



## ITEM 1: 201910020055 – Turkey Hill (Special Use Permit – Drive-thru)

### Site Location

1910 Stringtown Road at the northwest corner of the intersection of Stringtown Road and Marlane Drive (Parcel 040-004149)

### Proposal

A Special Use Permit to allow a drive-thru

### Zoning

C-2 (Retail Commercial)

### Future Land Use

Commercial Center

### Property Owner

TH Midwest, Inc.

### Applicant/Representative

Brent Dressler, Larson Design Group

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09(b)(12)
- GroveCity2050 Community Plan Future Land Use and Character Map

### Staff Recommendation

Approval with one stipulation

### Contents

### Page

1. Context Map .....	2
2. Analysis .....	3
3. SUP Analysis .....	4
4. GC2050 Analysis.....	5
5. Recommendation .....	6
6. Detailed History.....	7

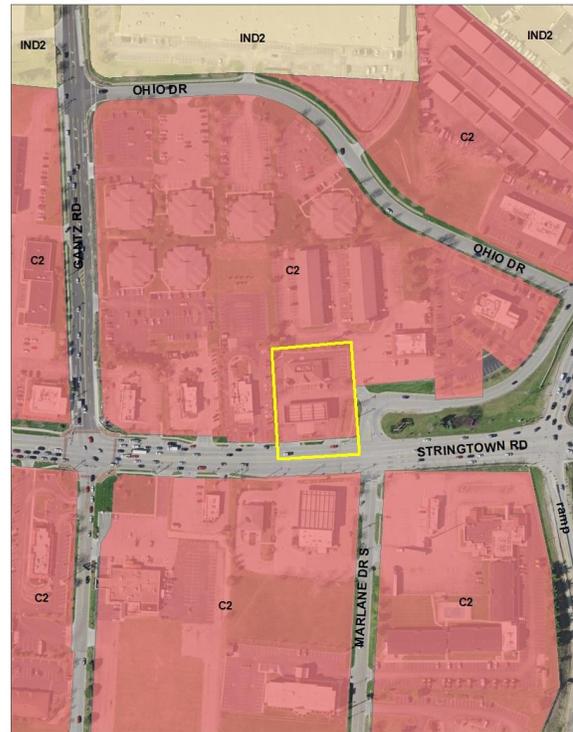
### Case Manager

Jimmy Hoppel, Development Planner  
614-277-3021  
jhoppel@grovecityohio.gov

### Summary

The applicant is requesting approval of a Special Use Permit to permit the addition of a drive-thru to the existing Turkey Hill gas station.

### Zoning Map

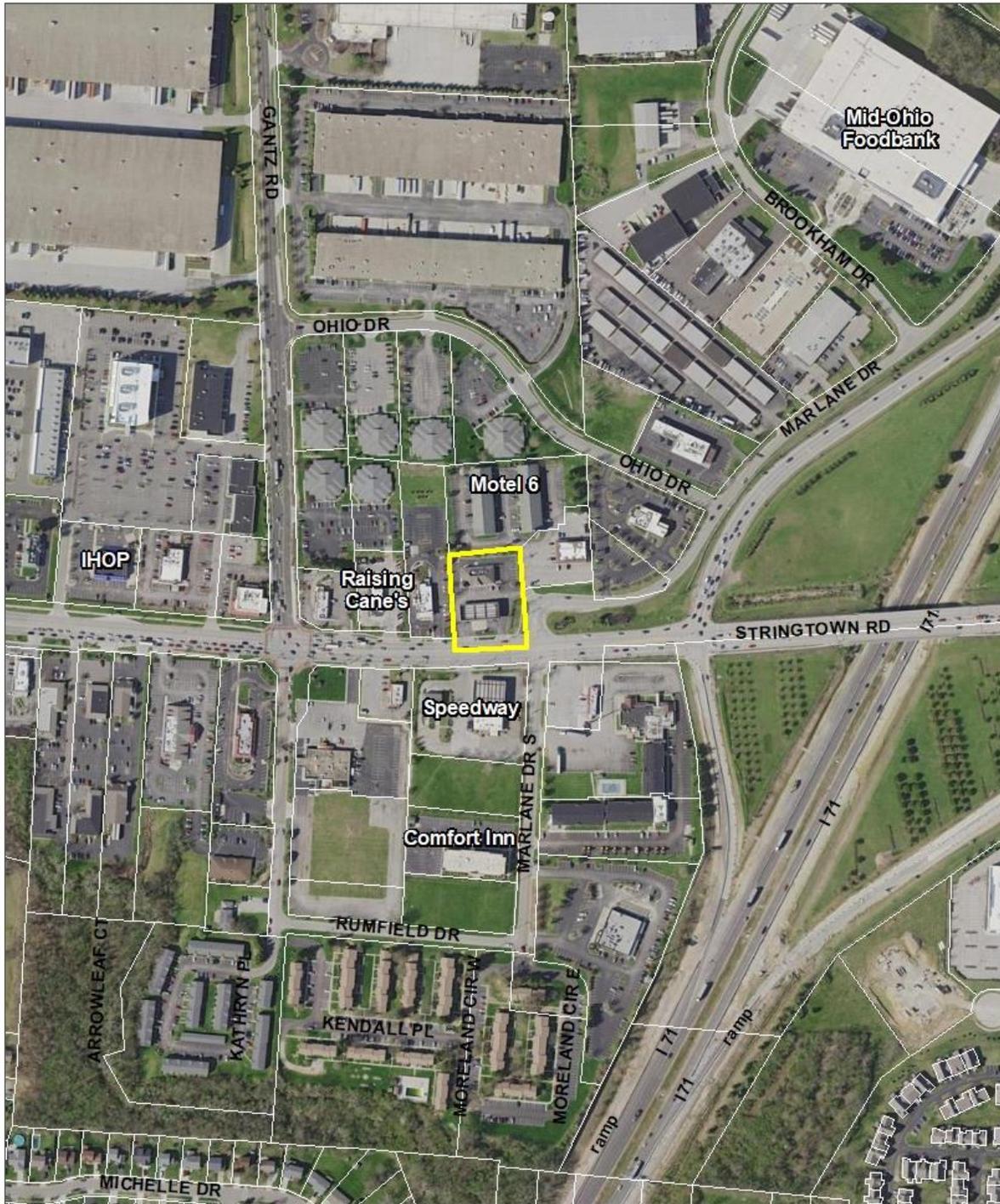


### Next Steps

Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

# 1. Context Map

This site is located at 1910 Stringtown Road, in the northwest corner of the intersection of Stringtown Road and Marlane Drive (Parcel 040-004149).



201910020055  
Turkey Hill - Special Use Permit  
PID: 040-004149

0 125 250 500 Feet



## 2. Analysis

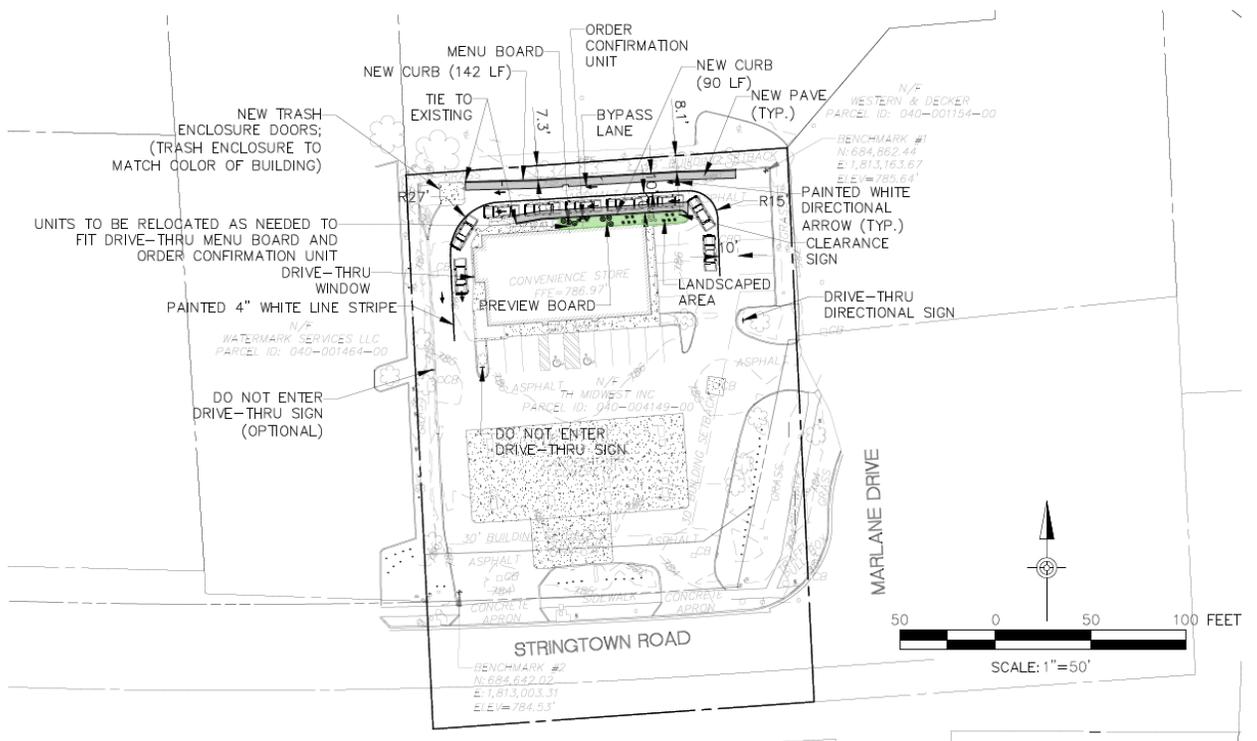
The applicant is requesting approval of a special use permit to allow the addition of a Burger King drive-thru to the existing Turkey Hill gas station convenience store. This site previously had an approved and operational drive-thru beginning in 2004 until 2011, when the site was remodeled and the drive-thru facilities and service window were removed. The previously used drive-thru window will be utilized as a part of this proposal.

The drive-thru lanes will primarily function at the rear (north) and side (west) of the building, with the potential for stacking around the east side of the building and parking lot. The ordering menu board will be on the north side and the service window will be on the west side of the building. The drive lane and bypass lane widths are a minimum of 10 feet each at any point on the drive-thru. Some minor site improvements on the north side of the site will be completed to provide adequate space for the drive-thru and bypass lanes including the removal and replacement of curbs and some existing pavement, mechanical units, and bollards. Landscaping will be added between the building and drive-thru lane as well as around the base of all menu boards.

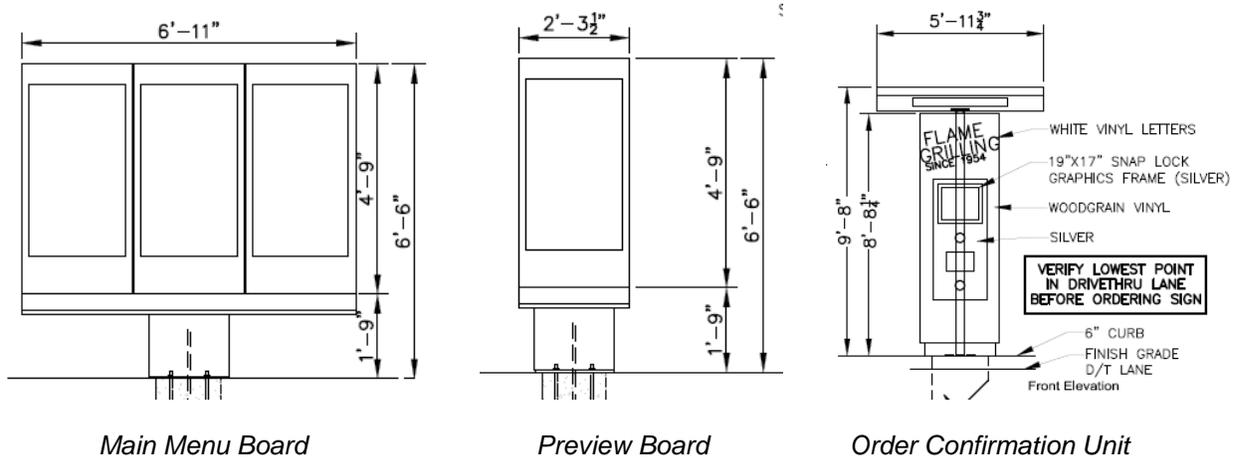
The Burger King drive-thru is proposed to operate seven days per week from 6:00 a.m. until 12:00 a.m. (midnight). The existing gas station operates 24 hours per day. The applicant has indicated that the number of transactions at peak hours will be between 15 and 22 per hour, with a non-peak typical transaction rate of between five and 12 per hour.

The site plan shows the impact of nine vehicles stacked throughout the drive-thru lane, but according to the applicant, the anticipated peak stacking is five vehicles at a time. The site plan shows that seven vehicles could be stacked in the lane before backing into the parking lot and potentially impacting circulation on the site.

### Proposed Site Plan



### Proposed Menu Boards



### 3. Special Use Permit Analysis

Per Section 1135.09, 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:** The proposed use of a drive-thru is permitted with a special use permit in the C-2 district and aligns with the GroveCity2050 Future Land Use and Character Map, which identifies the area for commercial development. The area in which the site is located is generally an auto-oriented commercial use of varying types, including several fast-food restaurants with drive-thru services along a primary arterial.

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

**Standard is Met:** The adjacent properties are commercial, compatible uses. As the drive-thru is not adjacent to a residential use, there is not a concern that the menu boards and speakers will adversely affect the adjacent use. Furthermore, the drive-thru has been designed to ensure that stacked vehicles can be accommodated entirely on the site without backing onto other properties or public rights-of-way.

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

**Standard is Met:** The drive-thru is proposed to be added to an existing gas station convenience store. Significant impact on health, safety, morals or welfare of persons in the neighborhood is not expected.

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:** The site being proposed would circulate traffic through two entrances/exits on Stringtown Road, and one entrance/exit on Marlane Drive. Traffic conflicts in the immediate area are an existing concern, however, the addition of a Burger King drive-thru to the Turkey Hill gas station convenience store is not expected to increase traffic significantly different from what may be anticipated in 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 proposal meets 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. GroveCity2050 recommends this site be used for Commercial Center. Stringtown Road is a primary roadway with auto-oriented commercial sites with a variety of uses and is planned to continue into the future.

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

**Standard is Met:** The drive-thru will comply with applicable provisions including the presence of a bypass lane.

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 the C-2 district in which a restaurant with a drive-thru is 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.

#### **4. GroveCity2050 Guiding Principles Analysis**

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

**Finding is Met:** The applicant is proposing a fast-food drive-thru that is being added to an existing use and building and will provide additional jobs to the city. Proximity to public transit provides an accessible dining option for area residents.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

**Finding is Met:** The applicant is proposing increased landscaping to an existing commercial site. Limited site development is being proposed.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

**Not Applicable:** The site of the proposed drive-thru circulates traffic through two existing entrances/exits on Stringtown Road, and one entrance/exit on Marlane Drive. Traffic conflicts in the immediate area are an existing concern; however, the addition of a Burger King drive-thru to the Turkey Hill gas station convenience store is not expected to increase traffic significantly different from what may be anticipated in the district. The scope of site improvements does not include pedestrian, cycling or public transportation infrastructure.

- (4) **Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

**Not Applicable:** The GroveCity2050 Future Land Use and Character Map recommends this site be classified as a Commercial Center which includes different commercial and office uses. This drive-thru use is being added to an existing gas station convenience store. Significant development of the site is not being proposed with this application.

- (5) **Development provides the City with a net fiscal benefit.**

**Finding is Met:** This proposal will provide additional jobs to the city, without adding new development and is not anticipated to add an undue burden on the city infrastructure.

## 5. 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 one stipulation:

- 1) The base of the menu board shall be sufficiently landscaped in a way that the menu board base poles are screened from view.

## 6. Detailed History

### **2004**

The existing building with drive-thru service on this site was constructed.

### **2011**

The existing building was remodeled, including the removal of a drive-thru window.