

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 29, 2009
Re: Staff Report for Grand Oaks Event & Business Center – Development Plan

Item #4 – Grand Oaks Event & Business Center – Development Plan

(PID# 200909100040)

Application: Development Plan
Location: 1781 Gateway Circle
Applicant: **Marcia Campbell**
Zoning: PUD-I
Use: **Convention Center**

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- Gateway to the City Development Text

Project Summary:

The applicant is proposing to construct a new 12,095 square foot conference and banquet facility, located at 1781 Gateway Circle. The 2.907 acre site, Lot 8 of the Gateway to the City development, is zoned PUD-I and follows the Development Standards for development. The proposed structure will be available for business or social events such as conventions, educational workshops, seminars, weddings, concerts, plays, and a wide variety of other events.

Site Plan:

The 2.907 acre proposed site has a single point of access off of Gateway Circle, with a twenty-two (22) foot wide drive aisle.

Parking:

The site has a proposed total of 194 parking spaces, six of which will be handicap accessible, with a twenty-two (22) foot drive aisle throughout the majority of the lot. However; a sufficient drive aisle has not been provided on

the north end of the west parking lot to create a safe and efficient flow of traffic through the site. Staff recommends an additional drive aisle be installed along the north edge of the west parking lot, in order to create circulation through the parking area. The parking area is currently not screened, as Code requires; therefore staff recommends the applicant work with the Urban Forestry to develop an acceptable plan.

Building:

The proposed building is 12,096 square feet in area, and will be finished primarily with “Misty” EIFS, with almond metal wall panels located primarily on the north and west elevations- not visible from the roadway. Archways, covered patios with metallic copper roofing, white columns, and awnings add architectural interest to the structure. The building is proposed to be twenty-four (24) feet in height. More than half of the west building elevation is currently finished with almond metal wall panels; however according to the development standards for the Gateway to the City development, metal as primary building material may not face Marlane Drive or parking areas unless material is approved by City Council. Staff recommends that either the material used on the metal portion of the west elevation be changed, or extra landscaping be utilized to mitigate the mass of the metal panels.

Signage:

A ground mounted sign, designed in accordance with Section 1145, will be installed at the entrance to the site. Plans for the sign, however were not submitted with the development plan. The applicant will be required to obtain a permit for the sign from the Building Division.

Lighting:

The site will be lit by a total of eleven lighting fixtures, located around the perimeter of the parking area. The fixtures are similar to the fixtures used throughout the Gateway to the City development. Each fixture will be thirty (30) feet in height and have a black finish.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed use is appropriate, according to the Development Standards of the Gateway to the City and will have a beneficial effect on the district.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development is in compliance with Code requirements.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed site has been planned in coordination with the surrounding properties, all of which are part of the Gateway to the City development. The lots directly adjacent to the proposed site of development are vacant and can be developed to the same standards as the existing structures.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: While convention center is not a specific use permitted in any of the districts allowed in the development text for Gateway to the City, per Section 1135.14(g), Planning Commission may approve uses other than those specifically outlined in a PUD-I district. In the opinion of staff, a convention center is in conformance with the general use intent of the area.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Existing and proposed streets are suitable to carry traffic generated by the proposed use.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: The proposed and existing utility services are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development will occur in one phase and will contain the required parking spaces, landscape and utility areas needed to create a desirable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed development can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation:

1. The west building elevation is modified to replace the proposed metal with an alternate material, or extra landscaping be installed in front of the metal portion of the building.
2. The west parking lot is reconfigured to create a twenty-two (22) foot drive aisle along the north edge of the lot, connecting the four drive aisles. Landscape islands should be installed at the north end of the parking aisles.
3. The three proposed lighting fixtures located north of the western parking area are moved to be within the new landscape islands created for the new drive aisle, as mentioned in stipulation #2.
4. The applicant work with Urban Forestry to determine proper landscaping for the perimeter of the parking lot.