

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 14, 2009
Re: Staff Report for Beach City Tan at the Drug Mart Shopping Center – Use Approval

Item #2 – Beach City Tan, LLC at Method of Zoning Change (Use Approval) (PID#200903110009)

Application: Rezoning (Use Approval)
Location: 4045 Parkmead Drive
Applicant: Beach City Tan, LLC
Zoning: C-2 (Retail commercial)
Current Use: Retail/Service commercial

Relevant Code Section(s):

- 1135.09 Permitted Uses; Standard Industrial Classification Manual; Adoption by Reference

Project Summary:

The applicant is seeking a “use approval” for a tanning salon (with limited retail) located at 4045 Parkmead Drive within an existing Drug Mart commercial/retail center. The center is in close proximity to the intersection of Stringtown Road and Parkmead Drive.

Code Analysis:

According to district requirements listed in Section 1135.09 of the Codified Ordinances of Grove City, tanning salons are not expressly or conditionally permitted in any zoning district within the City. Therefore, in accordance with Section 1135.09, “*All uses not shown herein shall be considered by the Planning Commission, and shall thereafter recommend approval or disapproval of the use to Council for final action.*”

Staff conducted analysis and found six (6) tanning salons currently operating within the City, five (5) of those are located in commercial retail centers. The proposed operation is to be located within the strip center portion of the Drug Mart Plaza (zoned C-2) and will have frontage on Parkmead Drive with ground signage available on an existing tenant panel also located along Parkmead Drive. Other uses within the retail center include a restaurant and gym.

It should also be noted the Police Department has never received a complaint regarding any potential nuisance created by these types of uses. Additionally, in staff’s opinion the proposed use can be equated to personal service types of use (e.g. beauty parlor, barber shop, or nail salon) which are located throughout the City in C-1 and C-2 districts.

Recommendation(s):

After review and consideration the Development Department recommends that the Planning Commission make a recommendation of approval to City Council for the use approval (rezoning) application as submitted.