

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** October 31, 2014  
**Re:** Staff Report for Kroger N842 – Development Plan

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### **Item #3 – Kroger N842 - Development Plan**

**(PID #201409290053)**

**Application:** Development Plan  
**Location:** 5965 Hoover Road  
**Applicant:** Eric Taylor  
**Zoning:** PUD-C  
**Use:** Grocery Store, Shopping Center

#### **Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- CR-70-98 Buckeye Grove Shopping Center - Development Standards Text

#### **Project Summary:**

The applicant is proposing to expand the existing Kroger store at 5965 Hoover Road in the Buckeye Grove Shopping Center. The proposed expansion will be conducted in two phases; the first expansion will be 10,500 square feet and the second will add another 26,450 square feet to the building. The total square footage of the Kroger will be more than 124,000 after both phases of proposed expansion. In addition to the store expansion, a new secondary entry vestibule will be constructed on the front of the store, and improvements will be made to the parking lot. A drive-thru pharmacy kiosk is also proposed for the site. A separate special use permit will determine the appropriateness of the site design and circulation related to the drive-thru.

#### **Site Plan**

The proposed building expansion will extend to the west of the existing building. The rear drive aisle will be reconfigured to provide access around the expanded structure and to access the two new loading docks. The arrangement of some parking spaces has been adjusted in the main parking lot, but circulation to and around the site will not change with the proposed expansion.

## Building

The proposed building expansions will occur in two phases. Phase one will include the construction of a new 10,500 square foot addition to the back of the building. The phase one addition will house a new loading dock to allow the existing loading dock to be removed in preparation of the phase two expansion. Phase 2 expansion will add 24,450 square feet to the rear and north sides of the store. A portion of the existing retail on the north side of Kroger will be demolished for the expansion and a second entry vestibule will be constructed on the front of the store.

All additions to the building will utilize materials matching those on the existing structure and rooftop mechanicals will be screened by raised parapet.

## Parking

A total of 563 parking spaces will exist on the shopping center parcel after the proposed expansion. Space in the main parking lot will be reconfigured slightly to ensure that handicap accessible spaces are available to both entrances and to allow for the installation of the proposed pharmacy kiosk. Additionally, 46 new parking spaces are proposed in the rear (north side) of the shopping center.

It should be noted that the site is currently under-parked according to code requirements. Additionally, with the proposed addition with the 46 added parking spaces, the site will not remain under-parked according to minimum requirements however staff is supportive of a deviation to allow for a reduced number of spaces as it is believed that the existing physical supply of parking spaces is more than capable of accommodating actual parking needs.

## Lighting

Lighting fixtures will be relocated in the rear of the lot when the drive aisle is reconfigured for the building expansion. New light poles installed will match those existing on the site. Although the applicant's submitted response letter states that the site will comply with lighting requirements, a photometric plan was not submitted showing that the reconfigured rear drive aisle and new rear parking area will meet the require 0.5 footcandle minimum.

## Signage

Signage for the expanded shopping center is generally shown on the submitted building elevations; however details were not provided. The applicant has indicated that Kroger intends to return for a separate approval of a sign package at a later date.

## **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:** Staff does not feel the proposed shopping center expansion will harm present and potential surrounding uses. Extensive landscaping as well as mounding is proposed along the western property boundary to separate the shopping center from the Summit Apartments to the west. Circulation in and around the shopping center, aside from the reconfiguration of the rear drive aisle, will not be affected by the expansion.

- (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 proposed development meets the setback and other supplementary standards outlined in the approved PUD text for the Buckeye Grove Shopping Center.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** Submitted plans for the reconfigured rear drive aisle show the recently constructed Pineville Drive connecting to the Summit Apartments to the west. Furthermore, the mounding and landscaping was planned in coordination with the adjacent apartments to ensure that the expansion would not impair the use of the residential 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 expansion is within the parameters of the approved PUD text for the Buckeye Grove Shopping Center and was taken into consideration with the drafting and design of the Summit Apartment PUD.

- (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:** The applicant has submitted truck moving templates to display that the proposed rear drive will allow from necessary circulation. Primary drives around the site and connections to public roadways are not amended with this application.

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

**Finding Met:** Proposed utility services are adequate for the proposed development.

- (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 development will be completed in two phases, each containing the required parking spaces, landscaping, and utility areas necessary to create a desirable environment.

- (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 the building, parking, landscaping, and utility areas 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 stipulations:

1. A photometric plan shall be submitted showing that the rear drive aisle and parking lot meet the Code required 0.5 footcandle minimum.
2. Signage for the expanded shopping center shall be approved at a later date with a new application.