

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 1, 2013
Re: Staff Report for Kroger Fuel – Development Plan

Item #2 – Kroger Fuel - Development Plan

(PID #201305280021)

Application: Development Plan
Location: 2410 Stringtown Road
Applicant: Nicholas Hershberger
Zoning: C-2
Use: Gasoline Station

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 Kroger Fuel at 2410 Stringtown Road, at the location of the former Blockbuster and dry cleaners within the Grove City Plaza shopping center. The proposed gas station will have seven (7) fuel dispensers and a small 179 square foot building for the sale of convenience items, all covered by a 24' foot tall canopy with decorative roofline.

Site Plan

The approximately one (1) acre site will be accessed from the shopping center drive from Stringtown Road as well as two additional entrances off the internal drive through the shopping center. These points of access match the existing access points currently on the site; however the existing curb separating the drive-thru lane will be improved with a 10' wide landscape island.

The underground fuel storage tanks are to be located to the southeast of the proposed canopy area. Materials were previously submitted for the gasoline station special use permit showing an appropriate fuel truck maneuverability template on the site accessing the storage tanks. Plans were also previously submitted for

installation details, including anchoring details, for the proposed tanks. Though a portion of the site was previously indicated to be located within the West Water floodplain, the site was removed, effective with FEMA's February 2013 LOMR (Letter of Map Revision).

Building

A 178 square foot single story sales kiosk is proposed on the site for the sale of convenience items. The structure is proposed to be approximately 14' in height including an extended parapet to screen roof-mounted mechanicals. The structure will be finished in brick to match that utilized on the Kroger shopping center.

The proposed canopy will extend to a height of approximately 24.4' and will feature a decorative roofline featuring cornices and dormers. Canopy support columns will be finished in brick to match the sales kiosk and main shopping center.

Parking

Seven (7) parking spaces are proposed for the site, exceeding the 4 required spaces based on the square footage of the proposed structure. Parking spaces are proposed to be 9'x20' with one handicap parking space available. Parking is located on the northwest portion of the site.

Landscaping

Landscaping is proposed along the southern portion of the developed site to provide screening from Stringtown Road. Additional landscaping is proposed within the landscape island along the northern portion of the property and along the northwest portion of the site to screen the parking area. The applicant has indicated that multiple existing trees on the site will be preserved during construction and will remain on the site after development.

Lighting

Lighting is proposed to be housed in the canopy structure as well as around the site to meet the 0.5 footcandle minimum in vehicular and pedestrian areas. Materials indicate that site lighting fixtures will match the decorative fixtures utilized in the shopping center parking lot.

Signage

Because the property is located in a C-2 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

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.