



ITEM 2: 202003120012 – Smokey Bones (Development Plan Amendment)

Site Location

1615 Stringtown Road (Parcel: 040-013270)

Proposal

A Development Plan Amendment for the addition of LED lights on the exterior of the building.

Zoning

PUD-C

Future Land Use

Commercial Center

Property Owner

Rising Sun Stringtown, LLC

Applicant/Representative

Dan Bertke, Archer Corporation

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval, with 1 stipulation.

Contents

Page

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

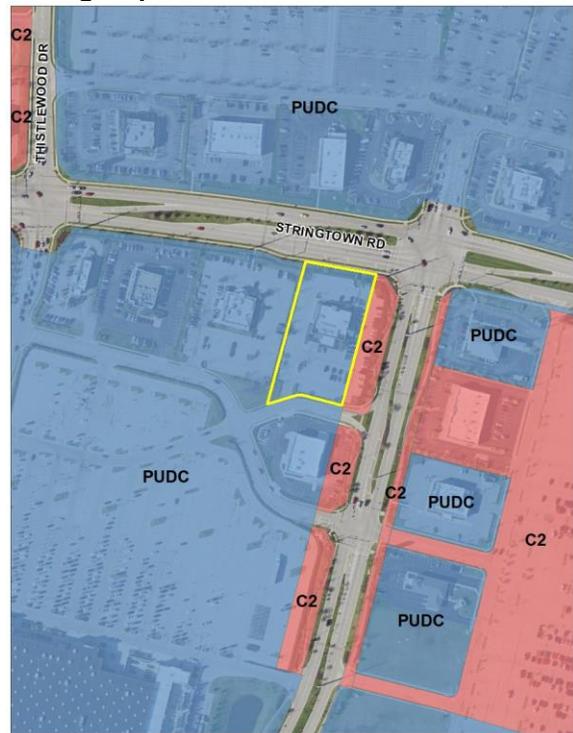
Case Manager

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

Summary

This proposal is a Development Plan Amendment allowing for the addition of red LED accent lighting just below the roofline on all four sides of the building.

Zoning Map

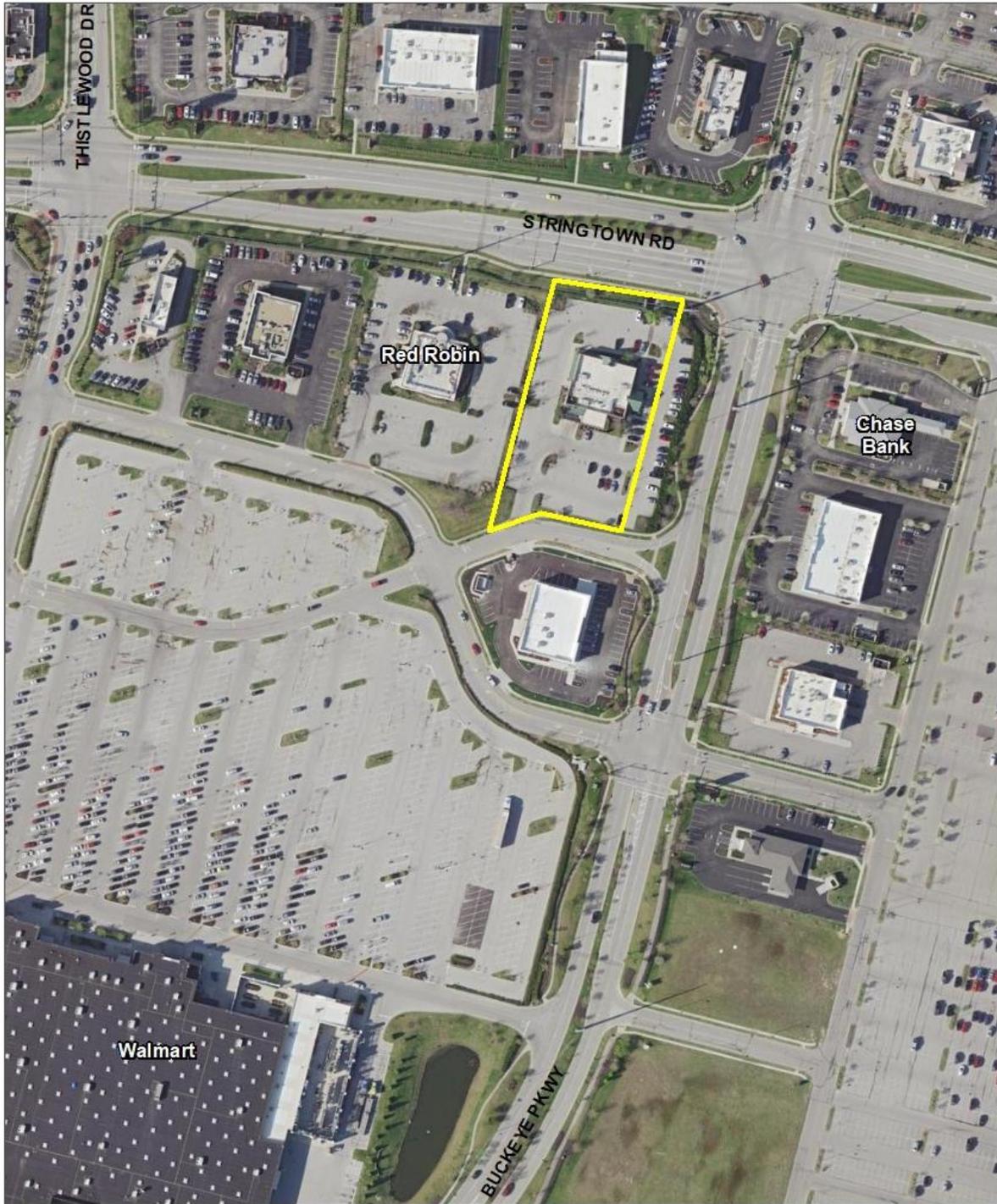


Next Steps

Upon recommendation from Planning Commission, the Development Plan Amendment can move forward to City Council. If the item receives City Council approval, the applicant can submit for building permits for the site.

1. Context Map

This property is located at 1615 Stringtown Road (Parcel: 040-013270)



202003120012
Smokey Bones - Development Plan Amendment
1615 Stringtown Road

0 62.5 125 250 Feet



2. Analysis

Summary

The applicant is requesting approval of a Development Plan to add LED lighting around the exterior of the building. Per the development text approved for the Parkway Centre South outlots (CR-82-03), accent lighting may be permitted on a building subject to the approval of City Council through the Development Plan process. However, at the time the original Development Plan for Smokey Bones was approved in 2005 with CR-59-05, exterior lighting was not included in the plans. Due to this, the applicant has been required to submit a Development Plan Amendment for the addition of the exterior building lights. Exterior lighting of this style already exists within or near the Parkway Centre development, including restaurants such as Longhorn Steakhouse and Steak and Shake.

During the review of this application, outstanding concerns about the current state of the landscaping not matching the approved the development plan, as well as consistent trash in the parking lot, were expressed. While not related to the lighting, the City would like the take the opportunity to request that the property owner address these issues.

Building Exterior

The applicant has proposed that the exterior of the building remain in its existing condition, with the addition of exterior building lights. The lights will be red, LED lights that will be lined under the roofline on all four sides of the building. The applicant's proposal does show new building signage to replace the original building signage; however, that signage is not subject to review with this application. The signage falls under the review of the Building Department, as it does not deviate from the zoning text.

Proposed Front Entrance Elevation



3. 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 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 five Guiding Principles:

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

Not Applicable: The addition of LED lighting to the building exterior is limited in scope and does not affect employment, residents, or amenities.

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

Finding is Met: The proposed exterior lighting is cohesive with the brand and the building design and will provide an attractive element to the building in the evening.

- (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 addition of LED lighting to the building exterior is limited in scope and does not affect connectivity.

- (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 addition of LED lighting to the building exterior is limited in scope, and the site is located in an existing retail shopping center that is not emphasizing historic preservation, open space or public parks.

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

Not Applicable: The addition of LED lighting to the building exterior is limited in scope and will not affect the City's finances in a significant way.

4. Recommendation

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

- 1) The outstanding property maintenance issues be addressed, and the landscaping be addressed to meet the approved development plan.

5. Detailed History

2005

City Council approved the Development Plan for Smokey Bones with Resolution CR-59-05.

2003

City Council approved amendments to the Development Plan for Parkway Centre South to include standards text for outparcels with Resolution CR-82-03.

2002

City Council approved the Development Plan for Parkway Centre South in Resolution CR-26-02.

2001

City Council approved the Rezoning for Parkway Centre South with Ordinance C-71-01.