



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
October 3, 2017 1:30pm

- 1. APPLICATION:** **Indus Companies, Inc | Development Plan**
- Project Number: 201706280021
- Location: The western terminus of Buckeye Place (PID 040-005957)
- Zoning: PUD-C (Planned Unit Development- Commercial)
- Proposal: A development plan for a proposed 96,000 square foot dual-branded hotel concept by Hilton Hotels.
- Applicant: Don Plank, Attorney, 411 E. Town St., FL 2, Columbus, OH 43215

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

- 1135.14 Planned Unit Development District
- C-02-02 Stringtown West Property PUD Zoning Text (Amended with C-91-02, C-36-06, C-18-05 and C-100-16)

## **Project Summary**

The applicant is proposing to develop a new dual branded hotel by Hilton Hotels on 4.397 acres of land currently owned by Lucas State Street Stringtown Limited. The 95,903 square foot building will offer two unique hotel brands (Hilton's Tru and Home2 Suites) with shared lobby and amenity spaces including an indoor pool, fitness area, meeting room, dining area and several lounge spaces.

The site to be developed lies within the Stringtown West PUD, with zoning text most recently amended with C-100-16. This ordinance amended the text to strike the requirement for a signature office structure to be located within the PUD. A stipulation was placed on the approval of the zoning text amendment that any development located on the site west of the Parkway Crossing Condominium / Buckeye Place shall incorporate a level of architectural significance as shown on a rendering included with the approvals.

## **Site Plan**

The 4.397-acre site will be accessed by a 24' shared drive currently terminating at the site to be developed. The shared drive also provides access across the Fairfield Inn site to the north, originating at Buckeye Place. Two-way traffic is proposed around the site and all of the parking lot areas. The site also features a one-way drop-off area at the hotel's entrance. A five (5) foot sidewalk is proposed around the building. Building and parking lot setbacks for the proposed development are comparable to area developments, including the Fairfield Inn and Suites currently under construction on the property directly adjacent to the north.

## Parking

The proposed parking lot will have 209 spaces including seven (7) handicapped parking spaces. Hotels are required to provide one (1) parking space for every room / suite. The proposed number of parking spaces meets the requirement based on the 182 rooms proposed for the structure. Parking areas are shown to the north, south, and east of the building, and individual spaces will be 162 square feet in size. Staff is supportive of a deviation from the 180 square foot parking space minimum to reduce the overall impervious surface on the site.

## Landscaping

A landscape plan has been submitted showing landscaping in compliance with Chapter 1136 for the building perimeter, parking lot perimeter, signage landscaping, and screening of service structures. To screen the site from the adjacent condominiums to the east, the applicant is proposing a four (4) foot mound along the east property line, with a six (6) foot vinyl screen fence and a combination of evergreen and deciduous trees and shrubs. The 6' vinyl fence is also proposed to screen the development from the township residential properties to the south.

The south property line will be landscaped with Black Hills Spruce, Accolade Elm, and Autumn Brilliance Serviceberry trees, as well as Korean Spice Viburnum shrubs. The rear/west property line that is adjacent to I-71 will be landscaped with Skyline Honeylocust and Frans Fontaine European Hornbeam trees, as well as Korean Spice Viburnum shrubs. The north property line will be landscaped with a combination of Skyline Honeylocust trees and Korean Spice Viburnum shrubs. Each landscape island will contain one (1) Accolade Elm tree. The perimeter of the building will be landscaped with Slender Silhouette Sweetgum and Frans Fontaine European Hornbeam trees. The dumpster enclosure will be screened with four (4) Spartan Juniper evergreen shrubs. The free-standing sign will be landscaped with annuals, White Out Knock Out Rose shrubs, and Korean Spice Viburnum shrubs.

## Lighting

A photometric plan has been submitted showing appropriate lighting levels in all vehicular and pedestrian areas. Downcast LED light fixtures, black in color, have been proposed for both the building and the parking lot and match the character of lighting fixtures utilized on other developments in the area including the Fairfield Inn and Marriott Courtyard.

## Building

The proposed building will contain two (2) separate hotels, Hilton's Tru and Home2 Suites, and will be a total of 95,903 square feet in size with 182 rooms and an indoor pool, fitness area, meeting room, dining area, and multiple lounge spaces. The building will be four (4) stories with a maximum height of approximately 52 feet at the building's tallest point. The proposed height is within the allowed height granted in the PUD Zoning Text of 90 feet for office or hotel/motel buildings in Subarea A.

The proposed building will be finished primarily in brick masonry (Pine Hall Brick, "Wire Cut F/R Modular"), with vertical gray EIFS spaced throughout the façade (Dryvit "Gull Gray (Light)" and "SW 7048 (Dark)"). Multi-color stucco in different shades of gray will be featured on the building's east/front side on the Hilton's Tru side of the building. Staff believes the proposed architecture of the building incorporates a level of detail and the architectural significance as required by the zoning text amendment approved with C-100-16. In the opinion of the staff, the proposed materials and design of the structure results in a building exceeding the standards set in the rendering included with the legislation.

The dumpster enclosure will be attached to the northwest corner of the structure and will have brick walls that match the proposed building with metal coping caps and 100% opaque stained wood gates that will be gray in color.

### Signage

The landscape plan indicates a monument sign is proposed off-site, along the shared access drive with Fairfield Inn. As per the applicant's response letter from July 26, the final placement of the sign may be located in the Buckeye Place right-of-way; however, it conversations have also included the potential to place a sign on the Parkway Crossing Condo property if an easement and maintenance agreement can be reached between the two parties. Details show that the sign will be approximately six (6) feet in height, with a 1.5' brick base. The sign face would have a gray background and feature both Tru and Home2's logos.

Six (6) wall signs are proposed, with three (3) proposed for each of the hotels. Proposed signage will result in a total of 129.9 square feet of signage on the building. Standard wall signs on the west and east elevations for Hilton Tru are 49.2 square feet each and the Home2 Suites signs are proposed to be 31.5 square feet each. Two (2) additional wall signs at 17.7 square feet total, one for each of the hotels, are proposed near the building's entrance. The zoning text for the area states that signage elements are to create a unified development appearance, resulting in a high quality site. Staff believes that the proposed signage is appropriate based on the scale of the building and signage approved for other hotel developments in the area.

### Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** The proposed use is in compliance with the permitted uses for the Subarea, as outlined in the revised Zoning Text with C-100-16 from 2016 which removed the "signature office building" use requirement for this property. The proposed hotel is consistent with other area developments including the adjacent Fairfield Inn and Suites and Marriott Courtyard.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Met:** Staff feels that the proposed development is in compliance with the zoning text for the Stringtown West Property PUD and is appropriate and consistent with area developments.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** The proposed development is compatible with other uses in the area and utilizes similar site fixtures and building materials to create a unified development appearance. The proposed hotel is adjacent to the Parkway Crossing Condominiums; however, to reduce negative impacts to the property, the applicant is proposing at four (4) mound with a six (6) foot vinyl fence, and evergreen trees and shrubs along that property line, which exceeds the requirement under Grove City Code for screening between incompatible land uses.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The proposed development is in conformance with the approved uses outlined in the approved zoning text for the area.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Met:** Buckeye Place and the shared access drive are suitable to carry anticipated traffic generated by the proposed hotels. The infrastructure in the area was part of a planned development designed according to the uses outlined in the originally approved zoning text, requiring a 40,000 square foot signature office building, which would generally be anticipated to generate more traffic on a daily basis than a hotel.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** Proposed utilities are adequate for the proposed development. A more detailed review of the proposed utilities will be conducted with the submittal of the Site Improvement Plan.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** The proposed development contains the required parking spaces, landscaping and utilities to create a stable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Met:** The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

### **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 and deviations:

1. Parking spaces shall be granted a deviation to the minimum square foot requirement to be 162 square feet in size.
2. The final placement of any monument sign for the development shall be reviewed and approved by the Development Department.