

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: January 30, 2015
Re: Staff Report for Grove City Mobil – Special Use Permit (Outdoor Sales)

Item #5 – Grove City Mobil – Special Use Permit (Outdoor Sales) (PID# 201501050001)

Application: Special Use Permit (Outdoor Sales, U-Haul Rental)
Location: 4441 Broadway
Applicant: Muhammad Arif
Zoning: PUD-C
Use: Gas Station, U-Haul Rental

Relevant Code Section(s):

- 1135.09 (b) (12) Special Use Permits

Project Summary:

The applicant is requesting a special use permit to expand the number of U-Hauls permitted to be stored and rented at the Grove City Mobil located at 4441 Broadway. In 2007, the site was granted a special use permit (C-92-07) to locate three (3) trucks and two (2) trailers at the site at one time. The applicant is requesting an additional two (2) trucks and one (1) trailer to increase the total permitted U-Hauls on the site to five (5) trucks and three (3) trailers. Trucks and trailers would be stored only along the rear property line to be screened from Broadway and to not occupy necessary parking spaces for the gas station.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: Staff does not feel the proposed U-Hauls will change the intended commercial character of the district as the site was previously approved for U-Haul rental and other businesses in the area rent U-Hauls from their property.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed outdoor sales area will not affect the use of adjacent property. Trucks and trailers are proposed to be parked along the rear of the property to be screened from Broadway and to eliminate any conflict with the required parking for the business. All trucks and trailers will be located on the property and will not inhibit connectivity to any adjacent properties.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The additional U-Haul trucks and trailers will not affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed increase in U-Hauls stored on the site will not place any further demand on public services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The proposed U-Hauls will not impact the right-of-way. All trucks and trailers will be located along the rear property boundary.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in the PUD-C district, in which outdoor sales, storage, and display of items is permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant submitted a completed application.

10. *Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.*

Standard is Met: The U-Haul trucks and trailers will only be located along the rear of the property and will not occupy any of the required parking for the gas station or inhibit circulation around the site. The nearest residential district is more than 300 feet away to the south and west.

11. *Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.*

Standard is Met: The proposed outdoor sales area is not within 100 feet of a residential district. The original special use permit to allow U-Hauls on the site required a six (6) foot fence to be constructed from the southwest corner extending east 20 to screen parked trucks. This fence was never installed and should be installed with the proposed expansion of the special use permit.

12. *Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.*

Standard is Met: The applicant is not proposing any additional illumination for the outdoor sales area.

13. *Outdoor display areas shall be maintained in a neat and orderly fashion.*

Standard can be Met: Trucks and trailers will only be located along the rear (west) property line; however materials do not indicate how the area will be maintained.

14. *Signage for outdoor sales or displays shall comply with Chapter 1145*

Standard is Met: No additional signage is proposed for the U-Haul trucks and trailers.

15. *The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.*

Standard is Met: The submitted site plan shows the trucks and trailers to be located along the rear property line. No seasonal changes are proposed.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations:

1. There shall be no more than five (5) trucks and three (3) trailers located at the facility at any one time.
2. Trucks and trailers shall only be located along the rear (west) property line.
3. A six (6) foot fence shall be constructed from the southwest corner of the property extending east 20 feet to screen parked trucks and trailers.
4. Landscaping removed along the east property line (fronting Broadway) shall be replaced. The applicant shall work with the Urban Forester in selecting appropriate plant material to ensure landscaping meets the requirements of chapter 1136.