

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 4, 2015
Re: Staff Report for 4145 Buckeye Parkway – Development Plan

Item #7 – 4145 Buckeye Parkway - Development Plan

(PID #201508030056)

Application: Development Plan
Location: 4145 Buckeye Parkway
Applicant: Ronald Zinn, Red Architecture & Planning
Zoning: PUD-C, Planned Unit Development and C-2, Commercial Districts
Use: Retail

Relevant Code Section(s):

- C-71-01 Parkway Centre South PUD Zoning Text
- CR-82-03 Amendment to Development Plan for Parkway Centre South, Out-Parcel Standards
- CR-48-04 Amendment to Development Plan for Parkway Centre South, Signage

Project Summary:

The applicant is proposing to construct a 7,309 square foot multi-tenant retail building located at 4145 Buckeye Parkway. The building will be designed for up to four tenants, and is planned for two restaurants and two retail spaces. The site will be accessed by two curb-cuts off of two private streets in Parkway Centre South that intersect with Buckeye Parkway. A development plan was approved for this site in 2008 (Fuji Restaurant); however the project was never developed and the development plan expired.

Site Plan

The 0.738 acre site will be accessed from a southwestern curb-cut on a private street (Street B) and a northern curb-cut on private Street B1. The curb cuts have been located to align with cuts for adjacent development and to utilize existing dual turn lanes on private streets. A 10' parking setback and a 25' building setback is proposed for the north, south and west perimeters of the site. On the eastern perimeter, a 25' parking and 50' building setback is proposed.

The site for the proposed development spans two parcels: the western parcel is currently zoned PUD-C, owned by Mulan LLC and the eastern parcel is zoned C-2, and is owned by the City of Grove City. An easement was established over the city property in 2002 to allow for the future private development of the site. The proposed setbacks and landscaping will generally match the landscaping and setbacks at Smoky Bones along Buckeye Parkway.

Site details including benches and bike racks were submitted, matching the standard details for Parkway Centre developments; however the location of these elements is not shown on plans. Details were also submitted for the Parkway Centre gas light-style lighting fixture, but the location of this fixture is also not shown on plans.

Building

The proposed building will be 7,309 square feet in area and 25' tall. The structure is proposed to be finished primarily in brick ("Harvest Velour," and "Navajo Red Velour"), with E.I.F.S. ("444A Carmel"), and stone ("Colossal Blok – Buff #2201" and "Dark Bronze") trim. The development text for the area requires that all four sides of the structure be finished in at least 50% brick. The applicant has provided a material breakdown for each elevation, showing that all elevations meet the 50% brick requirement except for the front elevation. The front elevation has a high percentage of storefront windows; however the majority of the remainder of the elevation is finished in brick. Staff is supportive of the building architecture as submitted.

Material samples will be provided at the Planning Commission meeting and an exterior finish schedule detailing information regarding proposed exterior finishes was submitted.

The dumpster for the site will be located to the west of the building and is proposed to be screened by a 12" thick reinforced concrete wall with a stained wood gate and finished in brick to match the primary structure.

Parking

A total of 51 parking spaces are proposed for the site in compliance with the City's parking requirement and those of the Parkway Centre South development based on the square footage of the building and projected tenant make-up within the structure.

Landscaping

Landscaping is proposed throughout the site in addition to a number of trees and shrubs being preserved or relocated along Buckeye Parkway. Parking areas have perimeter landscaping around them to ensure that glare from headlights does not interfere with traffic on Buckeye Parkway or the adjacent private streets. Supplemental landscaping is proposed around the dumpster screening.

Lighting

A photometric plan was submitted with the initial submittal of the Development Plan. However, the plan was illegible and an updated plan was requested. The revised plan was not received, and will be required before approval of the Site Improvement Plan.

The applicant has indicated that a pole-mounted "gas light-type" fixture is proposed within the front landscape area to match the "theme" of the Parkway Centre development; however the location of this lighting fixture is not shown on plans. Submitted details on sheet A3 show the fixture being comprised of a 14' tall aluminum pole with a decorative base.

Signage

Sheet A3 shows the general design and dimensions for a monument sign on the site, with no sign face details. As signage is typically approved as part of the development plan for PUD projects, a development plan amendment will need to be submitted once signage details have been determined to approve any monument sign on the site.

Information for wall signage (tenant signage) is also not shown on plans. In order to be consistent with the previously approved development plan on the site, wall signs should be comprised of individually mounted channel letters with no exposed neon or raceway, and wall signs should not exceed a combined maximum of 120 square feet.

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 have a beneficial effect on surrounding uses by providing additional retail and restaurant uses for area residents.

- (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 does not meet typical setback requirements required in Code; however setbacks do comply with the zoning text for the site aside from the front setback which deviates based on the easement granted to use the City-owned property in 2002. Staff believes the proposed development has been designed to include adequate landscaping and setbacks based on the unique location and dimensions of the property.

- (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 development is part of the Younkin Property Development PUD-C (Parkway Centre South) and has been designed to be compatible with adjacent development.

- (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 development is in conformance with uses approved as part of the PUD for the area with C-71-01.

- (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 proposal includes two curb-cuts onto two private streets (Street B to the southwest of the site, and Street B1 to the north of the site). Both private streets lead to Buckeye Parkway with a Right-in / Right-out access point (to the north) and a lighted intersection (to the south). Staff believes these streets are adequate to carry the additional traffic generated by the proposed development.

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

Finding Met: A utility plan was submitted showing adequate utility services on the site.

- (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 applicant has not indicated any proposed phasing for the project. As proposed, the development contains the required parking, landscaping, and utility areas to create desirable and stable 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 all buildings, parking spaces, 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 all vehicular and pedestrian areas meet the required 0.5 footcandle minimum
2. Wall signs shall be comprised of individually mounted channel letters with no exposed neon or raceway
3. Wall signs shall not exceed a combined maximum of 120 square feet
4. A development plan amendment will be required for any monument sign on the site
5. The location of site details shown on sheet A3 shall be shown on the site plan (sheet 2/6)