



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
July 5, 2016 1:30pm

- 8. APPLICATION: Marlane Retail Development | Development Plan**
- Project Number: 201605270037
- Location: South on Stringtown Road and east of Marlane Drive
- Proposal: A development plan for three (3) new buildings containing a mix of retail and restaurant uses
- Applicant: George Schweitzer, Geo-Graphics, Inc., 3331 E. Livingston Avenue, Columbus, Ohio 43227

Relevant Code Section(s):

- 1135.12, Zoning Districts and Regulations – Non-residential District Requirements
- 1136.06 Standards for Off-Street Parking Facilities
- 1136.09 Other Planting Requirements

Project Summary

The applicant is requesting approval of a development plan to construct three new buildings on 2.9 acres of land at 1849 Stringtown Road, at the southwest corner of the Stringtown Road / I-71 interchange. The site is zoned C-2 and is the current location of the Days Inn hotel. As proposed the project will involve the removal of the existing structure, leaving only the southern wing of the hotel and south parking lot. The site will be redeveloped with a multi-tenant retail structure, a quick-service restaurant and a full-service restaurant.

Site Plan

The site will be accessed from a single, existing curb cut on Marlane Drive as well as two additional points of access from adjoining properties. A 30' access easement across the Waffle House property provides access to the northern parking lot and an additional point of access is proposed to the parking lot south of the portion of the hotel proposed to remain after redevelopment on the site. The proposed retail building ("Building 1") and quick-service restaurant (Building 2") are located on the northern portion of the site, oriented towards Stringtown Road. The full-service restaurant building ("Building 3") is set towards the eastern property line with the building entrance facing the parking lot to the west.

A driveway easement is shown over a portion of the entrance drive from Marlane Drive and an additional access and roadway easement is shown over the western 10' between the Waffle House property and Building 1. A guardrail currently exists along the southern edge of the Waffle House parking lot, preventing access between the two properties. Because access has already been blocked between the properties, and to comply with the requirements of Section 1136.06 and better delineate the redeveloped site from the Waffle House property, staff recommends landscaping be installed between the properties. The proposed lot configuration does not match the lot splits previously approved by Planning Commission in 2015, therefore staff believes the

area should be replatted to configure the lots according to the proposed plan and to eliminate the driveway and access easements shared with Waffle House over the site to be redeveloped. Although the applicant has indicated that they have been “unsuccessful in attempting to work with Waffle House” and have indicated they do not feel eliminating the easement can be accomplished, staff believes that the addition of landscaping to this area is key in setting the standard for redevelopment projects. In order to comply with parking lot setback requirements, 10’ of landscaping should be installed between the site to be developed and the Waffle House property. This 10’ should be taken either from the Waffle House property (if an agreement can be reached with Waffle House) or from the edge of the driveway / access easement. If an agreement cannot be reached with Waffle House, staff recommends replacing the existing pavement with grass pavers within the driveway and access easements to add landscaping and green space while maintaining access to the Waffle House property.

Two, one-way drive aisles are shown east of the proposed quick-service restaurant. The applicant has stated that this building is not currently proposing a drive-thru but that the area has been designed for one should the future tenant wish to pursue it. One-way striping is proposed for these drives and a “Do Not Enter” sign is proposed at the north end to clarify traffic circulation in the area.

Building

Three new structures are proposed on the site; one 6,400 square foot multi-tenant retail structure (“Building 1”), one 3,000 square foot quick-service restaurant (“Building 2”), and one 7,000 square foot full-service restaurant (“Building 3”). The architecture of the buildings has been designed to ensure all buildings are compatible by utilizing similar materials across the site.

All buildings will be finished primarily in brick (Dark Brown and Tumbleweed Velour), with EIFS (“Driftwood”) and cement board (“Vintage Wood”) used for accent. Colors will be consistent across the three buildings. All buildings will feature brick on all four sides of the structure. Heights vary for the three structures. The multi-tenant retail structure will have an overall height of 22’2”, the quick-service restaurant will have a maximum height of 20’6” and the proposed full-service restaurant will be 26’ in height at the tallest point.

Buildings 1 and 2 are proposed to have very similar architecture with large glass storefronts with brick between tenant spaces, cement board over the storefronts, and EIFS caps. The side and rear elevations of both building 1 and 2 are primarily finished in brick, with brick percentages ranging from 62% to 69% of the elevation.

Building 3 will be finished in similar materials as building 1 and 2 but will also feature cultured stone (“Country Rubble”) in addition to brick and EIFS. In place of storefronts, building 3 will feature rollup doors on the north and south elevations.

Three dumpster enclosures are proposed around the site, one for each proposed building. All enclosures will be finished in brick to match the primary structures and will have stained wood gates.

Parking

A total of 162 parking spaces are proposed on the site, one (1) space under the required number of spaces based on the square footage of structures and the anticipated dining spaces of the

quick-service and full-service restaurants. Staff believes there is more than enough spaces to meet the parking demand and therefore is supportive of the proposed deviation to permit one less parking space than required. All parking spaces are proposed to be either 9'x20' or 10'x18' in size. Six handicap parking spaces are proposed; two spaces near the entrance to each of the three proposed structures.

Landscaping

Landscaping is proposed throughout the site to comply with the requirements of chapter 1136. While the general type of landscaping is shown on the landscape plan, with the quantity and size at installation noted on the plan, an overall plant key is not provided listing the exact plan variety proposed. Additional details related to landscaping are missing including details on landscaping proposed around the base of the monument sign along Stringtown Road. Materials state low groundcover and plantings will be added to the landscape plan in this area; however, plans do not reflect this detail.

A number of parking rows are proposed that do not end in landscape areas. In order to comply with the requirements of chapter 1136, a landscape peninsula should be added to the western edge of the parking lot north of Building 1, and a 2" minimum caliper large or medium class tree should be planted in the peninsulas at the southern edge of the parking rows between Buildings 1 and 2.

Staff requested a landscape feature be added at the northeast corner of the site given its prominence at the Stringtown Road / I-71 interchange and entrance to the community. Although a note is added to plans that a landscape feature will be installed at this location, staff requests the applicant work with City staff to delineate an appropriate landscape boundary for this feature. Staff requests this area be placed in a landscape easement and granted to the City to allow for planting and maintenance activities.

Lighting

A photometric plan has been submitted showing appropriate lighting levels in all vehicular and pedestrian areas. Site lighting fixtures will be decorative and match the character of the street lights along Stringtown Road.

Signage

A general sign plan was submitted with materials to show sign allowances for each tenant in all proposed structures. The total proposed signage meets the required maximum amount of signage on the site of 200 square feet.

Materials also show preliminary plans for a monument sign on the site, with four spaces for the individual tenants on the property. The sign is set on a brick base with an overall height of eight (8) feet and a sign area of 50 square feet. Only one monument sign is permitted on the site, despite the two frontages on Stringtown Road and Marlane Drive, as the site to be redeveloped is shown as one parcel.

All signage on the site will be approved administratively through the Building Division, as this development is located within a C-2 zoning district.

Recommendation

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 and deviations:

1. A 10' landscape area and supplemental landscaping according to the requirements of section 1136.06 shall be installed between the Waffle House property and the site to be redeveloped.
2. If an agreement cannot be reached with Waffle House to eliminate the driveway and access easements, the existing pavement shall be replaced with grass pavers within the driveway and access easements, except at the proposed northern connection to the Waffle House parking lot.
3. The applicant shall work with City staff to delineate an appropriate landscape feature area at the northeast corner of the site.
4. An easement shall be recorded over the landscape feature to allow the City to maintain this feature.
5. A landscape peninsula shall be added to the western edge of the parking lot north of Building 1.
6. A 2" minimum caliper large or medium class tree shall be planted in the peninsulas at the southern edge of the parking rows between Buildings 1 and 2.
7. A plant key shall be added to the landscaping plan that lists the exact plant varieties proposed on the site along with the size at installation and quantities to be planted for the entire project.
8. Details shall be submitted for landscaping proposed around the base of the monument sign.
9. A deviation shall be granted to allow the reduction in required parking spaces from 163 to 162 spaces.