



The City of Grove City, Ohio

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

5. APPLICATION: McDonald's Remodel | Development Plan

Project Number: 201608010052

Location: 2596 London Groveport Road

Zoning: PUD-C

Proposal: A development plan to remodel the existing McDonald's at 2596 London Groveport Road

Applicant: Lynsey Jordan, Permit Solutions, Inc., 175 S. Third Street, Suite 170, Columbus, OH 43215

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- C-46-98 Buckeye Grove Shopping Center PUD Zoning Text

Project Summary

The applicant is requesting approval of a development plan to remodel the existing McDonald's restaurant at 2596 London Groveport Road. The proposal includes a 10-foot addition to the front of the building and a 25-foot addition to the rear of the building. A new double drive-thru is proposed to replace the existing single-lane drive-thru. The configuration and appropriateness of the double drive-thru will be examined under a separate special use permit application.

Site Plan

Access to the site is not proposed to change with this application and will remain from two points of access from internal roadways through the Buckeye Grove Shopping Center. Circulation around the site will remain one-way on all sides with the drive-thru lane wrapping around the structure.

Parking

The proposed redevelopment will slightly reconfigure the parking lot to assist with traffic flow and to relocate the trash enclosure for easier access. The location and configuration of handicap spaces and crosswalks will also be updated to meet ADA accessibility standards. The number of parking spaces on the site will be reduced by two (2) with the proposed reconfiguration, but the proposed 46 spaces on the site after the remodel complies with the required number of spaces based on the square footage of the non-kitchen area in the building (40 spaces).

Landscaping

The submitted landscape plan shows existing landscaping to remain on the site as well as new landscaping proposed with the remodel. This new landscaping includes planting material around the base of drive-thru menu boards, and around the perimeter of the proposed building additions. A 36" row of evergreens will also be installed along the south parking lot to prevent headlight glare onto London Groveport Road. Supplemental landscaping is also shown around the proposed relocated dumpster enclosure.

Building

The building after the proposed expansion will be 5,016 square feet. A 10-foot addition is proposed to the front of the building and a 25-foot addition is proposed to the rear of the building to increase the dining area and the freezer/storage area. The kitchen will be upgraded along with the dining space and décor.

The exterior of the building will consist primarily of brick from the existing structure. Brick utilized on the expansions will match the existing brick. EIFS in a variety of colors ("Iron Mountain", "Sparrow" and "Stonington Grey") will be utilized as accent on all elevations including to frame the entrances on the south and east sides of the building. A grey metal trellis is proposed around the top of the rear of the structure to screen rooftop mechanicals.

Signage

A variety of signage is proposed for the redeveloped building including McDonald's Logo Arch (yellow), Wordmark (white), and Welcome Sign (black) over building entrances. Three "Logo Arches," each 14 square feet in size, are proposed on the building; on the south, west, and east elevations. The McDonald's "Wordmark," 33 square feet, is proposed on the south elevation, and two 2.6 square foot welcome signs are proposed over the south and east entrances. The total area of all proposed signs is 80.2 square feet. The requested signage is permitted based on the amount of building frontage along London Groveport Road and the private street to the west. Furthermore, the proposed signage is consistent with the existing signage on the structure and is in scale with the proposed renovated building.

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 building renovation will not be detrimental to surrounding uses and will have a positive impact on the area by modernizing the appearance of the building and utilizing materials and colors similar to those on nearby developments.

- (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 building expansion is in compliance with Zoning Code requirements and those of the development standards text for the area (CR-70-98). The east parking lot does not meet setback requirements; however this is an existing condition that will not be altered with the proposed building expansion.

- (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 McDonald's restaurant is within the Buckeye Grove Shopping Center PUD with adjacent properties to the site being fully developed. The building renovation is a compatible use with existing and future developments, as the use of the building is not changing with this application.

- (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 building renovation is in conformance with the use intent of the area. The use of the building is not changing with this application.

- (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 public and private roadways are suitable to carry anticipated traffic generated by the proposed renovated building.

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

Finding Met: Utilities are adequate for the proposed development.

- (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 as submitted.