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NOV 13 2009

CITY OF GROVE CITY
4035 Broadway
Grove City, Ohio 43123
(614) 277-3000
Fax (614) 277-3011
www.ci.grove-city.oh.us

GC PLANNING COMMISSION

SPECIAL USE PERMIT
APPLICATION
FEE \$100.00

Date Submitted 11.09.09

PROJECT INFORMATION		
BUSINESS NAME <u>WEDGEWOOD PIZZA (TURNBERRY RETAIL CENTER)</u>		
BUSINESS ADDRESS <u>3057 TURNBERRY COURT - GROVE CITY OH 43123</u>		
PARCEL TAX ID # <u>040-014277-00</u>		
EXISTING ZONING <u>C-2 GROVE CITY (RETAIL CENTER IS EXISTING)</u>		
PROPERTY OWNER(S) <u>TURNBERRY RETAIL CENTER LLC</u>		
MAILING ADDRESS <u>1115 SOUTH 4TH STREET - LOUISVILLE KY 40203</u>		
DAYTIME TELEPHONE <u>(502-819-1640)</u>	FAX NUMBER <u>(305-675-8344)</u>	E-MAIL <u>DAVIDMPUCKETT@HSH.COM</u>

APPLICANT/AGENT		
NAME OF APPLICANT <u>DAVID PUCKETT (owner)</u>		
MAILING ADDRESS <u>1115 SOUTH 4TH STREET - LOUISVILLE KY 40203</u>		
DAYTIME TELEPHONE <u>(502 819-1640)</u>	FAX NUMBER <u>(305 675 8344)</u>	E-MAIL <u>DAVIDMPUCKETT@HSH.COM</u>
DESIGNATED CONTACT PERSON	DAYTIME TELEPHONE ()	

I, DAVID PUCKETT, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. This request conforms to the requirements of Section 1135.08.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant [Signature] Date 11.09.09

Signature of Owner _____ Date _____

FOR OFFICE USE ONLY		
DATE RECEIVED <u>11/13/09</u>	PAYMENT RECEIVED/AMOUNT <u>100</u>	CHECK NUMBER <u>1068</u>
RECEIVED BY <u>JW</u>	DATE SCHEDULED FOR PLANNING COMMISSION <u>11-24-09</u>	
PROJECT ID # <u>200911130056</u>	PLANNING COMMISSION ACTION APPROVED _____ DISAPPROVED _____	

Please indicate the type of Special Use Permit being requested below:

- | | |
|-------------------------------------|--|
| ? Adult Bookstore | ? Dog Kennels |
| ? Adult Motion Picture Theater | ? Catteries |
| ? Adult Video Sales/Rental | ? Outdoor Concerts |
| ? Adult Entertainment Establishment | ? Weapons and/or Explosives Sales and Rental |
| ? Automotive Dealers | ? Day Care Facilities |
| ? Automotive Service/Repair | ? Outdoor Sales and Storage |
| ? Other Motor Vehicle Sale/Service | ? Mini Storage Facility |
| ? Gas Station | ? Model Homes in Residential Districts |
| ? Car Wash | ? Temporary Portable Structures for Nonresidential Use |
| ? Drive Thru Stations | |
| ? Pet Shops (Excludes boarding) | |
| ? Group Car Facilities | |

* Pick up window

SPECIAL USE PERMIT REQUIREMENTS

The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to Council for their consideration if the following findings are made by the Commission.

- That the proposed use will not be contrary to the public interest or injurious to nearby properties.
- That the proposed use will not enlarge or encourage the development of a blighted influence.
- That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation.
- That all applicable regulations of this section shall be observed.

Please submit eighteen (18) copies of this application along with the \$100.00 fee to the Development Department not less than fourteen (14) days prior to the meeting date you wish this request to be heard. Applications will not be considered complete unless the \$100 fee accompanies request.

Applicant to submit with this request Supplementary Information (i.e. Project Narrative, Site Plan, etc.) to support the Special Use Permit Request.

SPECIAL USE APPLICATION (Drive- Thru Service)

Turnberry Retail Center LLC
Wedgewood Pizza Company
3057 Turnberry Court, Grove City OH 43123

General Submission Requirements

1. Special Use Permit – See attached application that is filled out with the required information along with the application fee.
2. Turnberry Retail Center – This is an existing retail center located at the North East corner Home Road and Harrisburg Pike. The subject property is zoned C2 Grove City, additionally all property directly adjacent to this property are zoned C2 as well. Currently the other adjoining land parcels are currently vacant. This application deals with south end of the Retail Center closest to Home Road. (See Attached)
3. We have provided the existing conditions along with current traffic patterns on the property. We are proposing shifting the Accessible parking to the north in front of the proposed Pizza Company. We are also proposing that the 2 way traffic on the Southside of the retail center be changed to that of One Way going from West to East with a No Entry Sign being erected on the back of the building. We will change the striping and arrows on the paving to reinforce this notion of One Way with the public. The natural flow of traffic currently follows this pattern with vehicles moving around the property to the North by Starbucks in order to enter the front of the building. We realize that Starbucks is NO longer a tenant of the building, but we are currently working with another food user that will be taking their space and using their drive thru facility. See attached.
4. Wedgewood Pizza Company is the user that will be occupying approximately 3,600 sf on the south end of the retail center. The company will employ in total aprox. 14 to 18 employees. Initial hours would be from 11:00 AM to 11:00 PM, 7 days a week. The tenant has requested that we provide a (Pick-Up Window) – see attached. This window is for call in and pick up only. No speaker system will be provided and no orders will be allowed from the window. Based on the initial location of the window we have allowed for the stacking of 4 vehicles. The exact details of the widow will be covered in depth when Wedgewood Pizza submits their building plans to the Grove City Building Department for their review and processing.