



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

5. APPLICATION: Premier Audio | Special Use Permit (Automotive Services)

Project Number: 201606280045
Location: 3194 Broadway
Proposal: A Special Use Permit to allow for an automotive aftermarket accessory retail store with installation services.
Applicant: Spencer Rice, 3194 Broadway, Grove City, OH 43123

Relevant Code Section(s):

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

Project Summary

The applicant is requesting a special use permit to operate an automotive accessory store with installation services at 3194 Broadway, in the Anchor Retail Center. Products sold and installed at the location include radios, speakers, amplifiers, window tint, vinyl wraps, alarms, remote starts, and LED lighting.

A single garage bay will be utilized for the installation portion of the business. The applicant has indicated that any vehicle that is to be serviced or picked up by the customer the following day will be stored inside the garage overnight to ensure that vehicles are not left in the parking lot overnight. All products will be stored and sold inside the building and any disposal of trash and/or parts will be emptied into the onsite dumpster that is enclosed by a wooden gated fence.

The applicant has indicated that there are a few aspects of the business that could be perceived negatively including noise and vibration from testing customer amplifiers and subwoofers. An air compressor will also be utilized at times at the site. The applicant has stated that the cement block wall between each tenant space in the retail structure should reduce the effects on adjacent businesses.

The hours of operation will be Monday through Friday 12pm – 8pm and Saturday from 10am – 5pm.

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 Met: The multi-tenant building was previously approved for automotive service in 2014. The property is located in an automotive-oriented area with gas stations and car washes in close proximity to the site of the proposed business.

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

Standard Can Be Met: Although the applicant has indicated that the cement block walls between the tenant spaces should prevent noise and vibration generated by the proposed business from becoming “overwhelming”, staff has concerns over these effects on adjacent businesses and area residences. The business will be required to comply with the regulations of Chapter 509 (Disorderly Conduct) which states that “no person shall knowingly or recklessly cause any amplified sound, live music, recorded music, or other noise to cross real property boundaries at such a volume to disrupt normal daily activities.”

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard Can Be Met: As noted in Code Standard #2, staff has concerns regarding potential impacts from noise and vibration on adjacent tenants and area residences. The applicant has indicated that the construction of the tenant space should reduce the negative impacts.

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 tire shop will be adequately serviced by public facilities.

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 traffic generated by the proposed use to impact the right-of-way significantly different than a permitted use 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 proposed use is in accordance with the intent of 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 applicant has submitted sufficient information to meet specific standards for an automotive use, particularly that all operations will be conducted inside the building and that sufficient parking is available on the site for vehicles.

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 automotive service businesses 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.

10. *Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting service or return to customers after services, and vehicles held for disposal shall only be permitted in the locations approved on the site plan.*

Standard is Met: A site plan has been submitted showing adequate parking for employees as well as vehicles awaiting service and pick-up.

11. *Vehicle sales, rental, or leasing shall not be permitted on the site unless specifically approved.*

Standard is Met: No mention is given in the project materials of the potential to sell, rent, or lease vehicles on the site.

12. *Outdoor repair, preparation, cleaning, assembly, disassembly, of vehicles shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Board. Outdoor display, storage, or sale of goods shall not be permitted on the site unless specifically approved as a condition of the Special Use Permit and in conformance with the supplementary standards for outdoor display, storage, and sale. The storage area shall be completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.*

Standard is Met: All work will be conducted inside the structure with no outdoor sales or storage of items proposed.

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.