



The City of Grove City, Ohio

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

- 3. APPLICATION: Gateway Retail | Development Plan**
- Project Number: 201608010050
- Location: Meadow Pond Court (040-013250)
- Zoning: PUD-C
- Proposal: A development plan for a 11,250 square foot retail center
- Applicant: Matthew A. LaBuhn; LaBuhn, Rankin & Boggs Co., LPA, 35 N. Fourth Street, Suite 100, Columbus, OH 43215

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- C-39-96 Gateway Business Park PUD-I Zoning Text (Amended with C-14-05, C-104-08, and C-50-11)

Project Summary

The applicant is requesting approval of a development plan to construct an 11,250 square foot multi-tenant retail structure on the south side of Meadow Pond Court with frontage along London Groveport Road. The site of the proposed development is located within Subarea 2 of the Gateway Business Park PUD, initially approved with C-39-96. The zoning text for the area has been amended since its initial approval with C-14-05, C-104-08, and C-50-11.

Site Plan

The 1.91-acre site will be accessed from two 30-foot-wide curb cuts off Meadow Pond Court. Two-way circulation is shown in the parking area west and south of the proposed structure, and one-way circulation is proposed for the northern drive aisle (west-bound) and the eastern drive-thru and by-pass lanes (north-bound). A special use permit was approved by City Council in August of 2016 for the drive-thru on the site, as well as for the two outdoor seating areas shown on the west and south sides of the structure.

A number of utility easements exist on the site including a 100' electric easement to accommodate overhead power lines. This easement requires that no structure taller than 10 feet be located within the easement and also grants the right for the electric company to remove or trim any trees or shrubbery within the easement if it interferes with the safety and maintenance of the power lines. Additional easements include a Columbia Gas and an AEP easement running along the south property line. These easements allow for parking, driveways, utilities and landscaping to be placed within the easement, with some size and maintenance restrictions.

Parking

The proposed development contains 99 parking spaces, including four (4) handicap parking spaces. Because the multi-tenant building will contain both restaurant and retail tenants, required parking on the site was calculated based on the individual tenant spaces and the proposed use within that space. Based on the square footage of these uses, 88 parking spaces are required. Some parking spaces on the site are proposed to be under the 180 square foot required area; however only a portion of the parking is under the required area. Staff is supportive of the requested deviation to reduce the overall impervious surface on the site.

Landscaping

The proposed landscaping for the development generally conforms to the standards outlined in the zoning text for the site and the developer has also installed landscaping in order for the site to comply with the requirements of chapter 1136. The zoning text for the area requires a 20-inch minimum mound along London Groveport Road as well as a 30-inch evergreen hedge; however, the zoning text allows City Council to approve modifications to site requirements through the development plan process. Staff is supportive of granting a deviation to the mounding requirement to allow greater visibility of the commercial building, and the applicant is proposing 36-inch-high shrubs along the parking spaces fronting on London Groveport Road to screen any headlight glare onto the roadway.

Lighting

A photometric plan has been submitted showing appropriate lighting levels in all vehicular and pedestrian areas. Although a consistent style of site lighting fixture has not been utilized on area developments, staff believes the proposed fixture type is appropriate for the development.

Building

The proposed building is 11,248 square feet in area, to contain restaurant and retail tenants. The building will be 24' in height at its highest point and will be finished in a combination of brick (Stanton Blend and Philadelphia Blend) and EIFS (Dark Tan and Light Tan). The north, west and east sides of the building are proposed to primarily be finished in brick with EIFS on the top third of the building. Brick extends to the roofline over the two end tenants on the south frontage; however, the building is finished only in EIFS over the middle three tenant spaces. In order to improve the aesthetic appeal of the building, staff recommends extending the brick across the entrances of the center tenant spaces, under the masonry accent band.

The dumpster enclosure located at the northwest corner of the site will be finished in brick to match the primary structure with a cast stone wall cap.

Signage

The zoning text for the area states that signage may vary from the requirements of Chapter 1145 and is approved as part of the development plan process. Because the site has frontage on two public roadways, London Groveport Road and Meadow Pond Court, the applicant is proposing tenant signs on both the north and south elevations of the building. Materials indicate that the maximum height of building signage will be 36" and that all building signage will be individually-mounted channel letters with white faces and dark bronze trimcap and returns. The total width of individual signage is not to exceed 80% of the leased tenant frontage. Wall signs are also

proposed on the west and east elevations of the building; however, staff is not supportive of these signs as they do not front on public roadways and recommends that these signs be removed.

A 12' monument sign is also proposed for the development with spaces for individual tenant signs. Although this height exceeds the typical height allowance for monument signs, the PUD text for the area does allow for a 12' monument sign for development in Subarea 2 of the PUD. The sign will have a brick base matching the brick utilized on the structure and individual tenant signs will have white backgrounds. Graphic colors will vary on the individual tenant signs on the monument sign.

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 use is in compliance with the permitted uses for the Subarea, as outlined in the Zoning Text initially approved with C-39-96 and most recently amended with C-50-11. Staff believes the proposed use will have a beneficial effect on the area, given the new and recently approved developments in the area including the Mount Carmel Grove City Medical Center and the COTA Park & Ride on Meadow Pond Court.

- (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: A number of variances are requested from the Zoning Code including total signage on the site, the height of the proposed monument sign, and parking space size; however, staff feels that the proposed development is in general compliance with the zoning text for the area and is appropriate and consistent with area developments.

- (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 development is compatible with other uses in the Gateway Business Park PUD which includes a mix of office uses, retail, and restaurants. Undeveloped land in the district can be developed in a similar manner, provided that the development conforms to the approved zoning text for the area.

- (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 development is in conformance with the approved uses outlined in the approved zoning text for the area.

- (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 roadways Meadow Pond Court and North Meadows Drive are suitable to carry anticipated traffic generated by the proposed multi-tenant retail building.

(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 and deviations:

1. Parking spaces shall be granted a deviation to the minimum square footage requirement
2. Brick shall be extended under the masonry accent band on the entire south building elevation.
3. Wall signage shall not be permitted on the west and east elevations of the building.