



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

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

4. APPLICATION: JC Automotive | Special Use Permit (Automotive Repair Shop)

Project Number: 201610030068
Location: 3184 Southwest Blvd (PID 040-005822)
Zoning: C-2 (Retail Commercial)
Proposal: A Special Use Permit to allow for an automotive repair shop
Applicant: Enoc Garcia Bonilla, 3603 Cove Lake Lane, Grove City, OH 43123

Relevant Code Section(s):

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

Project Summary

The applicant is requesting a special use permit to operate an automotive repair shop located at 3184 Southwest Blvd. The proposed business will specialize in minor body work and repairs, interior and exterior detail work, and mechanical work on occasion. Business hours will be Mondays through Fridays from 9:00am until 6:00pm and Saturdays from 10:00am until 4:00pm. The applicant has stated that the business will be conducted entirely inside the building and that they do not have any current plans for outdoor storage or outdoor sales. Waste, scrap metal, and liquids from the business will be disposed off-site. 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.

The neighboring tenant at 3188 Southwest Boulevard has also submitted a special use permit application for a drive-thru business and will utilize one to two of the six spaces to the front/south of the building, with the automotive repair shop using also using those spaces for employee parking if available. The applicant has also stated that the five parking spaces to the east of the building will be for customer parking and on occasion for employee parking (if the other spaces are not available). Overnight parking has been requested on occasion for allow for the parking of vehicles that were not finished in the same business day they were dropped off for repair.

The building has previously been used as an automotive repair shop; however, the Building Division issued a notice of violation in 2015 informing the tenant and property owner that an oil separator was required for an automotive repair business per Section 1003.4 of the Ohio Plumbing Code. That property owner has since sold the property and the previous occupant left the premises. The Building Division has made the current property owner aware of this issue upon his purchasing of the property.

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 automotive repair shop will harm the character of the district. The automotive repair shop will be located in a commercial area that permits automotive services with a special use permit, and will be adjacent to other automotive-oriented business (a car wash and gas station).

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

Standard is Met: The automotive repair shop will be located on the site only and will not affect the use of 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 Can Be Met: While staff is supportive of the use of automotive repair on the site, staff is not supportive of the business opening without installing an oil separator that meets the requirements of Ohio Plumbing Code.

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 feels that the proposed automotive repair shop will not impose a traffic impact on Southwest Blvd or Farm Bank Way different from that anticipated from permitted uses of the 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 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 automotive repair shop 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 automotive repair shops 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. *Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting servicing or return to customers after servicing, and vehicles held for disposal shall only be permitted in the locations approved on the site plan.*

Standard Can Be Met: While there is adequate parking on the site for the business, staff is not supportive of permitting any overnight parking of vehicles. Any vehicles on the site awaiting pick-up or service should be moved inside the building overnight.

11. *Vehicle sales, rental, or leasing shall not be permitted on the site unless specifically approved.*

Standard is Met: No vehicle sales, rental, or leasing has been proposed.

12. *Outdoor repair, preparation, cleaning, assembly, disassembly of vehicles shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Board. Retail sales of products other than vehicular fuels shall be permitted only within an enclosed structure, which shall comply with all provisions of the district, including requirements for parking. Outdoor display, storage, or sale of good shall not be permitted on the site unless specifically approved as a condition of the Special Use Permit and in conformance with the supplementary standard for outdoor display, storage, and sale, temporary outdoor storage of discarded materials, vehicle parts, scrap and other waste prior to collection shall only be permitted within a storage area completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.*

Standard is Met: The nearest residential district is approximately 500 feet from the site. The applicant has stated that the business will be operated within the inside of the building and that all waste from the business will be properly disposed of off-site.

13. *Fuel pumps and canopies shall conform to all requirements of this section with regard to height, setbacks, and signs.*

Standard is Met: No fuel pumps or canopies have been proposed.

14. *Air compressor pumps (e.g. for tire infiltration) and other outdoor equipment shall be identified on the site plan and shall be located in a manner which minimizes noise impacts on residential areas.*

Standard is Met: No outdoor equipment has been proposed.

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 stipulation.

1. No overnight parking or storage of vehicles shall be permitted outside of the structure.