



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Lower Level Conference Room  
October 4, 2016 1:30pm

**1. APPLICATION: Home Depot | Development Text Amendment**

Project Number: 201608290057  
Location: 1680 Stringtown Road (040-012379)  
Zoning: PUD-C  
Proposal: An amendment to the development text for Parkway Centre North to modify the outdoor sales and storage section  
Applicant: Matt Walsh, 21 South Evergreen Street, Suite 200, Arlington Heights, Illinois 60005

**Relevant Code Section(s):**

- 1135.14 Zoning District Regulations – Planned Unit Development District
- C-40-03 Parkway Centre North Development Text

**Project Summary**

The applicant is requesting approval of a Development Text Amendment for Parkway Centre North to extend the length of time and location of outdoor sales for Home Depot. The purpose of the amendment is to allow for extended outdoor sales along the store’s frontage annually from April 1<sup>st</sup> through October 31<sup>st</sup>. Five feet of sidewalk is to remain between the sales area and the drive aisle. The proposed amendment will only affect section 9(a) of the development text.

**Review of Proposed Changes:**

The applicant is proposing to make the following changes to Parkway Centre North Development Text:

**9. Outdoor Sales and Storage**

- a. Sales on the sidewalk immediately in front of the buildings during two periods per year not to exceed seven (7) days each, **provided, however, HD Development of Maryland, Inc. or any of its affiliates (collectively, “Home Depot”) shall be entitled to conduct sales on sidewalks immediately in front of the Home Depot building from April 1<sup>st</sup> through October 31<sup>st</sup> annually,** and further provided that such sale may not block doors to any building and must be in accordance with Jackson Township Fire regulations.

**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 Not Met:** Staff does not feel that the development text amendment is in character with the surrounding uses. The text amendment will set a precedence for outdoor sales that staff feels is not appropriate for the area. Staff would be supportive of allowing outdoor sales directly adjacent to garden centers within Parkway Centre North, as items displayed in conjunction with a garden center would typically be outdoor items, and not general retail items as proposed.

- (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 requested amendment for increased outdoor sales would not require any exceptions from Code; however, staff does not believe allowing sales along the front sidewalk of retail items is an amenity to the area or improves the design and character of the Parkway Centre development. The current development text allows for two 7 day periods of outdoor sales per year. While the development text amendment restricts outdoor sales to be held between April 1<sup>st</sup> through October 31<sup>st</sup> annually, this is a large increase in outdoor sales time that staff does not feel is appropriate.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Not Met:** Staff does not feel that locating items associated with home improvement along the storefront is compatible with the use of area properties. The proposed increase in outdoor sales would set a precedence for outdoor sales in the area that staff does not feel is compatible with other area development. Staff would be supportive of displaying items associated with garden centers outside directly, provided that these items are located directly adjacent to the garden center.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Not Met:** The extension of time and location for the outdoor sales is much larger than was approved through the original development text. The development text amendment also only increases the time and amount for Home Depot and not the other businesses in Parkway Centre North. Staff does not feel that this is in conformance with the general use intent of 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:** Staff feels that the outdoor sales will not affect the current traffic on the property or adjacent streets.

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

**Finding Met:** The existing utility services are adequate for the proposed outdoor sales.

- (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 outdoor sales will take place on the sidewalk and will not affect required parking. Updated landscape and utility areas are not required as part of the outdoor sales.

- (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 outdoor sales can be established within seven years of the development text amendment.

### **Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Text Amendment with the following stipulations:

1. The development text shall be amended as noted below,

#### **9. Outdoor Sales and Storage**

- a. Sales on the sidewalk immediately in front of the buildings during two periods per year not to exceed seven (7) days each and further provided that such sale may not block doors to any building and must be in accordance with Jackson Township Fire regulations. **Garden centers shall be permitted to locate items associated with the garden center on the sidewalk directly adjacent to the garden center from April 1<sup>st</sup> through December 31<sup>st</sup> annually. Outdoor sales areas must leave five (5) feet of open sidewalk between the sales area and the drive aisle to allow for safe pedestrian movement.**
2. The signatures of all other owners of property within Subarea A shall be secured to signify their support of the amendment.