

Special Use Permit, 3188 Broadway, Grove City, OH 43123

Applicant: Block S. Corp dba Meineke Car Care

Application control #201401240001

Special Use Narrative

This special use application is to allow the use of Automotive Service/Repair. The former use of the property is a car wash. After the car wash closed, the previous owners of the property began work to modify the building into retail space. That work didn't go very far, but there is some restoration necessary to the building to make it appropriate for auto care. The auto repair center will open as a 5 bay center, but has the potential to grow to 7 bays.

Our intent is to return the site to very near the state it was in when it was a car wash. The pavement that was removed on the side of the property facing Broadway will need to be reinstalled so that cars can be pulled into those bays. Initially, the pavement will extend in front of the first two bays, but if we grow to 7 bays, it will extend to the third. To be clear, pavement will only be put in front of the two bays we intend to use and not the last bay until it becomes necessary to do so. On the East side of the building landscaping peninsulas currently blocking the bay doors will be reconstructed so that they are between the service bays and will be maintained with existing landscaping with one exception. The northernmost island will be replaced with a sidewalk discussed later in this narrative. All current landscaping is to remain. However, any landscaping disturbed during construction will be relocated or replaced.

We intend to employ 5 people initially. Our operating hours, subject to change, will be:

Day	Hours Open
Monday	7:30-7:00
Tuesday	7:30-7:00
Wednesday	7:30-7:00
Thursday	7:30-7:00
Friday	7:30-7:00
Saturday	7:30-4:00
Sunday	9:00-4:00

The type of auto service and repair that will be performed will be oil changes, brakes, mufflers, tires, wheel alignments, air conditioning, batteries, alternators, light bulb replacement, radiator and transmission fluid replacement. We do not do heavy engine repair or replacement. Nor will we do auto body work. Due to the type of work we are doing, there will be minor amounts of cars left overnight. It is possible, but the intention is for customers to pick up their cars the same day they are serviced. However, in the instance cars do get left overnight, they will be placed in the bays. I cannot foresee a situation where we would have more than 5 cars overnight, but if that happens any other vehicles will be placed in the parking designated for vehicles awaiting customer pick-up. We will not be holding any abandoned or disabled vehicles on the property.

Minimal amounts of noise will be generated by air compressors and air tools. If this is any concern to neighboring properties, the bay doors can be closed to contain the noise. Also, it is our intention to put the air compressor in the mezzanine. The landlord has approved this use of the common space. The mezzanine is completely enclosed. Therefore, any noise generated by the compressor would not be heard outside. There will be no equipment at all outside of the building. Any equipment used in the operation of the shop will be located within the bays.

We will not store any automotive parts, used or new, outside of the building. Waste oil, tires and fluids will be recycled and picked up by a third party recycler. They will be stored inside of the bays until they are picked up. Likewise, metal parts and batteries will be recycled and will be stored inside of the bays until they are recycled. The amount of trash generated by the business that needs to go to the landfill should be no more than a typical retail establishment, such as the other tenants, Subway and TanPro. Therefore, the current dumpster should suffice for the entire center.

Employees will park in the area adjacent to the enclosed dumpster area. Customers will drop off their cars in three parallel parking spaces directly across from the lobby next to the curb. We have designed these spaces so that each one can be pulled into going forward and reverse parallel parking will not be necessary. Should those three spots be full, there is additional customer parking at the Northeast corner of the parking lot. We will move the cars from those areas into the bays. When we are done working on the car, we will move the car into the area on the Northeast side of the parking lot labeled on the plan as vehicles awaiting customer pick up. A concrete sidewalk will be the designated walkway from the lobby to the customer's car when it is being picked up. It will be built from the lobby along the North side of the building to the end of where the current northernmost landscaping island is located and replace that island.

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FEB 24 2014

GC PLANNING COMMISSION

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Response to concerns regarding the application

Application control #201401240001

Dear Kim,

Please see below bulleted responses to the points you raise regarding the previously submitted application for a Special Use Permit.

Development Department (Kimberly Shields, 614-277-3007)

1. The site plan should be amended to show designated customer and employee parking areas.

Comment: Site plan is updated. I have attached it here.

2. A sidewalk should be installed along the north edge of the building to provide pedestrian connectivity between the customer vehicle parking/drop off area and office, as well as to separate pedestrians from the drive aisle, exiting the service bays.

Comment: The sidewalk has been added to the plan.

3. Plans should state that existing landscaping is to remain and that any landscaping disturbed during construction will be replaced.

Comment: Updated narrative to state that existing landscaping will remain. However, any landscaping disturbed during construction will be relocated or replaced.

4. Landscape peninsulas should be maintained between the service bays to provide separation between drives and to break up the east elevation of the structure.

Comment: On the East side of the building landscaping peninsulas will be reconstructed so that they are between the service bays and will be maintained with existing landscaping.

Building Division (Laura Scott, 614-277-3086)

5. The applicant has not proven the proposed use would not adversely affect the adjoining tenants (Subway and Tan Etc.) or impact adjacent A-1 use to the east.

Comment: Narrative has been updated to state that our intention is to put the air compressor in the upstairs mezzanine which is completely enclosed. This would prevent any noise from reaching adjacent tenants.

6. Applicant has not shown how the Supplementary Requirements will be met such as adequate parking for all vehicles associated with auto repair, placement of air compressor pumps, oil and fuel tanks, and other outdoor equipment. Storage and disposal of discarded materials, vehicle parts, scraps. Currently, one dumpster is shown for all tenants.

Comment: Narrative has been updated to state how waste will be handled and how parking should not be an issue.

7. Need a description for bay doors and how 2nd floor mezzanine be used. Grass should only be removed in the area outside the bay doors and not in front of proposed future expansion area.

Comment: Bay doors are the existing bay doors that remained there from the former car wash. Mezzanine is common area for all tenants. The only use at this time may be for the placement of the air compressor.

Urban Forestry (Jodee Lowe, 614-277-1103)

8. Any trees or shrubs that are removed will either need to be transplanted or replaced somewhere on the property.

Comment: Narrative updated to include this requirement.