

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 3, 2014
Re: Staff Report for Texas Roadhouse –Development Plan

Item #3 – Texas Roadhouse –Development Plan

(PID #201409080050)

Application: Development Plan
Location: 4155 Parkway Centre Drive
Applicant: Emily Bernahl, GreenbergFarrow
Current Zoning: C-2 (Retail Commercial)
Proposed Zoning: PUD-C (Planned Unit Development - Commercial)
Current Use: Vacant
Proposed Use: Parking Lot

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a development plan to install a parking lot on the vacant lot east of the Texas Roadhouse site. The proposed parking lot would contain 33 parking spaces. Landscaping and lighting are also shown in the proposed parking lot, to match that installed on the Texas Roadhouse site. As part of the development, the property owner is proposing to dedicate 15' of right-of-way south of the shared entrance with Bob Evans and the Drury Inn in order to install a pull-off COTA bus stop.

Stand-alone parking lots are not a permitted use in C-2 districts. As the Texas Roadhouse and the site for the proposed parking lot are currently on separate parcels owned by separate entities, the lots cannot be combined and the parking lot will exist as a stand-alone use on the property. Parking lots are permitted as a stand-alone use in PUD-C districts; therefore the applicant has concurrently submitted an application to rezone the property from C-2 to PUD-C to install the proposed parking lot.

Building

No structures are proposed with this application.

Parking

33 parking spaces are proposed with this development. All spaces are proposed to be standard spaces, 9'x20' in size. The parking lot is designed to provide connectivity between the portions of the existing Texas Roadhouse parking lot with two new 24' wide north-south drive aisles proposed between the two lots. In order to create connectivity between the existing and proposed parking lots, parking lot setbacks are proposed to be eliminated on the north, west, and south sides of the lot. Due to the nature of the development as a parking lot expansion, staff is supportive of deviations from parking lot setbacks to install the parking lot as shown on plans.

In addition to the parking lot, the applicant is proposing to dedicate 15' of right-of-way along Parkway Centre Drive in order for the city to install a pull-off COTA bus stop. A bus stop currently exists at this location, but a pull-off bus stop will create a safer environment by allowing the bus to stop without impeding traffic on Parkway Centre Drive. The pull-off will also improve visibility for vehicles exiting the drive from Bob Evans, The Drury Inn, and Texas Roadhouse.

Landscaping

Landscaping is shown within all parking lot islands and peninsulas and along Parkway Centre Drive. A landscape bed is proposed between the proposed western drive aisle and the existing sidewalk on the east side of the Texas Roadhouse structure to separate the sidewalk from the parking area. Plans state that any existing plant material on the site that is damaged by the construction on the site will be replaced.

Lighting

Lighting fixtures are proposed in the new parking area to provide site lighting over the minimum required 0.5 footcandle levels. Proposed fixtures and poles will match those installed on the existing Texas Roadhouse site.

Signage

No signage is proposed with this development.

Code 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 development will not in the opinion of staff be detrimental to present and potential surrounding uses. The parking lot will act as an expansion to the existing parking lot on the Texas Roadhouse site but cannot be developed under the existing zoning district, as parking lots are not permitted as stand-alone uses in C-2 districts.

- (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: The site for redevelopment is proposed to be rezoned PUD-C to allow for the construction of a parking lot, not permitted in any straight zoning district. The proposed design for the parking lot would not meet parking setbacks on the north, west, or south sides; however

due to the nature of the development as a parking lot expansion, staff feels the exception from Code is warranted.

- (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 parking lot has been planned to act as an extension of the existing parking lot on the Texas Roadhouse site, connecting drive aisles and providing connectivity on the site to be developed and the Texas Roadhouse site.

- (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 parking lot and PUD is appropriate for the area, considering that the site is bordered by commercial development on all sides.

- (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: In the opinion of staff, the proposed parking lot will not generate traffic beyond the capacity of the existing road network. The proposed plan shows land to be dedicated to the city as right-of-way for the installation of a COTA bus pull-off in order to create a safer environment on Parkway Centre Drive.

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

Finding Met: The applicant has submitted utility plans for proper drainage of the proposed parking lot.

- (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 parking lot will have adequate landscaping to create a desirable environment, compatible with the existing Texas Roadhouse development to the west.

- (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 all parking spaces and landscaping, can be completely developed within seven years.

Recommendation(s):

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 deviations and stipulations:

1. Parking lot setbacks shall be reduced to 0' from the the north, west, and south property lines to allow connectivity to the existing parking lot.
2. Parking lot setbacks shall be reduced to 0' on the east side where the applicant is proposing to dedicate right-of-way for the installation of a COTA pull-off bus stop. The parking setback shall remain 15' from the east property line where the right-of-way is not dedicated.