



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 8, 2016 1:30pm

- 5. APPLICATION: Brew Thru | Special Use Permit (Drive Thru)**
- Project Number: 201610040069
- Location: 3188 Southwest Blvd (PID 040-005822)
- Zoning: C-2 (Retail Commercial)
- Proposal: A Special Use Permit to allow for a drive thru
- Applicant: Deana Rosser, 181 White Barn Pkwy, Ostrander, OH 43061

Relevant Code Section(s):

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

Project Summary

The applicant is requesting a special use permit to have a drive thru business located at 3188 Southwest Boulevard. The site was previously used as a drive thru but the previous tenant vacated the space and it sat vacant for approximately 8 months prior to the Brew Thru business opening. The business will operate on Sundays through Thursdays from 10:00am to 10:00pm and on Fridays and Saturdays from 10:00am until midnight, selling merchandise including beverages (non-alcoholic and alcoholic), lottery tickets, and cigarettes. The business averages 100 customers per day with wait times around 45 seconds to 2 minutes. Customers enter the drive thru from the south entrance to the building facing Southwest Boulevard and exit through the rear of the building. Additional flood lights have been added around the property, with one on each utility pole at the Southwest Boulevard curb cut and two added onto the rear of the building.

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 Met: Staff does not believe that the proposed drive thru will harm the character of the district. The drive thru is located in a commercial, automotive-oriented area that permits sales though drive thrus with a special use permit.

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

Standard Can Be Met: All operations of the drive thru will be located on the site and will not infringe on adjacent properties; however, staff has concerns with traffic stacking into the Southwest Boulevard right-of-way and the affect this would have on adjacent properties. To alleviate this risk, staff recommends the entrance to the drive-thru be on the north side of the building, to allow stacking to occur behind the building in the drive aisle.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard Can Be Met: As noted above, staff feels that the proposed entrance to the drive thru being located on the south side of the building can pose a safety issue with the potential for stacking to back onto Southwest Boulevard. Staff recommends placing the entrance at the rear of the building with the exit at the front to prevent blocking any right-of-way.

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 Not Met: Staff feels that the entrance to the drive thru should be located in the rear of the building instead of the front to prevent any traffic impacts with stacking vehicles, particularly onto Southwest Blvd.

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 applicant has provided information to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area.

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

Standard is Met: The proposed drive thru complies with applicable standards of code.

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 C-2 district, in which drive thrus 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. *Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.*

Standard is Met: No loudspeakers have been proposed with this business.

11. *Lanes required for vehicle access to and waiting for use of a drive thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.*

Standard is Not Met: The current configuration of the entrance to the drive-thru from the south does not allow for much space to stack vehicles (approximately four vehicles before infringing into the right-of-way), and staff feels that vehicles could stack up on or block Southwest Boulevard at times. Staff feels that the entrance and exit should switch to allow for more space for vehicles to stack.

12. *The Planning Commission may impose restrictions on the hours of operation in order to reduce any inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.*

Standard is Met: Staff does not feel that the hours of operation create any inappropriate impacts on surrounding uses and on street traffic.

13. *The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.*

Standard is Met: The additional lighting on the property either faces into the property, with the two floodlights on the utility poles, or faces downward with the lights on the rear of the building. The closest residential district is approximately 500 feet from the property. Staff does not feel that the drive thru will impact nearby residential uses.

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. The entrance to the drive-thru shall be at the rear (north side) of the building to allow for more stacking on the site.
2. No outdoor sales shall be permitted and all items must be located inside of the building.