



# The City of Grove City, Ohio

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

- 4. APPLICATION: McDonald's | Development Plan Amendment**
- Project Number: 201710250034
- Location: 1989 Stringtown Road, located at the southwest corner of Stringtown and Gantz Roads (040-002098)
- Zoning: C-2 (Retail Commercial)
- Proposal: A development plan amendment for the remodel and expansion of the existing McDonald's
- Applicant: Lynsey Jordan, Permit Solutions, Inc., 2 Easton Oval, Suite 200, Columbus, OH 43219

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

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

#### **Project Summary**

The applicant is proposing to remodel and build an addition onto the existing McDonald's located at 1989 Stringtown Road at the southwest corner of Stringtown Road and Gantz Road. The proposed remodel will include both interior and exterior improvements to the structure and the proposed addition will add approximately 800 square feet to the building for increased storage, freezer and cooler areas. The addition will be finished primarily in brick and will match the brick utilized on the existing building.

#### **Site Plan**

Access to the 1.688-acre site is not proposed to change with the proposed improvements and will remain with one point of access off Stringtown Road and two points of access off Gantz Road. Traffic will remain primarily one-way around the site, aside from two-way traffic south of the drive-thru.

The two existing drive-thru lanes will be shifted to the south to accommodate the proposed building expansion. The existing landscape peninsula extending into the site at the southern access point from Gantz Road will be eliminated to accommodate the shift in the drive-thru lanes; however, a new landscape island is proposed to be installed to separate drive-thru traffic from traffic circulating around the site. A 37'6" drive aisle will remain south of the drive-thru allowing for vehicles to properly maneuver within the southern parking area.

#### **Parking**

There are 62 total parking spaces proposed on the site including three (3) handicap spaces. This meets the required 60 space minimum based on the expanded square footage of the building, excluding the kitchen area (2,954 square feet). All proposed striping for parking spaces and "Pull Forward" signs will be in white, with the remaining pavement markings in yellow as has been previously approved with this development. Only two new parking spaces are proposed in the

southeast part of the parking lot. These 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 complies with the requirements of Chapter 1136. Proposed new plantings will primarily be around the drive-thru lanes. These new plantings include two (2) River Birch trees, three (3) Sullivan False Cypress Lawsonia trees, 14 Emerald Green Arborvitae trees, and a combination of shrubs and other plantings.

Some existing landscape beds just to the south of the building and current drive-thru lanes will be removed for the expansions. Some trees from those beds, two (2) Crabapple and two (2) Serviceberries, will be transplanted and moved to the building's north side. The trees that will remain in those areas will be fenced to protect them during construction.

### **Lighting**

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in the vehicular and pedestrian areas around the property. No new lighting is proposed.

### **Building**

The proposed building addition will be 809 square feet with a height of 17'11", matching the height of the majority of the existing building. Accent features near the building entrances will have a height of 20' 1.5". The total square footage of the building after the addition will be 6,350 square feet.

The addition will be finished primarily in brick (Belden Brick "Rosewood Blend A"), matching the existing building. This brick will also be added to the upper exterior walls of the existing building, where the existing red parapet will be removed. The building's parapet and building band will be updated to be metal ("Cityscape"). E-wood planks in both black and charcoal will be utilized for accent around a side entrance and along the upper exterior walls. The remainder of the building will have a new canopy in white.

### **Signage**

A sign package was submitted as part of the application, although signage will not be approved as part of the development plan and will be reviewed administratively by the Building Division. Proposed signage generally matches the existing signage on the site, including wall signs, and menu boards and pre-browse signs associated with the drive-thru.

A total of 66.2 square feet of wall signage is proposed, which is below the building's maximum permitted amount of 200 square feet. Two (2) 14 square foot logo "M" arches in yellow and two (2) 2.6 square foot aluminum "Welcome" signs are proposed on the north and west sides of the building. A 33 square foot "McDonald's" word mark sign is proposed on the north side of the building.

Pre-browse signs the menu board signs will be utilized for the drive-thru. Staff typically requests that menu boards have brick bases matching the brick utilized on the primary structure; however, the recently redeveloped McDonald's restaurants on Broadway and London Groveport Road have not been required to comply with this due to the fact that the board bases are a maximum of three (3) inches from grade, provided that landscaping is installed to screen the bases.

### **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 menu boards and pre-browse signs shall have brick bases that match that used on the restaurant or sufficient landscaping shall be installed to screen the bases.