



## ITEM 1: 202006040030 – Carwash USA Express (Special Use Permit – Car Wash)

### Site Location

2607 London Groveport Road  
(PID: 040-009919-00)

### Proposal

A Special Use Permit for a drive-thru car wash

### Zoning

C-2, Commercial

### Future Land Use

Commercial Center

### Property Owner

4PDL 665, LLC

### Applicant/Representative

Jody Freeman, DevCon

### 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 as submitted.

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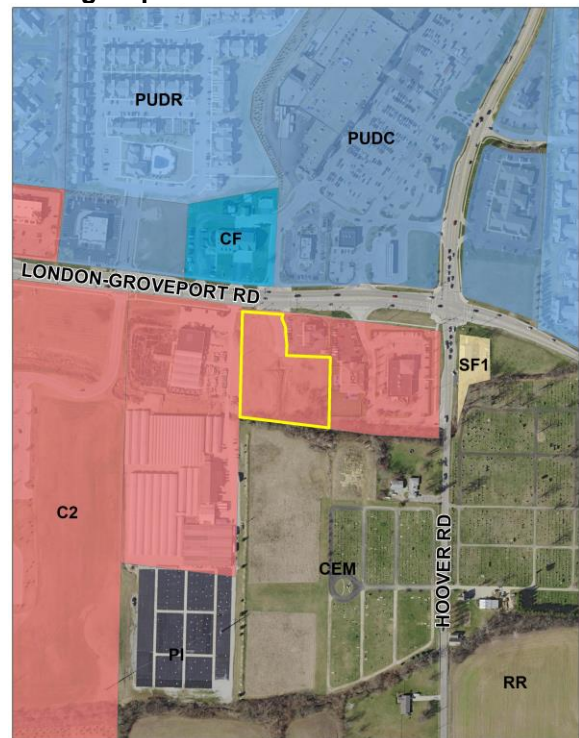
### Case Manager

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### Summary

The applicant is requesting approval of a Special Use Permit to allow for a drive-thru car washing facility. A Development Plan for the car wash is being proposed concurrently to be heard at the August 4, 2020 Planning Commission meeting.

### Zoning Map

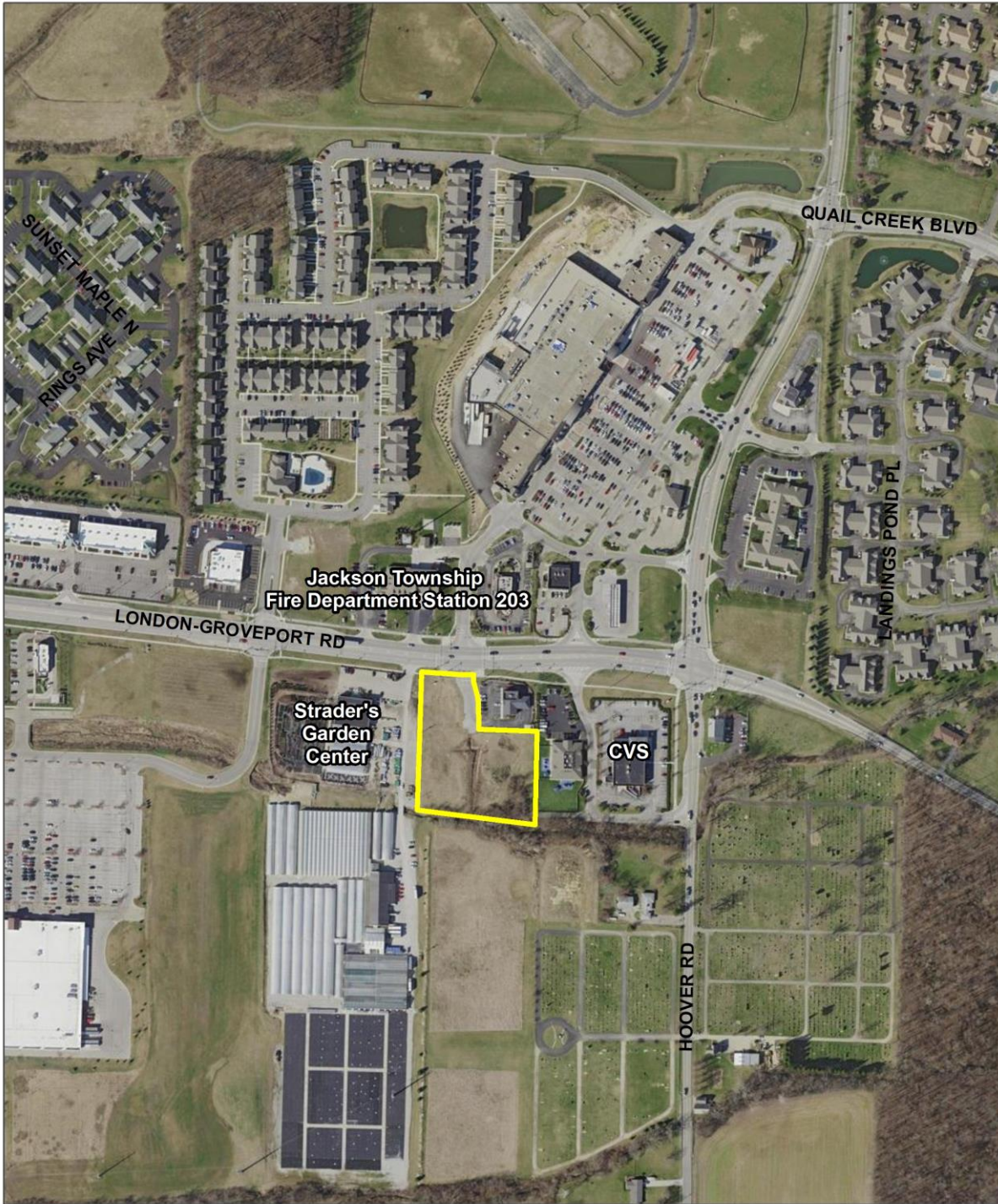


### Next Steps

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

The property is located at 2607 London Groveport Road (PID: 040-009919-00).



202006040030  
Carwash USA Express (Special Use Permit)  
PID: 040-009919-00

0 125 250 500 Feet



## 2. Analysis

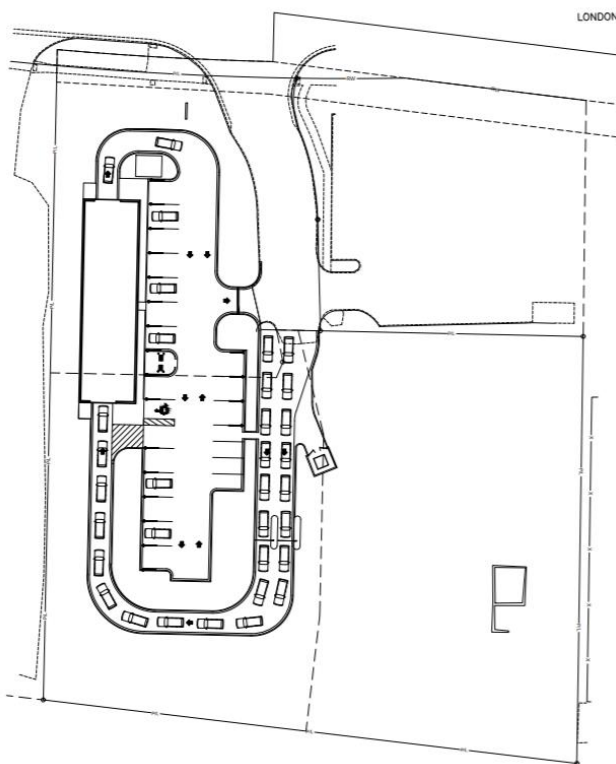
The applicant is requesting approval of a Special Use Permit for a car wash on the south side of London Groveport Road on vacant land adjacent to and sharing the access drive with the existing Huntington Bank west of Hoover Road. This application is being reviewed concurrently with a Development Plan application for the carwash building and associated site improvements.

The business will operate seven days per week from 8:00 a.m. to 8:00 p.m. year-round and will have 3 employees. Peak times for vehicles are expected between 3:00 p.m. to 5:00 p.m. The applicant has indicated that they expect an average of 233 vehicles per day, which equates to approximately 19 vehicles per hour. The vehicular stacking diagram demonstrates the ability to fit 26 vehicles at a time, prior to reaching any conflict points with the shared access drive of the carwash exit or the Huntington Bank entrance/exit. There is also additional space for vehicle stacking, if necessary, between London Groveport Road and the access drives that would be able to accommodate approximately seven more vehicles before backing to London Groveport Road. This exceeds the stacking capacity for the Moo Moo Car Wash on Stringtown Road which can accommodate approximately 28 vehicles on site before backing to Stringtown Road.

Plans show one-way circulation around the site starting south of the Huntington Bank's cut off of the shared access drive. Cars will stack in dual lanes leading to the order kiosk. Beyond the kiosk, the lane shrinks in width to accommodate only one lane of traffic into the single-bay car wash. Details for the order kiosk are included with the building elevations submitted with the Development Plan and show a brick base matching the brick utilized on the carwash structure. These kiosks will face the interior of the lot, limiting any light that may emanate from them. The applicant has also indicated that no speakers playing music or sounds of any kind will be utilized on the site.

Evergreen shrubs have been provided around the drive-thru lane exit and the parking spaces facing east, to provide adequate year-round screening of headlight glare towards London Groveport Road and current and future neighboring developments to the east.

**Vehicular Stacking Site Plan**



### 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 GroveCity2050 Future Land Use and Character Map recommends this site and much of the surrounding area to be Commercial Center. Commercial Center accommodates a variety of commercial uses along major roadway corridors utilizing shared access drives. This use and the associated Development Plan meet that character.

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

**Standard Can be Met:** The applicant has provided a vehicular stacking plan sheet that shows that 26 vehicles can stack without conflict with the adjacent Huntington Bank entrance/exit, with room for additional vehicles to stack beyond that before backing to London Groveport Road. The applicant has indicated that no speakers for music or other sounds will be utilized on-site, which will minimize potential adverse effects on adjacent properties.

- 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 carwash is expected to be a benefit and amenity to residents and employees in the area. Health, safety and moral welfare are not expected to be negatively affected by the use of a car wash.

- 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 is expected to be adequately serviced by public facilities that are already available at the site. Further review will be completed during the Site Improvement Plan.

- 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 applicant has indicated that expected customer traffic will be 233 cars per day. Drive-thru and commercial retail uses are expected to be auto-centric and this carwash use does not impose a traffic impact on the public right-of-way that is significantly different than what would be expected. The previously approved Development Plan for the site showed this parcel being used for a quick-service restaurant with a drive-thru and two retail buildings, which would likely generate similar traffic volumes to the proposed car wash.

- 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 applicant has provided information that meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center, which would include auto-centric retail and service type uses.

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

**Standard is Met:** The proposed car wash will meet the regulations in Code as well as the approved Special Use Permit provisions.

- 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 a C-2 district, where car washes are 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 submitted a properly 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 proposed use fits with the existing vehicularly-oriented character of the area, will provide some additional jobs and will provide the amenity of a car wash to the community.

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

**Finding is Met:** The associated Development Plan showcases the use of masonry as the primary exterior material, EIFS as a secondary exterior material, dimensional asphalt shingles, architectural elements on the building and extensive landscaping on the site. Staff believes that these materials demonstrate an attractive quality design that will fit in with the character of the area.

- (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.**

**Finding is Met:** There is an existing sidewalk along the frontage of the property that will be maintained. The site also utilizes a shared drive access with the property to the east, which was existing with a previously approved Development Plan for the site, and fits the desired vehicular transportation access design from London-Groveport Road, as outlined in GroveCity2050.

- (4) **Future development that 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 scope of the development is limited in applicability to this principle.

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

**Finding Not Met:** While the proposed use will be an amenity to residents, it will likely not provide a net fiscal benefit to the City, which gets most funding from income tax. The proposed use will generate traffic potentially greater than a standard commercial use; however, likely not beyond the traffic that would have been generated by the uses originally approved for the site in 2006 (a quick-service restaurant with a drive-thru and two retail buildings). The proposed development of the site will, however, provide a benefit to the community by raising the value of the property.

## 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 as submitted.

## 6. Detailed History

### 2006

City Council approved the original development plan for the site with CR-70-06.