



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

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

3. APPLICATION: Rite Rug | Development Plan

Project Number: 201605020030
Location: Northeast corner of Summit Way and London Groveport Road
Proposal: A development plan for a new retail building with show/sales room for flooring products and an area to store inventory
Applicant: Dave Kaldy, Architectural Alliance, 165 North Fifth Street, Columbus, Ohio 43215

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- C-14-13 Development Standards Text, Grove City Ranch Development PUD

Project Summary

The developer is requesting approval of a development plan to construct a new 10,800 square foot Rite Rug at the northeast corner of London Groveport Road and Summit Way, in Subarea 2 of the Grove City Ranch Development PUD.

Site Plan

The 1.36-acre site will be accessed from the existing 22-foot-wide curb cut on Summit Way. Two-way drive aisles on the north, west, and south sides of the building vary in width between 24 and 29 feet. The proposed building and parking meet the required setbacks as outlined in the zoning text for the area approved by C-14-13.

Building

The proposed building is 10,802 square feet in area and 26 feet tall at its highest point. The building will be finished in brick (“Walnut Blend”) and EIFS (“Cobble Brown”) on the north side and a combination of brick and CMU (“Syracuse Blend” and “Milled Stone”) on the remaining elevations. The dumpster enclosure is proposed as an extension of the structure at the northeast corner of the building and will be finished in the same concrete masonry (“Syracuse Blend”) as the structure.

Red metal awnings (“Brite Red”) are proposed over all windows and a red EIFS accent matching the awnings is proposed over the primary building entrance on the south side of the structure.

Parking

55 parking spaces are provided on the north, west, and south sides of the proposed structure. Spaces are proposed to be 9x18’ in size, under the required 180 square feet; however, staff is supportive of this deviation in order for the appropriate number of parking spaces to be installed on the site. The proposed parking lot meets setback requirements outlined in the zoning text for the area.

Landscaping

A 3' mound with a combination of maple and spruce trees are proposed along the northern property boundary to screen the development from the apartments to the north. The proposed mound is one foot under the required four (4) foot height requirement between incompatible uses; however, the landscaping to be installed is proposed to be larger than required by Code to compensate for the difference. Staff believes the proposed mounding and landscaping is appropriate given that there are no residential units adjacent to this portion of the development.

Landscaping is proposed along the western and southern edges of the parking lot to prevent headlight glare onto Summit Way and London Groveport Road. A landscape bed is also proposed along the entire west side and a portion of the east side of the building to add visual interest to the structure.

Signage

Wall signs are proposed on the south and west sides of the building. Based on the frontage of the building along London Groveport Road, the development is permitted 113.5 square feet of signage. 86 square feet of signage is proposed on the south elevation and an additional 26 square feet is proposed on the west elevation for a total square footage of 112. All wall signage is proposed to be individually mounted white backlit letters.

A monument sign is proposed along London Groveport Road featuring the Rite Rug logo in white lettering with a red background. The sign face will be 50 square feet, within the permitted size for a monument sign as noted in the zoning text. The sign will sit on a brick base and will have a total height of 6'7", under the maximum height of 8' permitted in the zoning text.

Lighting

Six (6) site lighting poles are proposed around the site to provide appropriate lighting levels in all vehicular and pedestrian areas. Lighting fixtures will match those approved for the London Place development, at the northwest corner of London Groveport Road and Summit Way.

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: Staff does not feel the proposed Rite Rug will be detrimental to surrounding uses. Retail uses are permitted on the site according to the approved zoning text and the building and site have been designed to be compatible with existing area 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: The proposed development will not meet the incompatible land use screening requirements along the north property line; however, staff believes the increased size of the landscaping proposed at installation will create appropriate screening. Furthermore, this portion of the development is not adjacent to any residential units in The Summit Apartments to the north.

- (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 Rite Rug is proposed on the final available lot included in the Grove City Ranch Development PUD. The proposed development is in conformance with the approved zoning text in order to create a compatible development with the rest of the area.

- (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 retail development is in conformance with the approved uses listed in C-14-13 for Sub-Area 2 of the Grove City Ranch Development.

- (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 proposed drive aisles and existing curb cut are suitable to safely direct traffic on the site and connect to private roadway Summit Way.

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

Finding Met: Proposed utility services are adequate for the proposed development. A more detailed review of proposed utilities will be conducted with the submittal of the Site Improvement Plan for the development.

- (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 proposed development will be constructed in a single phase and contains the parking spaces, landscaping, and utilities necessary to create a desirable and stable environment.

- (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

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.