21 South Evergreen Avenue
Suite 200
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t: 847 788 9200

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October 20, 2016

To Ms. Kimberly Shields, AICP
Community Development Manager
City of Grove City
4035 Broadway
Grove City, Ohio

Application # 201608290058
Project # 20161033.0
Project HD #6954 Grove City, OH 43123
Re Response Letter to Staff Review Comments

Dear Ms. Shields:

Regarding the Staff recommendations to the Planning Commission dated October 4, 2016 pertaining to the proposed Home Depot Special Use Permit application originally submitted on August 26, 2016, and revised and resubmitted on September 27, 2016 for the Penske truck parking project (application number 201608290058) located at 1680 Stringtown Road, we offer the following response comments:

Enclosed in this resubmittal are (20) copies of the revised Site Plan.

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.

   Response: The exhibit plan has been revised to accommodate 12 foot and 16 foot Penske trucks in the designated parking area in the front parking lot. Within this designated area, the Home Depot Load N Go truck and work/sports trailers are proposed to be staged and available for rental purposes. Also, a Penske truck staging has been added along the rear drive of the building to accommodate the 22 foot and 26 foot trucks. Evergreen trees are proposed adjacent to the designated Penske parking areas to provide screening from adjacent roadways and properties.

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.

   Response: Prohibited outdoor sales and storage products and equipment will be removed from the site, relocated interior to the building, and/or approvals will be pursued separately from the Penske Special Use permit application.

We trust that we have satisfactorily addressed each of your concerns. Please let us know if you have questions or if there is any additional information we can provide to assist with the City of Grove City's review of this project.

Sincerely,

Matt Walsh, RLA
Due Diligence Coordinator

Cc: Todd Waldo, GreenbergFarrow (via email)

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August 26, 2016

To Kimberly Shields
Community Development Manager
City of Grove City
4035 Broadway
Grove City, OH 43123

Project HD #6954 Grove City, OH
Project # 20161033.0
Re Penske Truck Rental Program

Dear Ms Shields:

The Home Depot proposes to implement a Penske Truck Rental Program at it's store located at 1680 Stringtown Road in Grove City, OH. We understand to accomplish this we are require to submit for a Special Use Permit.

The Penske Truck Rental Program is designed to provide customers with an added convenience to their shopping experience. As a general outline of the Penske operations, below is a summary of the program:

- This program is based on customer orders through the Internet or made in person at the Home Depot store. Penske will deliver the requested truck to the designated parking area for pick up by the customer. The paperwork and key pick up and drop off are handled inside the Home Depot store. Renters are allowed to drop off trucks during non-business hours.
- Trucks are not store on site except when there is a pending, executed rental.
- The submitted site plan depicts the proposed location of the Penske truck rental area and parking for these trucks will be restricted to this area. A total of ten truck parking stalls are planned to be utilized for this program. The ten stalls shown on the site plan will allow drivers to pick up and drop off the trucks in a forward motion rather than needing to back up.
- No semi-trucks or tractor trailer type vehicles are included in this program. The trucks being rented have box enclosures varying in size from twelve (12') feet to twenty-six (26') feet and are the type of vehicles that can be driven with a normal driver's license.
- No fueling, service or maintenance of the trucks will take place onsite. All of these activities will take place off-site at Penske facilities.

The proposed Penske operation is a special use and will comply with the standards and requirements of the Special Use Permit. As such, the addition of the Penske Truck Rental Program will result in a use that is compatible with the adjacent land uses and the surrounding area. The establishment, maintenance, and operation of the proposed Penske Truck Rental Program will not endanger the public health, safety, or general welfare nor will it impede the normal development of the adjacent properties.

Section 1135.09 (b) (12) B. Standards and Requirements

1. Will be harmonious with the existing and intended character of the district and nearby districts. Will not change the essential character of the districts.

2. Will not adversely affect the use of adjacent property.

3. Will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. Will be served adequately by essential public facilities such as roads, police and fire protection, storm water facilities, water, sanitary sewer and schools.

5. Will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from the permitted uses of the district.

6. Will be in accordance 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.

7. Will comply with the applicable specific provisions and standards of the City Code.

8. Will 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.

9. A completed application for Special Use permit has been included in this submission package.

Sincerely,

Matt Walsh
Encl: Application, Plan, CD and Fee

c: Todd Waldo, GreenbergFarrow

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