

**Vienna Charter Township
Zoning Checklist
Proposed Gas Station Addition
Parcel: 18-21-100-001
4465 W. Vienna Road
Site Plan Date: 5/15/2024**

Site Plan Zoning Compliance District Requirements		
What is the use: C-4, Gas Station Addition		
Is use permitted in the district it is located in	By Right <input type="checkbox"/>	By SUP X

***Review #2 in blue text.**

District Dimensional Requirements (Section 18)		
<i>District Requirement</i>	<i>Ordinance Standard</i>	<i>Proposed Site Plan</i>
Minimum Lot Area (sq. ft.)	N/A	55,000 sq. ft.
Minimum Lot Width (ft.)	N/A	N/A
Minimum Setbacks - Front	100	100+
- Sides (West)	42	42+
- Sides (East)	42	42+
- Rear	52	74
Set back from residential use	60	80+
Minimum Floor Area	N/A	N/A
Maximum Building Height (ft and stories)	80	19'
Maximum Lot Coverage (%)	N/A	N/A
Are there any required conditions for this district?	Maximum Floor Area Ratio: .50 Proposed Floor Area Ratio: 0.046 Minimum Landscaped Area of Lot: 10% Proposed Landscaped Area of Lot: 7.7%	

%

General Provisions Appendix A article 20				
Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2010 Accessory Buildings and Structures - Will the proposed use comply with the standards for accessory buildings and structures?			X	No accessory building
Section 2015 Storage of Recreational Equipment or Trailers - Will the proposed use comply with the standards for recreational equipment and trailers?			X	N/A
Section 2020 Access Management – Will the proposed use comply with the standards for access management?	X			Complies. Entrance from W. Vienna Road
Section 2025 Corner Clearance – Will the proposed use comply with the standards for corner clearance?	X			Complies. Applicant is utilizing existing greenbelt and trees. See sheet C-500.
Section 2035 Exterior Lighting – Will the proposed use comply with the standards for exterior lighting?	X			<p>Missing data on proposed lumens. Light fixtures appear to be downward facing, see sheet C-401.</p> <p>Sheet C-401 indicates lighting fixtures are mounted to a canopy. No canopy details provided to calculate the distance between the top of the light source and the ground. Light sources shall not exceed 35ft.</p> <p>Complies. The lumens and canopy details have been added to C401. The applicant also provided a canopy detail. The canopy is 15.5ft in height.</p>
Section 2040 Screening of Rooftop Equipment – Will the proposed use comply with the standards for rooftop equipment screening?			X	No roof top equipment is proposed.

General Provisions Appendix A article 20

Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2045 Waste Receptacles – Will the proposed use comply with the standards for waste receptacles?	X			<p>Applicant is proposing a 6ft treated wood trash enclosure with concrete posts. See sheet C-600.</p> <p>Dimensions for the waste receptacle are not provided. The area must be 9 feet wide X 6 feet deep.</p> <p>Complies The applicant provided dimensions on sheet C200 and a trash enclosure detail on sheet C600. An area of 11 X 12 is provided.</p>
Section 2050 Landscaping – Will the proposed use comply with the landscaping standards?	X			<p>Appears to be sufficient landscaping. See sheet C500.</p> <p>Applicant is suggesting an Auburn maple tree which is a hybrid of the red and silver maple and not allowed under this standard.</p> <p>Planting distances for rows of shrubs are not shown.</p> <p>Number of proposed planting requirements and shrub schedule don't match.</p> <p>Complies, Provided on sheet C500. The applicant revised the landscaping plan and provided spacing details and replaced the Auburn Maple tree with a Sugar Maple tree.</p>
Section 2055 Obscuring Walls and Landscaped Berms – Does the proposed use require an obscuring wall or landscaped berm? If so, does It comply with the requirements?			X	N/A

General Provisions Appendix A article 20

Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
2060 Fences – Does the proposed use meet the fence requirements?			X	N/A. No fence is proposed. Existing chain link fence in rear.
2065 Flood Hazard Areas – Is the proposed use in a flood zone?	X			The site is not located in a flood plain.

Parking and Loading Space Requirements (Appendix A Section 19)

J. One space plus one space for each employee on the largest working shift; but not fewer than three spaces in any instance. In addition, parking for accessory uses, such as minimarkets shall be provided.

One space + 3 employees = 4

U. One for each 150 square feet of usable floor area.

1132 usable floor area/150sqft = 8 spaces

	<i>Required</i>	<i>Provided</i>
Parking Spaces	12	14
Loading Spaces	2	2

Off Street Parking and Loading Requirements (Appendix A Section 19)

Requirements	Does Site Plan Requirements			
	Yes	No	N/A	Comment
1900 Off Street Parking Requirements – Does the proposed parking comply with the general parking requirements?	X			<p>What is the usable square footage of the structure.</p> <p>How many parking spaces are being proposed. Parking data numbers and actual spaces on diagram don't add up.</p> <p>Complies. Applicant provided data on sheet C200.</p>
1905 Parking Space Layout – Does the proposed parking comply with the parking requirements for layout, standards, construction and maintenance?	X			Complies. See sheet C-200
1910 Off Street Loading and Unloading – Does the application meet the off-street loading and unloading requirements?	?			<p>Applicant to provide length of front of the building in order to calculate required loading space size.</p> <p>The applicant has designated two loading zone spaces.</p>

				<p>One, measuring 60 x 10 feet, is located at the rear of the property, while the second, measuring 50 x 10 feet, is intended for convenience goods and located in the side yard.</p> <p>A loading zone in the side yard requires approval from the planning commission, as long as the location is deemed necessary due to site conditions. It does not appear to be enough space in the rear for another loading and unloading space.</p>
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Special Land Use Requirements (Article 22, sec 2210.19)				
Requirements	Does Site Plan Requirements			
	Yes	No	N/A	Comment
a. The minimum lot area shall be one-half acre	X			Complies. 1.26 Acres. See sheet C-200.
b. A minimum frontage of 120 feet must be provided on any one road.	X			Complies. 200ft. See sheet C-100
c. A maximum of two drives shall be permitted for interior parcels.	X			Complies. See sheet C-200
d. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than 50 feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.	X			Complies. See sheet C-200
e. Off-street unloading space for liquid fuels, of ten feet by 50 feet, shall be provided but may be located in any required yard, notwithstanding section 1910. If the use includes floor space for the sale of convenience items, an additional unloading space shall be provided in the ratio of at least ten square feet per front foot of building. Such space shall not be located in the front yard.	?			<p>Applicant to provide additional information for calculation of required space.</p> <p>The proposed site does not appear to comply with this standard.</p> <p>Applicant has provided two loading zone spaces. One</p>

				space is located in the rear of the property and is 60 X 10. A second space of 50 X 10 required for convenience goods is located on the side of the which requires planning commission approval.
f. Outside storage of vehicles or parts shall be prohibited.	X			Not proposed
g. Repair work shall be permitted as an accessory use only.	X			Not proposed

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