



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
June 6, 2017 1:30pm

- 4. APPLICATION: Comfort Suites | Development Plan**
- Project Number: 201704240011
- Location: 4200 Gantz Road, approximately 350 feet south of Stringtown Road (040-004536)
- Zoning: C-2 (Retail Commercial)
- Proposal: A development plan for a 54,880 square foot Comfort Suites hotel.
- Applicant: Todd Willis, 12512 West Bank Drive, Millersport, OH 43046

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations — Non-residential District Requirements

Project Summary

The applicant is proposing to develop a new hotel on a 2.6-acre site on the east side of Gantz Road, approximately 350 feet south of Stringtown Road (parcel 040-004536). The site is the former location of the Value Inn hotel, located behind the China Bell Restaurant. The proposed hotel will have 82 rooms, will be approximately 54,880 square feet in size, and will be four (4) stories in height. The proposed building will be finished in EIFS and stone veneer on all sides.

Site Plan

The 2.637-acre site is proposed to be accessed by the existing curb cut on Gantz Road, narrowing the cut from 40' to 30'. Two 24' shared access drives are also proposed to connect the proposed development to the parking lot of China Bell to the north and to the Comfort Inn to the east. A drafted cross access easement has been submitted for the two shared access drives. Only 1.872 acres of the site is proposed to be developed for the proposed hotel. The remaining 0.765 acres will remain vacant for future development. The existing pavement on this portion of the property will remain, as will the curb cut on Rumfield Drive.

A five (5) foot sidewalk is proposed in the Gantz Road right-of-way on the west side of the development and only goes along the portion of the property that is to be developed. This sidewalk will connect through the parking lot to another five (5) foot sidewalk that goes around the proposed building.

Parking

There are 82 total parking spaces proposed on the site including four (4) handicap spaces. The proposed parking meets the required number of spaces, based on the number of rooms proposed for the hotel (one space required per hotel room). All curbing will be 18-inch straight curbing. There is no mention of striping color for the parking lot. Staff recommends that all parking lot striping be white. Proposed parking spaces will be 180 square feet in size (9'x20'), which meets the minimum required parking space size.

Landscaping

A landscape plan has been submitted showing landscaping for the building perimeter, and parking lot perimeter; however, no information has been provided regarding irrigation on the site, planting around the proposed monument sign, screening for the dumpster enclosure, and indicating what existing trees and shrubs will remain on the site. These items will need to be addressed to ensure compliance with the requirements of chapter 1136.

Plans show a 30" to 36" evergreen hedge along with seven (7) Greenspire Littleleaf Linden Trees will be planted along Gantz Road. The evergreen shrubs are required to be 36" at the time of planting. The perimeter of the parking lot will be landscaped with Red Maple, Red Oak, Norway Spruce, and Skyline Honey Locust trees, as well as Little Princess Spiraea, Dwarf Korean Lilac, Dwarf Arborvitae, Mohawk Viburnum, and Emerald Green Arborvitae shrubs. Each parking island will contain either one (1) Skyline Honeylocust, one (1) Red Oak, or one (1) Crimson Spire Oak tree. A combination of shrubs will go around the perimeter of the building along with three (3) Princess Diana Serviceberry and five (5) Paperbark Maple trees. The proposed entry sign will be landscaped with annuals and three (3) shrubs.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Decorative downcast LED lighting fixtures, black in color and matching the character of lighting on area developments have been proposed for the parking lot. Grey and black LED cylindrical lighting fixtures have been proposed for the building.

Building

The proposed hotel will be 54,880 square feet in size and four (4) stories tall, with a total height of 55'5". A one-story overhang is also proposed over the drop-off drive at the front entrance. The C-2 district permits a maximum height of 35 feet; however, nearby hotels have also exceeded the building height maximum, including the Drury Inn & Suites, the Marriott Courtyard, and Candlewood Suites. Staff would be supportive of a variance to permit the additional 20'5" of building height, as this is comparable to the height allowances granted to other area hotels.

The building will be finished primarily in EIFS in a combination of "simplify beige" and "sand dune" colored sections around the building. Heritage LedgeStone Veneer Stone in "Southbriar" will be featured around the building on the first and second floors and vertically from the grade to the top of the building in some sections of the building, particularly at entrances. Horizontal strips of "trusty tan" EIFS are featured around the building, on the overhang, below windows, and near the top of the building. Individual thru-wall PTAC units are shown under all hotel room windows. In order to reduce the visibility of the units, the color of each unit should match the color of the adjacent EIFS or stone on the structure.

One dumpster enclosure is proposed, to be located in the southeast corner of the site. The enclosure is proposed to be constructed of eight (8) foot Heritage LedgeStone Veneer Stone in "Southbriar" to match the building with cast stone caps on top. The gates are to be finished in black aluminum panels. Staff is not supportive of the aluminum panels for the gates and recommends stained wood panels instead.

Signage

Although signage is not approved as part of the development plan for this development and will require administrative review and approval by the Building Division, the applicant has submitted preliminary signage information for the project. A sign is shown at the northwest corner of the property, but this sign is labeled as a monument sign on some plan sheets and a pylon sign on other plan sheets. Pylon signs are not permitted in Grove City and staff would not support a variance to allow a pylon sign on this property.

Details were submitted for a monument sign, shown to be seven (7) feet in height and 15.54 square feet in size. The monument sign is proposed with a stone base to match the building and an additional black base on top of the stone base that holds up the sign face. An additional entry sign has been proposed at the west entrance, however, no additional details have been provided for that sign. Code allows only one monument sign per parcel, therefore if the sign at the northwest corner of the site is to be a monument sign, the sign at the entrance can only be a directional sign; a maximum of four (4) square feet in area and no more than three (3) feet in height.

Two wall signs are proposed, with one above the building's main entrance facing to the north and the second on the building's west side facing Gantz Road. The maximum permitted amount of wall signage is 200 square feet for the site based on the property's frontage on Gantz Road and Rumfield Drive. The two proposed wall signs exceed the allowable signage for the site, with a combined total of 212 square feet (135 square feet for the front sign and 77 square feet for the side sign).

Recommendation

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

1. Irrigation shall be installed on 75%-100% of the property with emphasis on areas along Gantz Road and all landscaping areas adjacent to the structure.
2. The evergreen shrubs planted along Gantz Road shall be a minimum of 36" in height at the time of planting.
3. Supplemental landscaping in conformance with section 1136.08 shall be installed around the dumpster enclosure.
4. A preservation plan shall be provided if existing trees and shrubs on the site are to be preserved.
5. All ground signs shall be set in landscaped areas, a minimum of two (2) feet larger than the sign base, with permanent shrubs, ground cover, or other ornamental plantings.
6. The gates on the dumpster enclosure shall be 100% opaque stained wood.
7. The color of individual PTAC units shall match the color of the adjacent EIFS or stone on the structure.