



The City of Grove City, Ohio

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

4. APPLICATION: Buckeye Parkway Retail | Special Use Permit (Outdoor Seating)

Project Number: 201510260080

Location: 4145 Buckeye Parkway, located on the west side of Buckeye Parkway, 385± feet south of Stringtown Road (040-014312).

Proposal: An outdoor seating area which will accommodate approximately 24 seats.

Applicant: Red Architecture and Planning, c/o Briana Borkowski; 855 Grandview Avenue, Suite 295; Columbus, Ohio 43215.

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to install an outdoor seating area for the Buckeye Parkway multi-tenant commercial structure at 4145 Buckeye Parkway. The seating area will be located at the northeast corner of the building, flush with the adjacent sidewalk around the structure, and will be 396 square feet in area (22'x18'). A 36" decorative fence will border the seating area with bollards placed to protect the seating area from the adjacent parking spaces and drive aisle. Bollards will have a decorative finish and match those located throughout the Parkway Centre development. Materials indicate the fence and patio furniture will be dark bronze in color to match the storefront finish on the structure. The seating area will be approximately 100' from Buckeye Parkway and will not infringe into the sidewalk around the structure or the sidewalk accessing the adjacent parking spaces. The seating area will be open from 10am to 10pm. No additional lighting is proposed within the seating area; however 2-3 speakers are proposed for the area.

Approximately six (6) tables with 24 seats and umbrellas are proposed for the tables, and materials state that umbrellas will not display any signage. Materials indicate additional landscaping will be added to the patio area in the form of landscape planters, but this landscaping is not shown on plans. Staff recommends the plans be updated to reflect the location of proposed planters, and that the applicant work with the Urban Forester to select appropriate plantings for the planters.

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: The proposed outdoor seating area will not change the character of the district or that of nearby districts. Multiple restaurants in the area have outdoor seating areas, including Red Robin, Dairy Queen, and Panera.

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

Standard is Met: The outdoor seating area will be entirely on the Buckeye Parkway property, directly adjacent to the northeast of the building. The seating area will not inhibit the vehicular or pedestrian circulation on the site or to the surrounding properties to the north, south or west.

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 proposed outdoor seating area will not adversely affect the health, safety, morals or welfare of persons residing or working in the neighborhood. The seating area will be separated from the proposed drive aisles by a 36" decorative fence with bollards installed to prevent vehicles from entering the seating area. Although materials indicate that 2 to 3 speakers will be located in the seating area, staff does not feel this will adversely affect area properties. The nearest residential structure is more than 1,000 feet away from the seating area, on the opposite side of the structure from the residential property.

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: The outdoor seating area will not impact the public right-of-way.

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 PUD-C, Planned Unit Development Commercial and C-2, Commercial Districts, in which outdoor seating areas 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. Plans shall be updated to show the location of proposed planters.
2. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape planters.