



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
December 5, 2017 1:30pm

3. APPLICATION: **Comfort Inn | Development Plan Amendment**

Project Number: 201710250033
Location: 4197 Marlane Drive (040-005538)
Zoning: C-2 (Retail Commercial)
Proposal: A development plan amendment for an 18-room addition to the Comfort Inn and expand the parking lot.
Applicant: John Davis, Winesburg Builders, PO Box 276, Winesburg, OH 44690

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations — Non-residential District Requirements

Project Summary

The applicant is proposing to develop an 18 room addition for the existing Comfort Inn hotel located on the west side of Marlane Drive, approximately 400 feet south of Stringtown Road (parcel 040-005538). Currently a 60-room hotel, the addition will raise the available rooms to 78. The proposed addition will be 8,500 square feet in size, and match the existing building in terms of height and building finishes. Additional parking is proposed on the southern portion of the site as part of the project to accommodate the increased parking requirement.

Site Plan

The 1.65-acre site is proposed to be accessed from Marlane Drive through the existing curb with an internal drive that will run west to the adjacent Comfort Suites site currently under construction. A new 22' wide curb cut off Marlane is proposed to access the new parking lot south of the building. Staff is supportive of this additional curb cut as it provides increased circulation on the site; however, staff is not supportive of the cut being 22' in width and feels that it should be at least 24' in width to match the site's proposed 24' access drive. The new curb cut will also allow the vacant site to the south to share this point of access for future development.

The existing parking lot is to be reconfigured with 14 parking spaces and a sidewalk being eliminated to the west of the existing building. The new parking lot to the south replaces these spaces as well as provides the additional spaces to accommodate the building expansion. Additionally, the 5' sidewalk just to the west of the building will be replaced, reconnected with the sidewalk to the north of the building, and continue along the southern portion of the building.

Parking

There are 82 total parking spaces proposed on the site including four (4) handicap spaces. This exceeds the required minimum amount of parking spaces for the site of 78 spaces, with one (1) space needed per hotel room. All proposed striping will be white. The proposed parking spaces will be 162 square feet in size (18' by 9') which is below minimum parking space size requirement of 180 square feet. Staff is supportive of granting a deviation to the parking space size as it will encompass less impervious surface.

Landscaping

A landscape plan has been submitted that meets most of the requirements of Chapter 1136. Two (2) of the proposed islands along the western portion of the parking lot are proposed to have shrubs and perennials but will need a tree added as well to meet Code requirements. The island just north of the dumpster also needs a tree. Additionally, the heights of the proposed shrubs and the calipers of most proposed trees will need to be added to the plans.

Seven (7) Red Oak trees and 14 Miss Kim Lilac shrubs are proposed along the southern property line. One (1) Red Oak tree is proposed in the parking island in the southern parking lot. Other proposed parking lot plantings include two (2) Serbian Spruce trees in the southwest corner of the site. The building's perimeter will be planted with one (1) European Beech tree, one (1) Bloodgood Japanese Maple, four (4) Green Arrow Nootka Cypress, and a combination of shrubs and perennials.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in the new vehicular and pedestrian areas around the property. New site lighting is proposed along the southern and western portions of the site, as downcast LED lights, black in color that matches the decorative lighting utilized on the adjacent Comfort Suites site.

Building

The proposed building addition will be approximately 8,500 square feet with three (3) stories totaling 35' in height. The addition will be finished primarily in EIFS in two tones (Agreeable Gray and Requisite Gray) to match the existing building. The existing building's façade was recently approved to be redone through the Building Division to include the gray EIFS and stone around the building's main entrance and on the canopy.

Signage

No new signage is proposed as part of this Development Plan Amendment.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the following stipulations and deviations:

1. A deviation shall be granted to permit parking spaces to be 162 square feet in size, below the required 180 square foot minimum.
2. The proposed southern curb cut shall be widened to 24' in width.
3. Signs shall be posted on the site stating that no overnight truck parking shall be permitted.
4. Each new parking island or peninsula shall have at least one (1) medium or large class tree at least two (2) inches in caliper planted in it.
5. All proposed trees shall be at least two (2) inch caliper at the time of planting.
6. All proposed shrubs planted along the rear and side yards shall be at least 18-inches in height at the time of planting.
7. Plantings around the perimeter of the building, with the exception of trees, shall be at least two (2) feet in height at the time of planting.