



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
June 5, 2018 1:30pm

4. APPLICATION: **Kentucky Fried Chicken | Development Plan**

Project Number: 201805020017

Location: Located on the south side of London-Groveport Road, approximately 1,000 feet east of South Meadows Drive (PID 040-014604)

Zoning: C-2 (Retail Commercial)

Proposal: A development plan for a 2,300 square foot restaurant

Applicant: Julie Shirk, GPD Group, 1801 Watermark Drive, Columbus, OH 43215

Relevant Plans, Policies, and Code Section(s):

- 1135.12 Zoning Districts and Regulations — Non-residential District Requirements
- GroveCity2050 Community Plan — Future Land Use Map

Project Summary

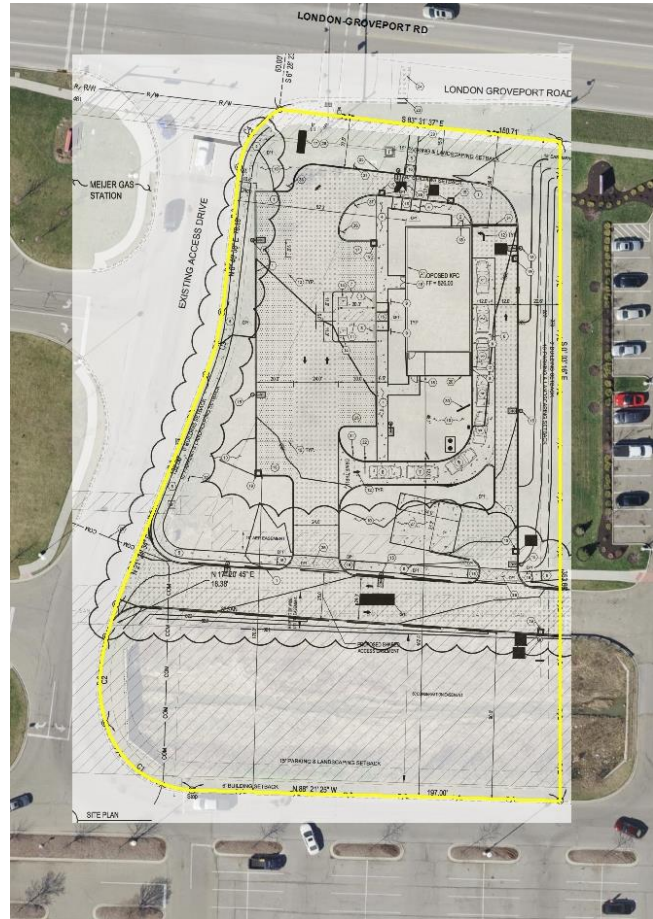
The applicant is proposing to develop an approximately 2,300 square foot Kentucky Fried Chicken restaurant located on the south side of London-Groveport Road, approximately 1,000 feet east of South Meadows Drive (Parcel 040-014604). This property is one of the Meijer outlots (Outlot C). The proposed one (1) story building will be approximately 21'4" in height and finished with primarily EIFS and brick. A KFC/Taco Bell was previously approved on this site in 2009 but was not constructed, and the site is currently vacant. According to the GroveCity2050 Community Plan, the recommended future land use for this site is Commercial Core. The proposed KFC meets the recommendation of the plan and meets the requirements of the C-2 zoning district.



Site Plan

The 1.7-acre site is proposed to be accessed from an extension of the private access drive to the east on Taco Bell's property. This drive will be extended west across the southern portion of the site from Taco Bell's property to the existing Meijer access drive to the west. This drive will be 24 feet in width, matching the existing drive.

The proposed restaurant will be located in the eastern portion of the site with drive aisles for vehicular access around the building. The proposed dumpster enclosure will be located on the southern portion of the site. All access to the site will be from the proposed 24-foot southern access drive. No curb cuts onto public roadways (SR665) are proposed. A 24-foot two-way drive aisle is proposed on the western side of the building and will facilitate vehicular traffic movement including the proposed parking on the site. The remainder of the site will circulate with one-way traffic to accommodate the drive-thru to the south and east of the building. One-way access drives are proposed to be 12 feet in width, with an additional 12-foot bypass lane next to the drive-thru lane to the east of the building. The appropriateness of the drive-thru and its general configuration will be reviewed as part of a separate special use permit application. Pavement markings and "Do Not Enter" signs are proposed to communicate the one-way traffic circulation around the site. All proposed curbing on the site will be 18-inch straight curbing.



A number of sidewalks are proposed to provide connectivity internally as well as to the public walk along SR665. A 5-foot sidewalk is proposed north of the shared access drive and runs the entire width of the property, connecting with the existing sidewalk along SR665. A second 5-foot sidewalk is proposed around the west and north portions of the building, and is proposed to connect with the existing sidewalk on SR665. Three (3) crosswalks are proposed on the site to connect the sidewalks across drive aisles; however, plan sheets are not consistent in terms of their treatment. Sheet C-111 displays these crosswalks as being stamped brick while sheet C-502 has a detail for yellow striped crosswalks. The crosswalk detail contained on sheet C-502 should be removed from plans to ensure consistency in the development.

Parking

A total of 26 parking spaces are proposed on the site, including two (2) ADA accessible spaces. Per the parking requirement for restaurants (1 space per 50 square feet of non-kitchen area), the site is required to have at least 22 parking spaces, and the proposed KFC will be meeting the requirement. The proposed parking spaces will be 180 square feet in size (20' by 9'), which meets the minimum parking space size requirement.

Landscaping

The submitted landscape plan meets the requirements of Chapter 1136, with landscaping to prevent headlight glare onto London Groveport Road and the private Meijer access drive, landscaping around service structures, and building perimeter landscaping. The site's perimeter will be landscaped with 11 Bowhall Red Maple trees, 11 Upright Zelkova trees, 12 Little Henry Sweetspire shrubs, 27 Wintergreen Boxwood shrubs, and 55 Dense Yew shrubs. The building's perimeter will be landscaped with two (2) Cumylus Serviceberry trees, one (1) Autumn Brilliance Serviceberry tree, 15 Dense Yew shrubs, 21 Green Gem Boxwood shrubs, and a combination of other perennials and grasses. Each landscape island will contain one (1) Street Keeper

Honeylocust tree, with a total of five (5) proposed. The dumpster enclosure will be landscaped with one (1) Street Keeper Honeylocust tree, 15 Polar Gold Arborvitae shrubs, and a combination of other grasses and perennials. A space has been shown for a future monument sign on the site and it will be landscaped with 70 Big Blue Liriope perennials.

There are two (2) locations shown for proposed menu boards. Each will be in its own landscaping bed. One (1) of the menu boards will be landscaped with five (5) Pacific Blue Juniper shrubs and 11 Happy Returns Daylilies. The second will be landscaped with three (3) Pacific Blue Juniper shrubs, six (6) Polar Gold Arborvitae shrubs, 14 Goldfinger Potentilla shrubs, 11 Green Gem Boxwood shrubs, and 13 Happy Returns Daylilies. Staff is supportive of the proposed landscaping for the menu boards provided they are properly screened.

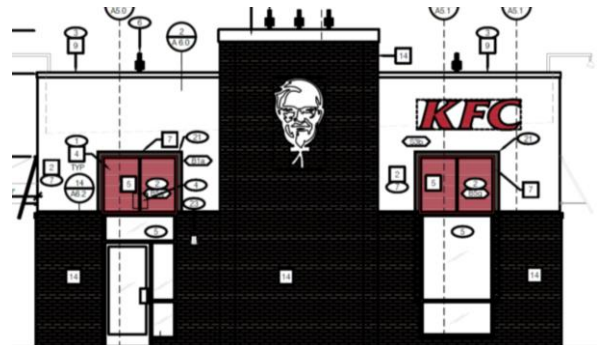
Plans state that the site will be seeded. Due to the prominence of the site from London Groveport Road at its intersection with Rings Road, staff recommends sod be utilized in place of seed on the site.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in vehicular and pedestrian areas around the property. New site lighting will be downcast LED lights, that matches the lighting utilized on the adjacent Taco Bell site, and will be white in color matching lighting utilized on other area developments including Taco Bell and Meijer.

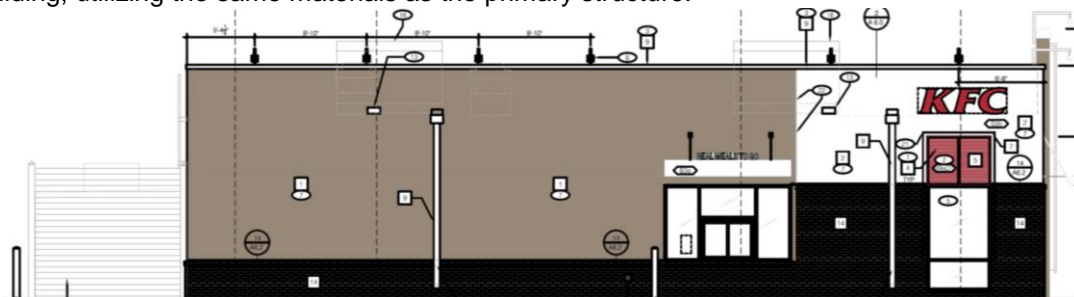
Building

The proposed building will be approximately 2,300 square feet with one (1) story totaling 21'4" in height. The building will be finished primarily in EIFS in both Benjamin Moore "Beigewood" around the rear of the building and Benjamin Moore "Creamy" in the front of the building. Brick (Hamilton Parker "Sioux City Brick Black Hills") will be utilized on the front of the building extending from grade to the roofline in the center of the front with remaining brick in the front portion of the building going to the top of the windows, with a brick water table utilized on the remainder of the building. Aluminum framed windows and doors will be located in the front portion of the building, and awnings in "Exotic Red" will be utilized above each window and entryway. Metal coping will be utilized along the roofline in Benjamin Moore "Wedding Veil."



The dumpster enclosure will be finished in the same brick as the building (Hamilton Parker "Sioux City Brick Black Hills") with a grey cap that matches the building. The gates will be finished in stained wood and will be 100% opaque.

A trex fence is proposed at the rear of the building to enclose the building's utilities. While staff is supportive of enclosing utilities on the site, the enclosure should appear as an extension of the building, utilizing the same materials as the primary structure.



Signage

Because the site is zoned C-2, signage is not approved as part of the development plan and will be reviewed administratively by the Building Division for sign permits for the project; however, signage information was included on the submitted building elevations for preliminary review. There are four (4) wall signs proposed with three (3) signs stating "KFC" in red lettering on the front and sides of the building and a fourth sign with the Colonel logo outlined in black with a white background proposed for the front. Each "KFC" sign is approximately 15 square feet and the fourth sign is approximately 12 feet. Based on the building's frontage on London Groveport Road, the site is permitted up to 35 square feet for signage and approximately 57 square feet is proposed. Any signage exceeding the permitted square footage will require a variance through the Board of Zoning Appeals. Monument sign information was not submitted with this application.

Menu board sign designs were also submitted which show a single panel menu board and a second three (3) panel menu board. Each one will be approximately 4' in height and be Benjamin Moore "Exotic Red" and "Wedding Veil" in color. The base of each will be aluminum and gray in color. Staff is not supportive of the proposed aluminum base and recommends that all menu boards utilize brick bases.

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. All crosswalks on the site shall utilize stamped brick. The yellow-striped crosswalk detail shall be removed from Sheet C-502.
2. The site shall be grassed with sod.
3. The utility area to the rear of the building shall be finished in brick and/or EIFS matching materials utilized on the primary building.
4. Menu boards shall have brick bases that match that used on the primary structure.