

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** October 31, 2014  
**Re:** Staff Report for Grove City Dollar General – Development Plan

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### **Item #1 – Grove City Dollar General - Development Plan**

**(PID #201409020045)**

**Application:** Development Plan  
**Location:** 3065 Broadway  
**Applicant:** Mark Bush, Grove City DG LLC  
**Zoning:** C-2  
**Use:** Retail

#### **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 Dollar General at 3065 Broadway at the southwest corner of Broadway and Home Road. The building will be 9,100 square feet in area and the site will be accessed from Homes Road. Three curb-cuts currently exist to access the site from Homes Road; however the applicant is proposing to remove two of the cuts, leaving only the center cut to access the site.

#### **Site Plan**

The 1.44 acre site will be accessed from a single curb cut on Home Road, utilizing the center of the three existing curb cuts currently accessing the vacant site. The other existing curb cuts will be removed with the development of the site. An access easement is shown on plans between the Home Road entrance and the drive connecting to the Waffle House property to the south; however formal documentation of the easement was not submitted. The easement should be recorded with the County to ensure legal access across the site and shared drive between properties.

A large portion of the site is located in a FEMA designated Flood Hazard Area (Zone AE) and floodway. The building has been located outside the hazard area; however the applicant will be required to work with the Building Division to further review the floodplain on the site and obtain a Special Flood Hazard Development Permit as part of their building permitting process.

### Building

The proposed building will be 9,100 square feet in area and 19'6" tall. The entrance feature over the entrance extends an additional 2.5' over the primary height of the structure, although the height is not labelled on plans. The structure is proposed to be finished in brick (Plymouth Brick, Crimson) and stone (Sandstone, Desert Beige). In order to more closely match the character of area development (Frisch's Big Boy, Turnberry Retail Center), the brick water table should be raised on the front (east) elevation.

Material samples were submitted; however an exterior finish schedule was not submitted detailing information regarding proposed exterior finishes.

The dumpster for the site will be located to the south of the building and is proposed to be screened by a 6' wood privacy fence. Screening should be finished in brick to match the primary structure.

### Parking

A total of 32 parking spaces are proposed for the site, fourteen under the required 46 spaces based on the square footage of the building. Dollar General has submitted documentation that the proposed parking is adequate to accommodate customer flow rates even at peak levels (Christmas). Staff is supportive of the requested deviation given the supportive documentation.

### Landscaping

Landscaping is proposed throughout the developed site in addition to a number of larger trees being preserved around the perimeter of the site. Parking areas have perimeter landscaping around them to ensure that glare from headlights does not interfere with traffic on Home Road or Broadway and supplemental landscaping is proposed around the dumpster screening.

Chapter 1136.06(d) requires that all parking aisles end in a peninsula or end island. Currently, the parking area adjacent to the buildings entrance sidewalk does not end in landscaping at the south terminus. This hashed area should be replaced with a landscape peninsula containing at least one 2" minimum large or medium class tree.

### Lighting

Lighting fixtures are proposed around the parking lot and on the building, exceeding the required 0.5 footcandle minimum for all vehicular and pedestrian areas. Decorative gooseneck fixtures are proposed on the east, north, and south sides of the structure and all parking lot fixtures will be kept at a 0 degree horizontal plane.

### Signage

Signage is shown on both the building elevations on sheet A3 and on a separate sign package. The size of the proposed wall sign does not match between the two sources. The sign is 23' wide by 3' tall (69 square feet) on the sign package and 33.25' wide by 4.5' tall (149.6 square feet) on the building elevations. A monument sign is proposed south of the entrance from Home Road. The sign face is proposed to be 50 square feet (10'x5') on a 3' tall brick base.

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 with the following stipulations:

1. A deviation shall be granted to allow the parking lot to contain 14 fewer parking spaces that required by Code.
2. The dumpster screening shall be finished in brick to match the primary structure.
3. An exterior finish schedule shall be submitted with details for all proposed exterior finishes.
4. All curbing shall be 18" straight curbing.
5. The access easement should be recorded with Franklin County to ensure legal access across the site and shared drive between properties.
6. A landscape peninsula shall be installed at the southern terminus of the parking row adjacent to the building entrance sidewalk.
7. A Special Flood Hazard Development Permit shall be obtained from the Building Division for all applicable improvements located within the floodplain to ensure compliance with Chapter 1329.