



The City of Grove City, Ohio

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

Planning Commission Staff Report
Lower Level Conference Room
September 6, 2016 1:30pm

2. APPLICATION: Integrity Plus Autobody | Special Use Permit (Automotive Services)

Project Number: 201607150046
Location: 6157 Enterprise Pkwy (PID 040-005812)
Zoning: IND-1 (Light Industry)
Proposal: A Special Use Permit to allow for an auto repair facility
Applicant: JR Graham, 6137 Enterprise Pkwy, 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 repair facility at 6157 Enterprise Parkway. Integrity Plus Autobody is currently located in the adjacent building to the north (6137 Enterprise Parkway) and is proposing to move the business to accommodate the growth the business has experienced. The business offers auto body collision repair and refinishing services and is currently open Monday through Friday 8am to 5pm.

All production and servicing will occur within the building and all trash, scrap metal, and disabled vehicles will be stored behind the building. A six (6) foot privacy fence is proposed along the rear property line to screen the items stored outside from Seeds Road, and the applicant has indicated that all existing vegetation along the rear of the property will be preserved when installing the fence to soften its appearance. The building will act as screening for the rear storage area from Enterprise Parkway. Materials state that no vehicles awaiting service or pick-up after service will be stored in the front parking lot overnight.

According to the applicant, the business currently employs 15 people and this number is expected to grow by five (5) or ten (10) in the near future.

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 automotive service use will be located in an industrial area, within the Grove City Industrial Park. The business is proposed to be relocated from their existing facility on the property directly adjacent to the north.

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

Standard is Met: All work will be conducted inside the building and the proposed storage area for vehicles awaiting service as well as trash, scrap metal and other materials will be screened from both Seeds Road and Enterprise Parkway. All aspects of the proposed use will be contained on the applicant's property and will not affect the use adjacent properties.

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: As noted in Code Standard #2, all work will be conducted inside the facility. The applicant has indicated that leaving a portion of the outdoor storage area open and not entirely enclosed will make the area safer.

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 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 believe that the proposed use will generate traffic significantly different from a permitted use in the industrial (IND-1) 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 applicant has provided information to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area.

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 IND-1 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 that employee parking as well as vehicles awaiting service will be located in the rear parking area. Materials also indicate that vehicles awaiting service or pick-up after service will not be parked in the front parking lot overnight.

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

Standard is Met: Although not stated on any submitted materials, the applicant has indicated that he may wish to pursue having a rental car facility on the site. If this occurs, the applicant has stated the potential for rental cars to be parked in the front lot overnight.

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 can be Met: The applicant is proposing to install a six (6) foot wood privacy fence along the rear property line to screen the rear storage area from Seeds Road. The storage area will not be entirely enclosed, as the applicant has indicated that this would be a safety concern. The applicant has indicated that all existing vegetation on the site will be preserved to soften the appearance of the fence and given that the building acts as screening for the rear storage area from Enterprise Parkway.

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.