



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Lower Level Conference Room  
December 8, 2015 1:30pm

- 2. APPLICATION: Jimmy Johns Sandwiches | Special Use Permit (Drive-Thru)**
- Project Number: 201509280069
- Location: 3041 Turnberry Court, located at the northwest corner of Turnberry Court and Home Road (040-014277).
- Proposal: A Special Use Permit to allow for a drive-thru.
- Applicant: Jai Shiv Shanker, LLC; c/o Pravin Patel; 6202 Temple Ridge Drive; Hilliard, Ohio 43026.

**Relevant Code Section(s):**

- 1135.09(b)(12), Special Use Permits

**Project Summary**

The applicant is requesting approval of a special use permit to operate a single-window drive-thru for the Jimmy Johns at 3041 Turnberry Court in the Turnberry Retail Center. The drive-thru window will be located on the north side of the structure with the drive-thru lane wrapping around the rear (east side) of the building.

**Facts**

**Site History**

The Development Plan for the Turnberry Retail Center was approved by City Council in February 2007, and showed a drive-thru window in its current location on the north side of the structure. A special use permit was also approved in 2007 for a drive-thru for Starbucks at the current location of Jimmy Johns. Impero Coffee replaced Starbucks in the tenant space in 2011 but also vacated the space. According to section 1135.09(b)(12), approval of a special use permit shall become null and void if the activity for which the special use permit was approved for ceases for a period of six (6) months.

**Details**

The proposed drive-thru for Jimmy John's would operate in the same manner as the previously approved special use permit on the site, utilizing the existing pick-up window on the north side of the structure and the order kiosk at the rear (east side) of the structure. The drive-thru has the ability to stack six (6) cars between the pick-up window and order kiosk and two (2) additional cars before the order kiosk within the drive-thru lane. The approved development plan for the Turnberry Retail Center included a 2' wide curb between the drive-thru lane and the access drive around the site on the north side of site. Striping was also shown on plans to demarcate the drive-thru lane on the east side of the structure. These improvements were not installed. In order to create safer circulation on the site, staff recommends a 4' wide curbed landscape island be installed on the north side of the drive-thru lane and pavement markings be added along the remainder of the drive-thru lane to separate it from the drive aisle. The applicant should work with

the Urban Forester to select landscaping appropriate for this landscape island. All pavement markings should be white to match existing striping.

Staff also recommends the menu board be finished with a brick base to match the primary structure. Landscaping should be installed around the base of the menu board and speaker. Additionally, the existing bollards around the speaker and menu board should be painted black.

### **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 that the proposed use will change the essential character of the district. The proposed drive-thru is located in a retail center, and has been in existence since 2007.

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

**Standard is Met:** The proposed drive-thru will not affect the use of the adjacent property. The drive-thru lane will be located entirely on the Turnberry Retail Center property, with the ability to hold approximately eight (8) cars for stacking.

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

**Standard Can Be Met:** The proposed drive-thru can be designed in a way that will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. With the installation of a 4' wide landscape bed and pavement markings, the site will be designed for safe traffic circulation and drive-thru stacking separation.

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 use 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:** Staff does not anticipate the proposed use creating an impact on the right-of-way greater than other retail uses permitted in the district.

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 a C-2, Commercial District, in which drive-thru windows are 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 properly submitted a completed application.

### **Recommendation**

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. A 4' wide landscape island shall be installed on the north side of the drive-thru lane to separate the drive-thru lane from the primary drive aisle. The applicant shall work with the Urban Forester to select appropriate landscaping within this landscape island.
2. Pavement markings shall be added to identify the drive-thru lane on the east side of the structure. All markings shall be white.
3. The menu board shall be placed on a brick base matching the brick on the primary structure.
4. Landscaping shall be installed around the base of the menu board and speaker.
5. The existing red bollards shall be painted black.