



# 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

### 3. APPLICATION: **Fairfield Inn & Suites | Development Plan**

Project Number: 201606270041

Location: Buckeye Place (PID 040-014583)

Proposal: A development plan for a four-story, 92-room hotel

Applicant: Keith Schnipple, Schnipple Construction Inc., 302 N. Main St., Botkins, OH 45306

#### **Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- C-18-05 Stringtown West Property Zoning Text

#### **Project Summary**

The applicant is requesting approval of a development plan to construct a 52,000 square foot, four-story hotel at the terminus of Buckeye Place. The proposed hotel will offer 92 guestrooms ranging from king suites to standard queen rooms. The proposed hotel is located within the “Stringtown West Property” PUD-C district and development on the site is regulated by the zoning text approved with C-18-05.

#### **Site Plan**

The proposed hotel will be accessed from two curb cuts off a proposed 24’ shared access drive along the southeast edge of the property. The proposed access drive will terminate at the south edge of the property to provide access for the future development of the site to the south. The shared drive is within an existing 50’ access and utility easement along the eastern edge of the property. Building and parking lot setbacks as stated in the zoning text are met.

Stormwater is proposed to be managed through an underground storage tank located southwest of the structure.

#### **Building**

The proposed building will be four stories with a total square footage of 52,000. The tallest point of the structure will reach a height of 55’4”, within the permitted height of 90’ for office or hotel/motel uses permitted in the zoning text.

The building will be finished in a combination of brick, stone, and EIFS in a variety of colors (“Deep Space”, “Powell Buff”, and white). Although the percentage of brick or stone varies on each elevation, the overall finish of the building is approximately 50% brick or stone. Furthermore, staff believes the proposed EIFS colors match the color of area development and comply with the

architectural requirements of the area; to create a unified development appearance resulting in a high quality site.

### Parking

102 parking spaces are proposed on the north, west, and south sides of the structure, including four (4) handicap spaces. The proposed number of spaces meet the on-site parking requirement of one parking space per guest room. Parking spaces are proposed to be 9.5'x19', meeting the required 180 square foot minimum size.

### Landscaping

Landscaping is proposed throughout the site including parking lot perimeter landscaping and building perimeter landscaping. Where there is the potential for headline glare from the parking lot onto Buckeye Place, a 3' hedgerow is proposed along the parking lot to help screen the lighting from the roadway. In order to screen the proposed shared drive from the existing residential condominium development to the southeast, a row of 6' eastern white pines is proposed between the drive and property line. In order to comply with section 1136.07, a continuous 80% opaque landscape hedge, solid fence, wall or earthen mound is required to provide visual screening. If the proposed 6' pines do not provide this 80% opacity, additional landscaping will be required.

### Lighting

A photometric plan was submitted showing appropriate lighting levels in all vehicular and pedestrian areas. Although cut sheets were not provided, the applicant has indicated that lighting fixtures will match those utilized at the Courtyard by Marriott site on Buckeye Place.

### Signage

Wall signs are proposed on the north, east, and west sides of the building as well as a small sign placed on the porte cochere, for a total of 332 square feet of signage proposed for the building. No monument or directional signage is proposed on the site. The proposed amount of signage is consistent with the amount approved on other structures in the area, including the Marriott Courtyard which was approved for approximately 380 square feet of building signage.

Staff believes the proposed signage is in compliance with the zoning text for the area which requires that signage create a unified development appearance to result in a high quality site.

### 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:** The proposed hotel will not be detrimental to existing and potential future surrounding uses. A number of hotels currently exist in the area and the zoning for the site allows for hotel development. Furthermore, the architecture of the building is compatible with area developments and landscape screening is proposed to help screen the development from area residential 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 exceeds the permitted building height typically permitted in the Zoning Code; however the zoning text for the area allows hotels to be 90' in height. The proposed building is within this increased height allowance.

- (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 hotel is compatible with other developments in the Stringtown West Property PUD in terms of use and in terms of site design and building architecture. Remaining undeveloped land in the PUD can be developed in a similar manner, provided that the development conforms to the approved zoning text for the area (C-18-05).

- (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 hotel is a permitted use in the approved zoning text for the PUD. Furthermore, a number of hotels exist or are under development in the area. The design and architecture of the building is compatible with other area developments.

- (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:** Existing street Buckeye Place is suitable and adequate to carry traffic generated by the proposed hotel and the installation of the proposed shared access drive across the eastern portion of the property will allow further access for this development and future development to the south.

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

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

- (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 contains the required parking spaces, landscaping and utilities to create a 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 with the following stipulations:

1. Screening shall be installed between the proposed shared access drive and the residential property to the southeast in compliance with section 1136.07.
2. Site lighting fixtures shall match those utilized on the HH Greg and Marriott Courtyard developments.
3. Site fixtures such as trash receptacles and benches shall match those utilized on the HH Greg and Marriott Courtyard development.
4. The dumpster and storage area screening shall be finished in brick matching the primary structure and have stained wood gates.