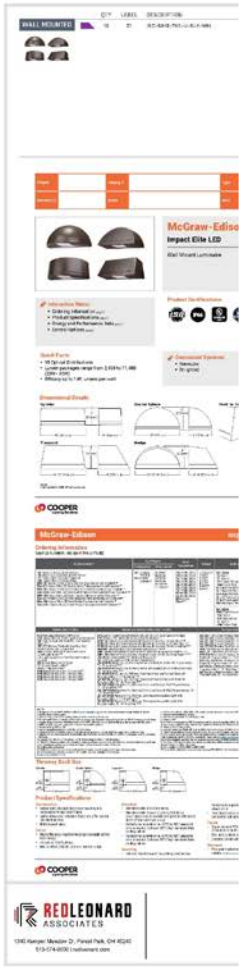
DISCLAIMER

SCALE: 1" = 30'
LAYOUT BY: LMP
DWG SIZE: D
DATE: 05/13/24

PROJECT NAME
WAWA
FAIRFIELD, OH
DRAWING NUMBER
RL-9614-S1

Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)





Attachment: Applicant's power point (4007 : Joint Public Hearing - Wawa PUD)