

## **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 Meijer Store #234 – Special Use Permit (Drive-thru)

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### **Item #8 – Meijer Store #234 – Special Use Permit (Drive-thru) (PID# 201506010037)**

**Application:** Special Use Permit  
**Location:** 2811 London-Groveport Road  
**Applicant:** Seth Dorman, WD Partners  
**Zoning:** C-2  
**Use:** Commercial Retail

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

- 1135.09 (b) (12) Special Use Permits

#### **Project Summary:**

The applicant is requesting approval of a special use permit to operate a new Buy Online / Pick-up In Store (“BO/PIS”) system in the parking lot of Meijer located at 2811 London Groveport Road. The project will entail the installation of three canopies to provide weather and sun protection for the kiosks. The proposed kiosks and canopies are proposed to be installed in the front parking lot, east of the east entrance to the building. A crosswalk bordered in brick is proposed between the front Meijer sidewalk and the kiosks. The new kiosks and canopies will take the place of 10 existing standard parking spaces. The applicant has indicated that 968 spaces will remain on the lot after the proposed improvements, leaving adequate spaces for customers to still find convenient parking.

The kiosks will allow customers to notify a Meijer Associate that they are there to pick up the items they ordered online, and then the associate will bring the items out to the customer’s vehicle. The staging area for the items purchased online will be located at the front of the store, just east of the eastern main entrance. Meijer Associates will exit the store from the eastern main entrance and utilize the proposed crosswalk that leads to the BO/PIS stations. The existing landscape island located at the proposed crosswalk will be divided to create a path to the kiosks.

The proposed canopy will be finished in a light natural tone (“Alabaster”) and the canopy bases will be finished with brick to match the building wainscot. Decorative steel bollards are proposed to protect the canopy bases. Bollards will match those existing on the site.

### **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:** Staff feels the proposed drive-thru is consistent with the vehicular-oriented character of the district - a number of restaurants and financial institutions in the area have drive-thrus and a number of gas stations are located in the area. Furthermore, the canopies and other site details have been designed to complement the architecture of the existing Meijer store and other area development.

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 properties. The drive-thru / pick-up lanes and all associated operations will be located entirely on the Meijer property, with the ability to hold 6 cars at the BO/PIS stations. The applicant has indicated that any affected landscaping will be reinstalled elsewhere on the site.

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 stacking. The drive-thru BU/PIS station is more than 1,000 feet from the nearest residential structure.

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. The submitted site plan shows room for at least 6 cars to park in the BU/PIS drive-thru station without interfering with the parking lot drive aisles and circulation.

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 C-2 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.