

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: March 30, 2012
Re: Staff Report for Fusion Japanese Steakhouse – Development Plan

Item #3 – Fusion Japanese Steakhouse - Development Plan (PID #201203020014)

Application: Development Plan
Location: 4124 Buckeye Parkway
Applicant: Matt Twigg
Zoning: PUD-C
Use: Restaurant

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- Parkway Centre East Outlot Development Text, Approved by CR-29-07

Project Summary:

The applicant is proposing to construct a new Fusion Japanese Steakhouse restaurant at 4124 Buckeye Parkway, outlot 42 of Parkway Centre East. The restaurant will offer Japanese hibachi style cooking, a sushi bar and a variety of Asian cuisine.

Site Plan

The 1.14 acre site will be accessed from the east by a single 20' curb cut off the existing private access drive within Parkway Centre East. The existing sidewalk to the south will remain and a stamped concrete crosswalk will connect the sidewalk around the proposed structure to the bike path along Buckeye Parkway.

The Parkway Centre East Outlot Development Text states that outparcels abutting Buckeye Parkway shall have a 0' parking setback and 25' building setback. The proposed site layout will have an approximately eleven (11) foot parking setback from the Buckeye Parkway right-of-way and the adjacent entrance drive to Parkway Centre East. This setback exceeds the setback on the lots to the north (retail center) and south (Telhio Credit Union).

Bike racks, benches and trash receptacles in character with the Parkway Centre theme will be placed at the main entrance, on the south side of the restaurant.

Building

The proposed restaurant is 5,717 square feet with a dining area of 3,070 square feet. The interior of the building will be divided into unique sections for the hibachi-style dining, the sushi bar, and a traditional dining area.

The exterior of the structure will be finished in brick and EIFS, with stone accent. Brick veneer, "Rustic Burgundy" in color, will wrap around the bottom half of the structure on all sides, with "Satin Gold" EIFS covering the majority of the remaining structure. EIFS in "Dried Rose" and "Sand" will act as border along the top and bottom of the "Satin Gold" EIFS. Stone veneer will frame the entrance on the south side of the structure, as well as act as accent on the remaining sides.

The proposed structure will be twenty-two (22) feet tall with a raised parapet wall on all four sides of the roof to screen rooftop service/mechanical equipment. A Japanese Torii symbol is proposed on all four sides of the structure, extending an additional two (2) feet above the parapet. The Torii will be constructed of steel tubing, painted "Boysenberry" to match colors utilized elsewhere on the building such as the entrance doors and awnings. Awnings are proposed over all windows on all sides of the structure.

Parking

Eighty-six (86) parking spaces, including four (4) handicap accessible spaces, are proposed for the restaurant. The applicant has indicated that the proposed number of spaces has been required by Target. Parking spaces will be located around the perimeter of the lot, as well as adjacent to the sidewalks bordering the structure on the north, west, and east sides. A twenty-two (22) foot wide drive aisle will provide access through the parking lot. Standard parking spaces are proposed to be nine (9) feet by eighteen (18) feet, in accordance with the approved development text.

Lighting

Four (4) lighting fixtures are proposed around the parking area, matching the existing fixtures in Parkway Centre East and its outlots. All vehicle and pedestrian areas meet the 0.5 footcandle minimum.

The development text for the Parkway Centre East outlots states that one (1) pole-mounted "gas light-type" fixture shall be located within the front landscape setback area of each outparcel, to enhance the Centre's "theme" concept. Plans do not show a lighting fixture of this style located on the site. Staff recommends that a fixture matching those utilized on the other outlots be installed in the front setback area to comply with the approved text and to match the developments on the existing Centre outlots.

Landscaping

The applicant is proposing landscaping in the form of shrubs and deciduous trees around the parking area. A variety of landscaping is also proposed on the east, west, and south sides of the structure, with all service structures screened in compliance with Chapter 1136. Plans also note that any damage to the existing irrigation, fencing, and plant material along Buckeye Parkway caused during the construction process will be corrected.

Signage

Signage is proposed on all sides of the structure, however submitted plans are not clear as to what sign will be located on which elevation or in what size (two sizes of signage are being proposed). Furthermore, dimensions of signs are not clear, as the signage area is not properly delineated/calculated and shows an area larger than the actual proposed sign area. Based on submitted materials, two of the signs would be 70 square feet (each) and the remaining two would each be approximately 30 square feet in area. All wall signs will be individually

mounted and internally lit letters. Based on permitted signage for other restaurant uses in Parkway Centre, staff would be supportive of installing signs on all exterior elevations with the understanding that wall signage will not exceed 240 square feet and that no one sign shall be larger than 70 square feet in area. Staff does not support wall signage exceeding 240 square feet, based on the amount of signage approved for other restaurants on Parkway Centre outlots.

Additionally, building elevations submitted with plan sheets show signage along the top of the southern entrance canopy, advertising "Hibachi, Sushi, Fine Asian;" however this additional signage is not displayed on the submitted color renderings. Staff does not support this additional signage and recommends that it not be approved.

No monument sign is proposed for the restaurant.

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 uses 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: A variety of restaurants are currently located on Parkway Centre outlots, therefore staff does not feel that the proposed restaurant will be a detriment to present and potential surrounding uses. The site has been designed to direct traffic off a single point of access from the existing Parkway Centre East access road and with sufficient parking to reduce impacts on other sites in the development.

- (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 conforms to the development standards text approved by City Council in July of 2007.

- (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 site of the proposed development is part of Parkway Centre East, which has been planned to provide compatible uses.

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

Finding Met: The proposed changes are in conformance with the general 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: The existing access drive within Parkway Centre East will be adequate to carry traffic generated by the proposed development.

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

Finding Met: Proposed 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 contains the required parking spaces, landscaping, and utility areas necessary 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 project, including the building, parking, landscaping, and utility areas 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 stipulations:

1. The proposed “Hibachi, Sushi, and Fine Asian” lettering shall not be installed over the entrance.
2. The total area of wall signage shall not exceed 240 square feet, with no single wall sign exceeding 70 square feet.
3. One pole-mounted “gas light-type” fixture shall be located within the front landscape setback area to enhance the Centre’s “theme” concept.