

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: July 2, 2015
Re: Staff Report for London Place – Special Use Permit (Drive-thru)

Item #3 – London Place – Special Use Permit (Drive-thru) (PID# 201505200032)

Application: Special Use Permit
Location: Northwest corner of London Groveport Road and Summit Way
Applicant: Brenda Newman, CBRE
Zoning: PUD-C
Use: Restaurant

Relevant Code Section(s):

- 1135.09 (b) (12) Special Use Permits

Project Summary:

The applicant is requesting approval of a special use permit to install a single-window drive-thru for the proposed London Place development at the northwest corner of London Groveport Road and Summit Way. The drive-thru window will be located on the west side of the structure, with the drive-thru lane wrapping around the north side of the building. The drive-thru lane will have the ability to stack eight (8) cars and will be separated from the primary drive aisles by two seven (7) foot landscape islands. A break in the landscape islands will allow cars to escape should a vehicle need to exit the drive-thru lane.

The menu board and speaker for the drive-thru are proposed on the north side of the structure. Landscaping will be installed to mitigate sound heard by the residences to the north. Specifics related to landscaping will be approved as part of the development plan for the site. Both the menu board and speaker will be placed on brick bases matching the primary structure. The tenant is currently unknown; therefore the applicant has stated that the hours of operation cannot be determined at this time.

Code Analysis:

Per Section 1135.09, the 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: A number of business in the area have drive-thrus including the McDonald's (2596 London Groveport Rd), Huntington Bank (2607 London Groveport Road), and Taco Bell (2787 London Groveport Road). Staff feels the proposed drive-thru is consistent with the vehicular-oriented character of the district.

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

Standard is Met: The proposed drive-thru will not affect the use of adjacent property. The drive-thru lane will be located entirely on the London Place property, with the ability to hold 8 cars for stacking. The applicant has indicated that landscaping will be installed to mitigate any negative effects the drive-thru may have on the residences to the north.

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 proposed drive-thru will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The site has been designed for safe traffic circulation and drive-thru stacking by separating the drive-thru lane from drive aisles with landscape islands.

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 facility will be adequately served by police, fire, stormwater, water, sanitary sewer and other services.

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 proposed drive-thru will not impose traffic upon the right-of-way different from other permitted uses in the district. Adequate stacking is proposed to ensure that vehicles can be contained on the site and will not stack into drive aisles or roadways.

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 use is in accordance with the intent of all applicable code requirements and ordinances of the City.

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

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

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 PUD-C district, in which drive-thru windows 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 properly submitted a completed application.

Recommendation(s):

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.