



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

August 18, 2016

Mr. JR Graham
6137 Enterprise Parkway
Grove City, Ohio 43123

Via email: integrityautobody@sbcglobal.net

Dear Mr. Graham:

Staff has reviewed your special use permit application for Integrity Plus Autobody Collision and Specialties located at 6157 Enterprise Parkway. The control number for this application is #201607150046 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. The project narrative should be amended to include the following:
 - a. Vehicles will not be parked in the front parking lot overnight. Any vehicles awaiting service or return to customers after servicing will be moved to the rear parking / storage area at the end of every business day.
 - b. Whether or not vehicles will be sold, rented, or leased on the site.
 - c. The anticipated hours of operation for the business.
2. The rear parking and storage area needs to be enclosed by a gated masonry wall, six (6) feet in height. Details (color, material) for the required wall and gate should be submitted and the location of the wall and gate should be noted on a site plan. Landscaping should be installed along the wall to soften its appearance where visible from Enterprise Parkway.
3. The front parking lot configuration shown on the submitted site plan does not match existing conditions. If the parking lot is to be reconfigured, please note this on revised plans.
4. The requested change of use for the building requires that the site comply with the standards of Chapter 1136, the city's Landscape Code. Comments #5 - 7 describe landscaping that will be required on the site. A landscape plan should be submitted showing the details (specific plant type, size at installation) and location of landscaping.
5. A continuous 3' height evergreen hedge must be installed along the front parking area to prevent headlight glare onto Enterprise Parkway.
6. All parking rows within the front parking lot must end in landscaped areas. Landscape peninsulas should be added at each end of the parking lot to separate the parking spaces from the entrance drives. Each landscape peninsula needs to contain at least one 2" minimum caliper large or medium class tree.
7. A landscape peninsula needs to be added in the middle of the row of parking in the front parking area to break up the continuous row. Code permits a maximum of 21 consecutive spaces before a landscape peninsula is required.



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Please revise your materials accordingly and submit twenty (20) copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 12:00 p.m. on Wednesday, August 31st. This will allow us time to review the revisions prior to finalizing the agenda for the September Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the October Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, September 6, 2016 in the lower level of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3007 or email kshields@grovecityohio.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kim Shields".

Kimberly Shields, AICP
Community Development Manager

Integrity Plus Autobody Narrative for Special Use Permit

7/12/2016

Integrity Plus Autobody Collision and Specialties llc is asking for your approval for a special use permit to accommodate the moving of our entire business into this new location, The growth we have experienced over the last ten years at our present locations have made parking, trash ect a challenge at times. Our new location at 6157 Enterprise Pkwy has approximately 20,000 sf of shop and office area, twenty seven front parking spaces for customers and over forty rear parking spaces for employees, towed in vehicles and disabled vehicles, There is plenty of other areas available in the rear of the property to help address the needs we have as an autobody Collision repair shop. These areas will allow us to have plenty of options for any issues that can arise from the type of business we are in, Trash, Scrap metal, cardboard, towed in vehicles.

This move will allow us to keep all production with in the building and all other exterior aspects of our business, trash, scrap metal, disabled vehicles behind the building and out of site of the general public. We currently employ 15 people and hope to increase that by five to ten more in the near future. There has been a auto repair business already at this location for several years prior to this request We also have been located at the address next door for the last ten years in the same business we are asking this special use permit for. We believe there are no negatives but only positives for us and the community by using this new property for our future. We also are excited about being able to keep our image cleaner and more community friendly. We look forward to working with our community and continue to grow with it.

Owner, Jr Graham
Integrity Plus Autobody
6137 Enterprise Pkwy
Grove City Ohio 43123
614-539-7587



040-005813
6129 ENTERPRISE PW
GROVE CITY CABINET CO INC

040-005808
6150 ENTERPRISE PW
LOGITECH INC

Scrap Metal
(In bin)

Car
Storage

040-005814
6160 SEEDS RD
BPT LIMITED

040-005812
6153 - 6163 ENTERPRISE PW
CCW HOLDING LLC

040-005809
6200 ENTERPRISE PW
ELECTRO-GENERAL PLASTICS

6' Wood Privacy Fencing
(Proposed)

Employee
Parking

Enterprise Pkwy

040-010335
6231 ENTERPRISE PW
TIGERPOLY MANUFACTURING

Integrity Plus Autobody
6157 Enterprise Pkwy

1 inch = 50 feet

Feet
0 5 10 20



Property information obtained from
Franklin County Auditor, August 2016