



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
August 2, 2016 1:30pm

- 1. APPLICATION: Marco's Pizza | Special Use Permit (Pick-Up Window)**
- Project Number: 201605230034
- Location: 3057 Turnberry Court
- Proposal: A Special Use Permit to allow for a pick-up window in the Turnberry Retail Center
- Applicant: Glenn Rahn, Retail Design Consultants, LLC, 7580 48th Street SE, Grand Rapids, MI 49512

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 pick-up window for Marco's Pizza located in 3057 Turnberry Court in the Turnberry Retail Center. A special use permit was approved for a pick-up window at this location in 2010; however, the previous tenant utilizing the window has vacated the space and the window has not been utilized for more than six (6) months, therefore the previously approved special use permit is null and void.

The proposed pick-up window will only be utilized for picking up orders called ahead. No signage or menu boards will be installed and orders will not be taken at the window. The pick-up window will be open during normal business hours, 11:00am to 11:00pm.

The pavement markings within the drive aisle to the south of the structure will be refreshed to clarify the one-way flow of traffic on the site (west to east). To further clarify the one-way traffic and prevent vehicle conflict, a "Do Not Enter" sign will be placed in the landscape bed at the southeast corner of the building.

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 pick-up window will not change the character of the district. The pick-up window was previously approved for a special use permit in 2010, but became null and void after six (6) months of inactivity. A number of drive-thru windows exist in the area including a window on the north side of the Turnberry Retail Center and Frisch's Big Boy across Broadway.

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

Standard is Met: The proposed pick-up window and drive aisle configuration is designed to create a safe flow of traffic around the site and to prevent conflict with incoming traffic from Turnberry Court. No speakers or menu boards are proposed for the window, as it will be utilized for pick-up only. The site is bordered to the north, east, and south by vacant land, all zoned commercially.

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 pick-up window and drive aisle have been designed to create a safe flow of traffic around the site. The south drive-aisle pavement markings will be refreshed to clarify the one-way traffic on the site and a "Do Not Enter" sign placed at the southeast corner of the building to further clarify traffic circulation.

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 District, in which drive-thru windows are permitted under the approved zoning text upon approval of 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 as submitted.