



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
June 5, 2018 1:30pm

- 3. APPLICATION: Kentucky Fried Chicken | Special Use Permit (Drive-Thru)**
- Project Number: 201805020018
- Location: Located on the south side of London-Groveport Road, approximately 1,000 feet east of South Meadows Drive (PID 040-014604)
- Zoning: C-2 (Retail Commercial)
- Proposal: To approve a Special Use Permit to allow for a drive-thru at a proposed restaurant on London Groveport Road
- Applicant: Julie Shirk, GPD Group, 1801 Watermark Drive, Columbus, OH 43215

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits – Approval, Revocation, and Amendment of a Special Use Permit

Project Summary

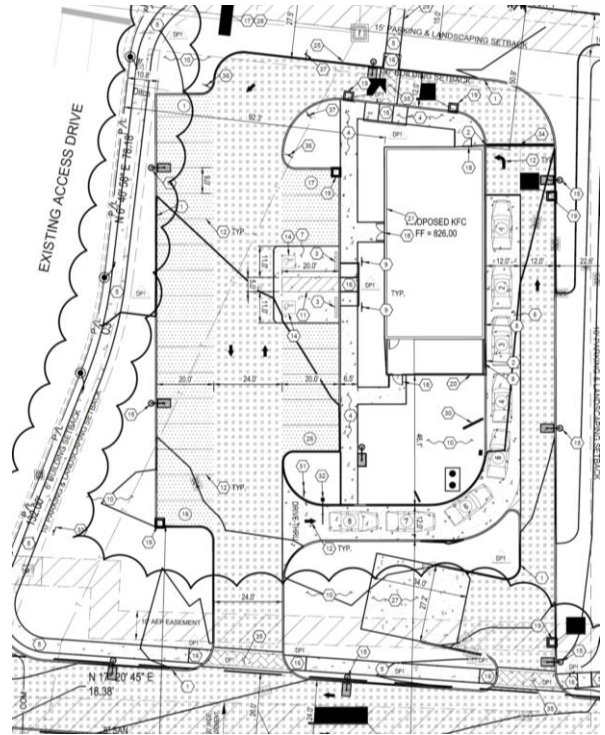
The applicant is requesting a special use permit for a drive-thru for a proposed KFC restaurant development at the southeast corner of the intersection of London Groveport Road and Rings Road, on Meijer's Outlot C. The proposed drive-thru operation will be located on the east and south sides of the building, having one (1) lane for stacking vehicles and a second bypass lane located on the east side of the building. Each lane will be 12 feet in width and permit one-way traffic only around the rear and side of the building, with the remainder of the site having two-way traffic. One (1) pick-up window is proposed on the east side of the building.



A stacking exhibit has been provided that shows the capacity to stack eight (8) vehicles in the drive-thru lane without inhibiting circulation around the site. According to submitted materials, each vehicle is anticipated to spend five (5) minutes in the lane between ordering and receiving an order. All proposed parking on the site will be located on the west side, opposite from the drive-thru and bypass lanes.

Menu boards will be approximately four (4) feet in height and be located on the south and east sides of the building, along the proposed drive-thru lane and will be set in landscaping beds.

Hours of operation will be each day from 10:30am until midnight. The nearest residential area is approximately 120 feet from the site, with the nearest residential building being approximately 430 feet from the site, and on the north side of London-Groveport Road. The proposed menu boards and speakers will be located on the south and east sides of the building, on the opposite side of the building from the nearby residential areas.



Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: Staff does not believe that the proposed drive-thru will harm the character of the district. The area is predominately vehicular-oriented commercial, and the other Meijer outlet developments, Taco Bell and the Shoppes at 665, have drive-thrus or have been approved for drive-thrus.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The drive-thru and stacking for the drive-thru are proposed to remain on the KFC site only and will be screened with landscaping from all adjacent properties. Staff believes that the proposed drive-thru will not adversely impact any of the adjacent properties. Materials show the ability to stack eight (8) cars in the drive-thru lane without backing into the drive aisle or impacting circulation around the site.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. All operations relating to the drive-thru will occur on the same property as the KFC and the site has been designed to integrate into the existing development framework including extending sidewalks and access drives.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The proposed drive-thru is designed to accommodate eight (8) vehicles stacked from the pick-up window without blocking any other traffic areas. Additionally, this site will be accessed from a shared access drive with the adjacent Taco Bell and will be separate from the existing Meijer grocery store and its traffic flow.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The applicant has provided information to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The drive-thru will comply with applicable special use permit provisions.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in the C-2 district, in which drive-thrus are permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

10. *Loud speakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.*

Standard is Met: The applicant has indicated that speakers are designed to minimize noise and have been positioned on the site and will be landscaped to further minimize any noise.

11. *Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.*

Standard is Met: Staff believes that the proposed drive-thru can accommodate the peak amount of vehicles and provides enough space for vehicles to bypass. The applicant submitted a stacking exhibit showing eight (8) vehicles stacked in the drive-thru lane. Additionally, a bypass lane is proposed that will allow vehicles in the drive-thru lane to exit from the drive-thru along the eastern side of the building.

12. *The Planning Commission may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.*

Standard is Met: The proposed hours of operation will be 10:30am until midnight each day and the drive-thru will be separate from the parking lot on the site with enough space to accommodate eight (8) vehicles at a time. Staff believes that the proposed hours of operation are appropriate as the drive-thru will be located on the south side of the building facing away from any nearby residential areas and will not adversely impact the nearby residential or traffic.

13. *The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.*

Standard is Met: The site is approximately 120 feet from the nearest residential area and 430 feet from the nearest residential building, which is north of the site. The proposed drive-thru will be on the south and east sides of the building and any noise and light will be blocked by the building.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.