

ORDINANCE NO. 2019-24

AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND MUNAFO SEVEN, INC.

WHEREAS, Council approved a Planned Unit Development Agreement (“Agreement”) through the adoption of Ordinance No. 2001-27 for real property located at the corner of South Main Street and Carson Road; and

WHEREAS, Council has made a recommendation to amend the Agreement to permit retail fuel sales with specific hours of operation, access requirements, and canopy location as further described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT

SECTION 1: Section 5A of the Agreement is hereby repealed and amended to read as follows:

“A. All outparcels shall receive ingress and egress access solely from the internal traffic network for the Project property as shown on the Preliminary Development Plan. No direct access shall be granted for any outparcel from South Main Street or Carson Road. This excludes the two outparcels generally located at the northeastern portion of the PUD boundary, identified as Parcel C1800008000069 and C1800008000070. The referenced parcels shall be permitted a shared ingress and egress access location from South Main Street after a Traffic Impact Study (TIS) is completed and approved with appropriate parameters as determined by the City Engineer. Further, the property owner will be responsible for the creation of any related access easements for these two parcels.”

SECTION 2: Section 5 of the Agreement is hereby supplemented to read as follows:

“C. The fuel canopy location may be required to locate further west from the right-of-way in order to accommodate a sidewalk and avoid possible queueing of refueling traffic from Main Street.”

SECTION 2: Section 6 c) of the Agreement is hereby repealed and amended to read as follows:

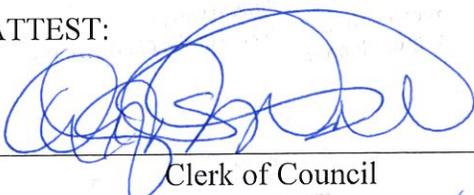
“c) Automotive service station (excludes Retail Fuel Sales). Retail Fuel Sales operations are limited to 18 hours per day”

SECTION 3: All other terms and conditions contained in the Agreement shall remain in full force and effect.

SECTION 4: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: October 8, 2019

ATTEST:


Clerk of Council

APPROVED: 
Mayor

First Reading: September 27, 2019