



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 8, 2016 1:30pm

8. APPLICATION: Gateway Retail | Development Plan Amendment

Project Number: 201610140073
Location: Northeast corner of I-71 and London Groveport Road (040-013250)
Zoning: PUD-C (Planned Unit Development- Commercial)
Proposal: A development plan amendment to reduce the building size and parking lot area for the Gateway Retail development
Applicant: Joe Smiley, 150 E. Broad Street, Columbus, OH 43215

Relevant Code Section(s):

- 1135.14 Planned Unit Development District
- C-39-96 Gateway Business Park PUD-I Zoning Text (Amended with C-14-05, C-104-08, and C-50-11)

Project Summary

The applicant is proposing to amend the development plan for the Gateway Retail development to be located north of London Groveport Road and west of North Meadows Drive. The original development plan for the site was approved by City Council on September 19, 2016 with CR-55-16 and included a building designed for four (4) tenant spaces. The proposed amendment would reduce the building size from 11,250 square feet to 4,500 square feet with spaces for two tenants. The parking lot is also reduced to allow for the east portion of the property to remain open for a future development.

The site of the proposed development is located within Subarea 2 of the Gateway Business Park PUD, initially approved with C-39-96. The zoning text for the area has been amended since its initial approval with C-14-05, C-104-08, and C-50-11.

Site Plan

The 1.91-acre site will be accessed by one 28' wide curb cut on Meadow Pond Court, with an additional exit-only cut onto Meadow Pond Court. Two-way traffic is proposed through the parking lot west of the structure; however, one-way flow is proposed over the north, south, and east drive aisles, directing traffic east and north. An additional one-way point of access is shown to connect to the future development to the east.

A special use permit was approved by City Council in August 2016 for the drive-thru on the site, as well as for the two outdoor seating areas shown on the south sides of the structure (the 500 and 600 square foot patios). The drive-thru lane will be 12' in width with a 16' wide by-pass lane next to it to allow vehicles to go around the building.

Stamped crosswalks are provided from the building to the parking spaces to the south and east, and sidewalks are provided around the building and also provide access to the outdoor seating areas.

A number of utility easements exist on the site including a 100' electric easement to accommodate overhead power lines. This easement requires that no structure taller than 10 feet be located within the easement and also grants the right for the electric company to remove or trim any trees or shrubbery within the easement if it interferes with the safety and maintenance of the power lines. Additional easements include a Columbia Gas and an AEP easement running along the south property line. These easements allow for parking, driveways, utilities and landscaping to be placed within the easement, with some size and maintenance restrictions.

Parking

The proposed parking lot will have 59 spaces including three handicapped parking spaces. Seven parallel parking spaces are provided next to the drive-thru and by-pass lanes on the eastern side of the development. Both proposed tenants are restaurant uses and require a total of 46 parking spaces. Some parking spaces on the site are proposed to be under the 180 square foot required area; however only a portion of the parking is under the required area. Staff is supportive of the requested deviation to reduce the overall impervious surface to the site.

Landscaping

The proposed landscaping matches the general character of the landscaping approved on the original development plan for the site and as well as the standards outlined in the zoning text for the site. The zoning text for the area requires a 20-inch minimum mound along London Groveport Road as well as a 30-inch evergreen hedge; however, the zoning text allows City Council to approve modifications to site requirements through the development plan process. Staff is supportive of granting a deviation to the mounding requirement to allow greater visibility of the commercial building, and the applicant is proposing 36-inch-high shrubs (Sea Green Junipers) along the parking spaces fronting on London Groveport Road to screen any headlight glare onto the roadway. This is consistent with the originally approved development plan.

Landscaping will also be planted along the east side of the building, around the base of the proposed monument sign, around the patio areas, and within landscape islands in the parking lot.

Lighting

A photometric plan has been submitted showing appropriate lighting levels in all vehicular and pedestrian areas. Although a consistent style of site lighting fixture has not been utilized on area developments, staff believes the proposed fixture type is appropriate for the development.

Building

The proposed building will have two-tenant spaces and will be 4,528 square feet in size. The building will be 24' in height at its highest point. It will be finished in a combination of brick (Stanton Blend and Philadelphia Blend) around most of the building, EIFS (Dark Tan and Light Tan) near the top of the building, and split-face masonry (Oberfield's Buff) around the bottom of the building. Roof-top equipment will be screened by the proposed parapet.

The dumpster enclosure will be finished in brick to match the primary structure with a cast stone wall cap.

Signage

One 12' monument sign is proposed at the rear/southern portion of the property. The sign will have a 2' tall brick base that matches the brick on the building and will utilize dark duranodic bronze cabinets and top cornice.

The general location of tenant signage is shown on the south and north elevations of the building. Previously approved materials state that the maximum height of this signage will be 36" and that all building signage will be individually-mounted channel letters with white faces and dark bronze trimcap and returns. The total width of individual signage is not to exceed 80% of the leased tenant frontage.

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 use is in compliance with the permitted uses for the Subarea, as outlined in the Zoning Text initially approved with C-39-96 and most recently amended with C-50-11. Staff believes the proposed use will have a beneficial effect on the area, given the new and recently approved developments in the area including the Mount Carmel Grove City Medical Center and the COTA Park & Ride on Meadow Pond Court.

- (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: A number of variances are requested from the Zoning Code including the height of the proposed monument sign, and parking space size; however, staff feels that the proposed development is in general compliance with the zoning text for the area and is appropriate and consistent with area developments.

- (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 compatible with other uses in the Gateway Business Park PUD which includes restaurants. Undeveloped land in the district can be developed in a similar manner, provided that the development conforms to the approved zoning text for the area.

- (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 the approved uses outlined in the approved zoning text for the area.

- (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: Existing roadways Meadow Pond Court and North Meadows Drive are suitable to carry anticipated traffic generated by the proposed multi-tenant retail building.

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

Finding Met: Proposed utilities are adequate for the proposed development. A more detailed review of the proposed utilities will be conducted with the submittal of the Site Improvement Plan.

- (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 contains the required parking spaces, landscaping and utilities to create a 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 building, parking spaces, landscaping, and utilities can be completely developed within seven years.

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. Parking spaces shall be granted a deviation to the minimum square foot requirement.
2. The maximum height of building signage shall be 36”.
3. All building signage shall be individually-mounted channel letters with white faces and dark bronze trimcap and returns.
4. The total width of individual tenant signage shall not exceed 80% of the leased tenant frontage.