



# The City of Grove City, Ohio

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

- 2. APPLICATION: Home Depot | Special Use Permit (Outdoor Storage)**
- Project Number: 201608290058
- Location: 1680 Stringtown Road (PID 040-012379)
- Zoning: PUD-C (Planned Unit Development- Commercial)
- Proposal: A Special Use Permit to allow for outdoor storage
- Applicant: Matt Walsh, 21 South Evergreen Street, Suite 200, Arlington Heights, Illinois 60005

## **Relevant Code Section(s):**

1. 1135.09(b)(12), Special Use Permits

## **Project Summary**

The applicant is requesting a special use permit to provide the outdoor storage of Penske Trucks for rent at 1680 Stringtown Road. The truck rental will include box trucks ranging in size from 12 feet to 26 feet in length that will be stored in a designated portion of Home Depot's parking lot when a truck has been rented. Trucks will be stored on-site 24 hours or less before the scheduled pick-up, with three to five trucks anticipated to be parked on-site on a usual basis. The staging area is located in front of the store next to or just east of the existing seasonal sales area and takes up 16 parking spaces. Four six-foot evergreen trees will be added along Thistlewood Road as screening from Thistlewood Road. The truck rental will not include semi-trucks. Trucks can be rented through Home Depot but will not receive maintenance or be fueled on-site. No signage or lighting has been proposed for these truck rentals.

There are currently seasonal sales provided in the parking lot on 38 parking spaces or 6,840 square feet closer to the front of the store and seasonal outdoor sales displayed along the store's frontage.

## **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 Not Met:** Staff does not feel the proposed operation of Penske Truck rental is in harmony with the intended character of the Parkway Centre North development. Although the approved zoning text allows items to be sold outside provided the sales are located at least 500 feet from Stringtown Road, staff does not feel locating large box trucks in the front parking lot is appropriate for the area. Instead, staff recommends trucks larger than 12 feet be parked in the rear of the building and brought around to the front of the building when the renting customer arrives for pick-up of the truck.

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

**Standard is Met:** Although staff is not supportive of the visual impact locating Penske trucks within the front parking lot will create, staff does not believe the trucks will affect the use of adjacent properties. All trucks would be located in designated parking areas and should not affect circulation to 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:** Staff believes a safer alternative, to reduce the number of large trucks traversing through the front parking lot, would be to locate trucks larger than 12 feet to the rear of the building.

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 PUD-C 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 Parkway Centre North Zoning Standards Text states that all outdoor sales and storage must be at least 500 feet from Stringtown Road or screened from view from Stringtown Road. The rental trucks will be located more than 500 feet from Stringtown Road and are meeting this standard.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

**Standard is Met:** The proposed location for the rental trucks is more than 500 feet from Stringtown Road and is meeting the requirements of the Parkway Centre North Zoning Standards Text.

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 PUD-C district, in which outdoor sales 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. *Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.*

**Standard is Met:** The outdoor storage of rental trucks are more than fifty feet from a residential zoning district and a road right-of-way abutting any residential zoning district. The outdoor sales are more than ten feet from any road right-of-way. The outdoor sales will occur on 16 spaces of the parking lot and will not be located in any required parking area or driveway. With the truck rental Home Depot will still be over their required amount of parking spaces.

11. *Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.*

**Standard is Met:** The outdoor sales are located more than one hundred feet from a residential district.

12. *Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.*

**Standard is Met:** No illumination of the outdoor sales, storage, or display areas has been proposed.

13. *Outdoor displays shall be maintained in a neat and orderly fashion.*

**Standard is Met:** The trucks will be kept to the designated area on the site plan. Even though the trucks will be maintained in a neat and orderly fashion, staff does not feel that having large box trucks parked in front of the store maintains the character of the area.

14. *Signage for outdoor sales or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138.*

**Standard is Met:** No signage has been proposed with the Penske Truck rentals.

15. *The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.*

**Standard is Met:** The submitted site plan indicates that Penske Trucks will be stored on the site on 16 parking spaces.

### **Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations.

1. All trucks larger than 12 feet shall be parked in a new parking area off the rear drive aisle. This parking area shall be screened from adjacent properties with evergreen trees.
2. All other outdoor sales and storage shall be removed from the site, including flatbed trucks, forklifts, and storage sheds. This does not include items associated with sidewalk and seasonal sales regulated by the development standards text.