

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 3, 2015
Re: Staff Report for O'Reilly Auto Parts – Development Plan

Item #2 – O'Reilly Auto Part - Development Plan

(PID #201506290045)

Application: Development Plan
Location: Broadway and Southwest Boulevard
Applicant: Donald Plank, Plank Law Firm
Zoning: C-2, Retail Commercial District
Use: Retail

Relevant Code Section(s):

- 1135.09 (14) Zoning Districts and Regulations – Historical Preservation Area
- 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 an O'Reilly Auto Parts store near the corner of Broadway and Southwest Boulevard. The building will be 7,596 square feet in area. The site has access to both Broadway and Southwest Boulevard through the existing drives currently used by CVS.

Site Plan

The 0.97 acre site will be accessible from both Broadway and Southwest Boulevard from the access drive on the CVS property at 3575 Broadway. An access easement was recorded over this drive in 2006. Two 30' curb cuts are proposed off the shared drive to access the site. A separate, new drive approach is also shown on plans along Southwest Boulevard. This approach is proposed for future access to development on the remainder site; however resolution CR-41-05 (approving the development plan for the Broadway CVS) required that no additional curb cuts be allowed to access the site. Staff recommends the drive approach on Southwest Boulevard be removed from plans.

A portion of the proposed parking lot is within a FEMA designated Flood Hazard Area (Zone AE). A small portion of the property is also located in the floodway; however no improvements, parking or building, are proposed within the floodway. The proposed building is outside of all hazard areas. 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.

The Stream Corridor Protection Zone (SCPZ) for Brown Run is shown on plans and a portion of the proposed parking lot is within this Protection Zone. According to the city's Natural Stream Protection Policy, parking lots are prohibited uses within the SCPZ. The applicant has indicated that the proposed landscaping to be installed in the remaining portion of the stream corridor area will be more effective stream protection than the current practice on the site of mowing to the bank of Brown Run; however staff does not feel that the proposed landscaping compensates for the amount of proposed pavement in the Protection Zone. Staff recommends the applicant work with the Urban Forester to select and install additional landscaping within the Stream Corridor Protection Zone.

The applicant is proposing to store storm water in the parking lot and in a dry pond located on the north side of the property. Staff is not supportive of dry ponds and recommends this be converted to a wet pond (in compliance with the city's pond design standards) or that stormwater be stored underground.

Building

The proposed building will be 7,596 square feet in area and 24'8" tall. The building will be finished in brick on all sides ("Harvard" with "Natural" mortar color) with EIFS ("Softer Tan" and "Portabello") proposed over the building entrance to provide a background for the proposed wall sign. Material samples were submitted as well as an exterior finish schedule detailing information regarding proposed exterior finishes. A separate Certificate of Appropriateness application has been filed to examine and approve the appropriateness of the building architecture, as the proposed structure is within the boundaries of the Historical Preservation Area.

The dumpster for the site will be located to the west of the building and is proposed to be screened by a 6' high dumpster enclosure with masonry finish and wood gates. The masonry textures and colors of the screening wall will match those of the primary building.

Parking

Based on the square footage of the proposed building (one space per 200 square feet), a total of 38 parking spaces are required. A total of 33 parking spaces are proposed for the site, requiring a deviation of 5 parking spaces. Staff is supportive of the proposed deviation to reduce the overall pavement on the site. Employee parking is located at the rear of the building.

Within the Historical Preservation Area, no parking areas are permitted between the street right-of-way and the building setback; however the proposed front parking lot infringes into this setback by approximately 8'. Staff believes adequate space exists on the site to move the parking lot out of the setback by reducing the drive aisle widths, currently proposed to be 30' wide.

Landscaping

36" high shrubs are proposed along the front parking lot to prevent headlight glare from interfering with traffic on Broadway. All parking aisles end in a peninsula or end island and supplemental landscaping is proposed around the dumpster screening and service structures.

Landscaping is proposed on the north side of the building to separate the building from the access drive on the CVS property; however staff feels that additional landscaping should be installed on the south side of the

building in order to comply with section 1136.09 (perimeter landscape requirements) and give the south side of the building more visual interest given its visibility from Broadway. The applicant should work with the Urban Forester to determine appropriate plantings for this area to break up the visual mass of the building

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 (front) and south (side) of the structure. Site lighting fixtures in the parking area will match those on the CVS site.

Signage

Details for the proposed monument sign were submitted; however all signage will be reviewed and approved administratively by the City of Grove City Building Division.

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 deviations and stipulations:

1. A deviation shall be granted to allow for a reduction in the number of required parking spaces by 5.
2. The proposed drive approach on Southwest Boulevard shall be removed from all plan sheets.
3. The front parking lot shall be moved out of the front building setback.
4. The dry pond shall be converted to a wet pond (in compliance with the city's pond design standards) or stormwater shall be stored underground.
5. 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.
6. The applicant shall work with the Urban Forester to select and install additional landscaping within the Stream Corridor Protection Zone.
7. Landscaping shall be installed on the south side of the building. The applicant shall work with the Urban Forester to determine appropriate plantings for this area to break up the visual mass of the building.