

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 2, 2012
Re: Staff Report for Taco Bell – Development Plan

Item #2 – Taco Bell - Development Plan

(PID #201202130010)

Application: Development Plan
Location: 2811 London Groveport Road
Applicant: Todd Huntington, GPD Group
Zoning: C-2 (Retail Commercial)
Use: Restaurant

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct a Taco Bell restaurant on an interior outlot of the Meijer development located at 2811 London Groveport Road, accessed from a drive off the Meijer parking lot. The restaurant will have a seating area of 780 square feet and a single loaded drive-thru facility on the east side of the structure.

Site Plan

The 1.6225 acre lot will be accessed from the south, by a drive from the Meijer parking lot. An east-west access drive is proposed with this development along the southern portion of the property, connecting the two adjacent outlots. A cross access easement will be recorded along this proposed drive to ensure that future development on the Meijer outlots will be able to utilize the proposed drive to access their site. An eighty (80) foot wide conservation easement is located over the land south of the proposed east-west access drive.

A drive-thru lane is proposed along the east side of the structure, with a twelve (12) foot wide bypass lane around the drive-thru lane in case a vehicle chooses to exit the drive-thru or needs access around the site.

Stamped concrete pedestrian crosswalks are proposed over the drive-thru lane and entrance drive connecting the sidewalks to promote a safe environment for restaurant patrons in the vehicular use areas. All parking and building setbacks for the C-2 zoning district have been met.

Building

The proposed Taco Bell is 2,595 square feet in area, with a dining area of 780 square feet. A single-window drive-thru is proposed on the east side of the structure. The structure will be single-story, with a maximum height of approximately 27 feet at the accent peaks over the restaurant entrances and drive-thru window. All rooftop mechanical units will be fully screened by a raised parapet. The exterior of the structure will be finished in a brick veneer ("Desert Sand") with EIFS ("Amber Wave" and "Camelback") used for accent at the restaurant entrances. A stone water table is proposed around the entire structure. The proposed dumpster enclosure will be finished with brick to match the main structure. All site furnishings and fixtures, including bollards, will match those utilized on the Meijer development.

Parking

Thirty (30) parking spaces, including two (2) handicap-accessible spaces, are proposed for the restaurant, exceeding the required 16 spaces based on the seating area of the restaurant. The parking lot will be located on the west side of the structure, with a twenty-four (24) foot wide drive aisle. The parking area ends at the exit to the drive-thru, with "Do Not Enter" signs to be placed indicating one-way traffic exiting from the drive-thru. A parking space has been eliminated from the end of the parking area to create a turnaround area in the event that the parking lot is full and a vehicle must turn around to exit the lot.

Lighting

All pedestrian pathways and vehicular use areas meet the 0.5 footcandle minimum. The proposed site lighting fixtures will match those utilized on the Meijer development to add continuity between the developments. All fixtures will be full cutoff.

Landscaping

A variety of landscaping is proposed for the development, including screening along the parking area and around the proposed dumpster enclosure. Some service structures, including the electrical transformer, do not have proper landscape screening and will be required to meet the requirements of section 1136.08. Landscaping is proposed around the base of the proposed monument sign; however landscaping is not provided around the proposed menu sign and is required according to section 1136.09.

Signage

Although signage is not approved as part of the development plan, the applicant has submitted a signage package with the development plan application. On January 23, 2012, the BZA reviewed variances to exceed the maximum allowable area for attached signage of 38.2 square feet by up to 62.1 square feet and to allow roof signs. The items have been tabled until a letter from KFC agreeing to the nullification of variances previously approved for the joint KFC/Taco Bell on the site adjacent to the west could be provided.

Submitted materials show signage on the north, west, and east elevations of the structure, with the "swinging bell" and entrance canopy with signage over the restaurant entrances and drive-thru window. The proposed menu board will be approximately seven (7) feet in height including the stone base to match the structure, and approximately seven (7) feet wide. An arch and logo on top of the menu board make the maximum height of the

board approximately 8.5 feet at its peak. A clearance bar and canopy are also proposed for the drive-thru. At the recommendation of staff, graphics will not be displayed on the bases for either the clearance bar or the canopy. A monument sign is also proposed for the site, with a sign face of fifty (50) square feet and a total height with the base of eight (8) feet. The base of the monument sign will be masonry to match the main structure.

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 stipulations:

1. Landscaping according to section 1136.09 should be installed around the base of the menu board.
2. All service structures, including electrical transformers, shall be screened with landscaping according to section 1136.08.