



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
June 7, 2016 1:30pm

- 2. APPLICATION: Kroger Company #N842 | Special Use Permit (Drive-Thru)**
- Project Number: 201604280027
- Location: 5965 Hoover Road
- Proposal: A Special Use Permit to relocate the drive-thru pharmacy from its previously approved location within the Buckeye Grove Shopping Center
- Applicant: Andrew Gardner, Bird + Bull, Inc., 2875 W. Dublin Granville Road, Columbus, OH 43235

Relevant Code Section(s):

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

Project Summary

The applicant is requesting approval of a special use permit to relocate the drive-thru pharmacy from the location previously approved in 2014 with C-72-14. This proposal will move the drive-thru from the parking lot near Kroger's north entrance to the edge of the parking lot, along Hoover Road. The drive-thru will be one lane accessed from the primary eastern drive aisle and will have the capacity to stack four cars without infringing into the drive aisle. A canopy is proposed over the kiosk to be finished in materials matching the primary shopping center on the site including brick columns. The drive-thru pharmacy will operate from 8:00am – 9:00pm Monday through Friday, from 9:00am – 7:00pm Saturday, and from 10:00am – 6:00pm Sunday.

A stop bar is shown at the end of the drive-thru lane to stop traffic before entering the drive aisle. In order to ensure that traffic flows in the proper direction through the one-way drive-thru, directional pavement markings should be added at the entrance to the drive-thru and a "Do Not Enter" sign placed at the exit.

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 with other automotive-oriented uses and other structures featuring drive-thru lanes. Furthermore, a special use permit for a drive-thru pharmacy was previously approved for the site in 2014.

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 Buckeye Grove Shopping Center property, with the ability to hold four (4) cars for stacking without backing into the drive aisle around the site.

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 drive-thru has been relocated to the edge of the parking lot from its previously approved location to reduce congestion in the main parking area. The proposed relocation is more than 300 feet from the nearest residential structure.

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 PUD-C, Planned Unit Development - Commercial District, in which drive-thrus 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. Directional pavement markings shall be added at the entrance to the drive-thru.
2. A "Do Not Enter" sign shall be placed at the exit of the drive-thru.