

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 Aladdin Shrine Center – Development Plan

Item #6 – Aladdin Shrine Center –Development Plan (PID #201501050002)

Application: Development Plan
Location: 1801 Gateway Circle
Applicant: Ron Leonard, Aladdin Shriners Holding Corporation
Current Zoning: PUD-I (Planned Unit Development – Industrial)
Current Use: Event Center
Proposed Use: Event Center

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a development plan to expand the existing structure at 1801 Gateway Circle (Grand Oaks Event Center) for the Aladdin Shrine Center. The expansion will be approximately 15,000 square feet for a total building square footage of about 27,000. The site of the proposed expansion is zoned PUD-I, part of the Gateway to the City development, with regulating text (C-66-98). The proposed development plan has been designed to be in compliance with the approved text.

Site Plan

Access to the 9.163 acre site will be from the existing curb cut on Gateway Circle as well as an additional cut proposed to access the expanded parking lot to the east. Drive aisle widths vary from 22' to 24' around the site with a fire lane/catering drop off drive accessing the rear of the structure.

The area to be developed currently spans three parcels (040-014605, 040-014490, and 040-015368). These three parcels will need to be combined to eliminate setback conflicts with the proposed building and parking lot expansion. Additionally, a portion of the parking lot for the Ohio State Board of

Cosmetology (040-013521) lies on the property to be developed. The boundary between these properties will need to be adjusted to ensure that improvements are located on the appropriate parcels.

A retention pond is proposed along the east side of the property as well as a dry detention basin at the southwest portion of the property. Preliminary stormwater reports have been submitted and will be further examined with the review of the site improvement plan. A 20' easement for the future installation of a bike path is proposed east of the proposed retention pond connecting the sidewalk along Gateway Circle to the city-owned property to the north.

Building

The proposed improvements will expand the existing building to the west and east. The western addition is proposed to be 2,325 square feet and the eastern addition is proposed to be 12,760 square feet. The total square footage of the building after the expansion will be 27,285. The proposed expansions will utilize the same finish materials as the existing building – primarily EIFS on all sides with metal wall panels on the north elevation. Materials indicate that the north elevation will be finished in EIFS should the final budget allow it.

An 11,510 square foot garage is proposed in the southwest corner of the property, to be finished in the same EIFS as the primary structure. A decorative EIFS watertable matching the primary structure is proposed on the south and east elevations with landscaping proposed on the south, east, and north elevations to break up the structure. Garage doors will be located on the west and east sides of the structure.

A dumpster enclosure is proposed near the garage and detention basin in the southwest portion of the site. The applicant has indicated that, due to budgetary and maintenance concerns, EIFS to match the primary structure will not be used. In place of EIFS, the applicant is proposing to utilize hardy plank with additional landscaping to screen the structure from Gateway Circle and the entrance to the site.

Parking

221 parking spaces are proposed for the expanded building, including the existing parking spaces on the site, to remain after the renovation. 54 additional “alternate parking” spaces are shown on plans, which the applicant has indicated will be determined if the project budget will allow during project bidding. If the budget does not allow for the additional spaces, the installation of the “alternate parking” will be postponed an indeterminate time. Including the “alternate parking”, one parking space would be provided for every 100 square feet of the structure.

Landscaping

Landscaping is proposed throughout the site, including within parking lot islands and peninsulas and around the proposed buildings. Detailed plans have been provided for areas including the proposed patio and entrance feature.

Deviations are requested from landscaping requirements around the two proposed ponds (1136.09(c)). The applicant is proposing additional landscaping around the western dry basin over the required amount, but is locating this landscaping around the dumpster enclosure north of the basin. Staff is supportive of the proposed landscaping around the dumpster enclosure but believes that landscaping should be installed along the south side of the dry basin to supplement the trees planted to the north. 4 deciduous trees should be planted between the dry basin and the southern property boundary along Gateway Circle. A deviation is also requested to reduce the number of trees planted around the eastern pond. The applicant has requested that the required landscaping be combined with trees proposed

along the property line. Staff is supportive of this deviation, as the applicant has agreed to dedicate land through an easement for a future bike path in this area.

Lighting

Lighting fixtures are proposed throughout the site and all vehicular and pedestrian areas meet the 0.5 footcandle minimum. New fixtures will match the existing fixtures on the site.

Signage

The existing monument sign at the site's entrance will be utilized with the sign face to be updated to reflect the new tenant. The sign over the building entrance will also be replaced. A total of 170 square feet of signage is proposed for the site. No sign package was submitted for review as part of this application and the applicant has indicated signage will comply with the requirements of Chapter 1145. Therefore signage will be reviewed and approved administratively by the Building Division.

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: The proposed use will not, in the opinion of staff, be detrimental to surrounding uses. The site is currently utilized as an event and business center. The proposed improvements will expand the use currently on the site. Other event centers and fraternal organizations also exist within the Gateway to the City 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: Requested exceptions from Code are primarily from landscaping requirements, specifically around the proposed detention basin and retention pond. Staff is supportive of the requested deviation from the number of trees around the eastern pond due to the proposed easement in the area for the future installation of a bike trail; however staff is not supportive of the requested deviation from the planting requirements around the proposed dry basin given its visibility from Gateway Circle.

- (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 proposed development has been designed in accordance with the approved zoning text (C-66-98) and development standards (private restrictive covenants) for the Gateway to the City development to ensure that it is compatible with existing and future development.

- (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 improvements are in conformance with the general use intent of the area and PUD, as it is essentially an expansion of the existing, approved use on the site (event center).

- (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 road network is suitable to carry traffic within the proposed district. Additionally, improvements are planned to Gantz Road to improve the movement of traffic in the area.

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

Finding Can be Met: A utility plan has been submitted showing proposed utility locations. Discussions are ongoing regarding the need for a private hydrant to access the most remote point of the building (more than 600' from a public hydrant). The applicant has indicated that they will continue to work on the matter and that the final determination will be made during the site improvement plan review process.

- (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 applicant has indicated that portions of the improvements shown on plans may be completed at a future date, including the alternate parking area and landscaped future building expansion area directly east of the proposed east building addition. As proposed, the site will generally contain the required parking, landscaping, and utilities to create a desirable development.

- (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 building, parking spaces, landscaping, and utilities 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 20' future path easement shall be recorded with Franklin County prior to the approval of any lot splits for the property.
2. Four (4) deciduous trees should be planted between the proposed detention basin and right-of-way of Gateway Circle.
3. Signage shall be in accordance with Chapter 1145 and reviewed/approved by the Building Division.