

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 5, 2010
Re: Staff Report for Parkway Centre East – Development Plan

Item #2 – Parkway Centre East– Development Plan

(PID# 201002020005)

Application: Development Plan
Location: 4180 Buckeye Parkway
Applicant: **Sean Cullen, Parkway Centre East, LLC**
Zoning: C-2, PUD-C
Use: **Retail**

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements

Project Summary:

The applicant is proposing to develop the remainder of Parkway Centre East, located south of Stringtown Road and east of Buckeye Parkway. The development will include a Hobby Lobby, a Rave Motion Picture Movie Theater, and three smaller retail structures. The Hobby Lobby will be connected to the existing Parkway Centre East structures with a small retail space in between, and The Rave Motion Picture Theater will be a separate structure, with two storefront retail spaces.

The Parkway Centre East parcel in question sits on land zoned both C-2 and PUD-C. The primary parking lot lies within the PUD-C district, while the structures are within the C-2 district. As such, the application is being reviewed exclusively against C-2 Code requirements, and not the zoning text for the site.

Site Plan:

The proposed development will be accessed from the existing access drives to Parkway Centre East off of Stringtown Road, Buckeye Parkway, and Lamplighter Drive, as well as two proposed thirty (30) foot full access entrances off of Lamplighter Drive.

Parking:

A total of 675 new parking spaces are proposed with this application, in addition to the 937 existing parking spaces on the site. Eighteen (18) of the new parking spaces will be handicap accessible. The existing parking lot will be extended to the south, with the same pattern of parking as exists on the site: oriented parallel to the buildings, with landscape islands per chapter 1136. In addition to the expansion of the existing lot, a smaller parking lot will also be located east of the Rave Theater that will provide an additional 157 spaced. Nineteen (19) parking spaces are also proposed along the north side of the building, along a drive aisle connecting the east parking lot to the larger parking lot.

Building:

A total of 118,800 square feet will be added to Parkway Centre East with the proposed development: 5,000 square feet from the small retail building, 55,000 square feet from the Hobby Lobby, 54,000 square feet for the Rave Theater, and 4,800 square feet for the two storefront shops attached to the theater. All proposed structures will be finished to match the color and material currently utilized on the existing Parkway Centre East retail developments. Buildings will be primarily finished in brick, with EIFS wall panels used for accent.

The proposed small retail building between Urban Active and Hobby Lobby will be twenty-four (24) feet in height, and the Hobby Lobby is proposed to be thirty-four (34) feet in height. The Rave Theater will be a total height of forty-two (42) feet; however Parkway Centre East obtained a variance from the Board of Zoning Appeals on October 24, 2005 to exceed the maximum building height permitted in C-2 districts.

Lighting:

Five (5) unique lighting fixture types are proposed for the development, all of which conform to the existing lighting on site. Lighting fixtures are proposed throughout the development, in order to meet the 0.5 footcandle minimum required per section 1135.12 in all vehicular use areas and pedestrian pathways.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.