



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
August 7, 2018 1:30pm

**3. APPLICATION: Shoot Point Blank | Development Plan**

Project Number: 201807050026

Location: Located at the Turnberry Court terminus, approximately 390 feet north of Home Road (Parcel 040-014279)

Proposal: A development plan for a 15,000 square foot indoor gun range and retail store

Applicant: John Wallis, JDW Architects, 2707 South Clarksville Road, Clarksville, Ohio 45113

**Relevant Plans, Policies, and Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-residential District Requirements
- GroveCity2050 Community Plan – Land Use Chapter

**Project Summary**

The applicant is requesting approval of a development plan for Shoot Point Blank located at the Turnberry Court terminus, approximately 390 feet north of Home Road (Parcel 040-014279). The proposed facility will be approximately 15,000 square feet in size and will be used as an indoor shooting range, weapons retail store and to provide courses such as for conceal carry permits. The site is currently zoned C-2 (Retail Commercial) and the proposed use of an indoor shooting range is a permitted use in this district. A special use permit for weapons sales on the site was approved by City Council on May 4, 2018 with Ordinance C-35-18.



Although the proposed development is in conformance with the GroveCity2050 Community Plan from a general land use perspective, staff does not believe the proposed structure is in conformance with objective #3 in the Land Use Chapter of the Plan - to "Focus on the Town Center and gateways for revitalization efforts and development aesthetics." Staff does not believe the proposed building, finished primarily in red and black painted brick, is in character with area development or is appropriate given the prominence of the site at the gateway to the community from Interstate 270. Structures on the site should feature enhanced architectural elements and materials in character with area developments, including red brick and EIFS.

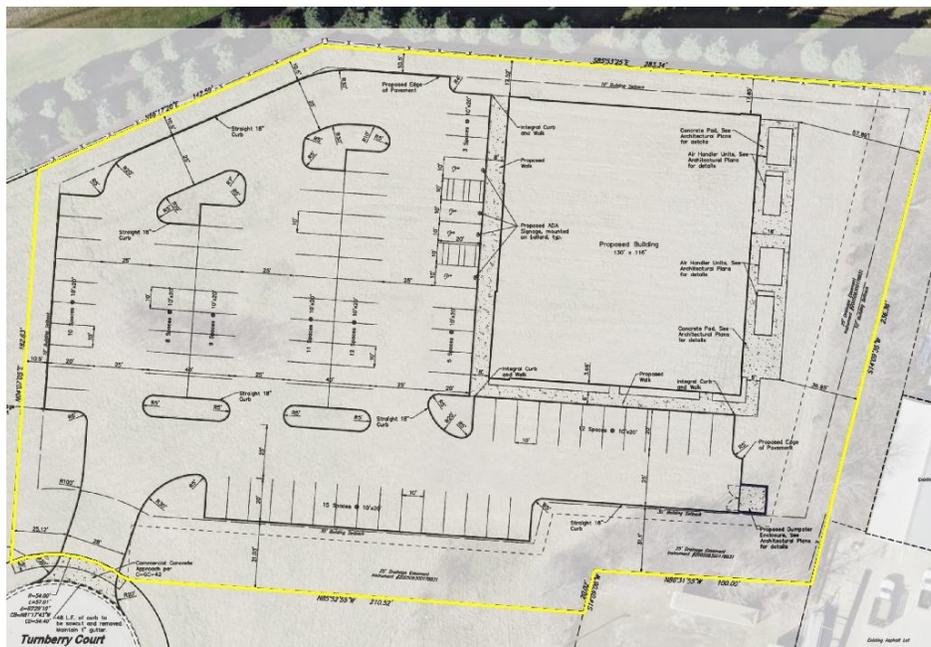
## Site Plan

The 2.1-acre site is proposed to be accessed from a 28-foot curb cut at the terminus of Turnberry Court. Two-way, 25-foot drive aisles are proposed throughout the site to access the building and each of the rows of parking. Plans indicate that all curbing on the site will be 18-inch straight curbing and that all pavement striping and markings will be white.

Sidewalks are proposed around the building, with a six (6) foot sidewalk around the south portion of the building and an eight (8) foot sidewalk proposed along the western/front side. A separate five (5) foot sidewalk is proposed in the Turnberry Court right-of-way along the site's frontage, which will eventually be connected to the existing sidewalk on Home Road once the remaining sites are developed along Turnberry Court.

The building is proposed in the northeastern corner of the site and will be approximately 15,000 square feet in size (130' x 116'). A concrete pad is proposed along the eastern side of the building and will contain four (4) separate air handlers. A dumpster enclosure is proposed in the southeast corner of the site.

Underground stormwater detention is proposed along the eastern portion of the site, to the east of the proposed building and air handlers. An existing 25' drainage easement is also located along the eastern and southern property line, with a portion of the proposed detention area located in the easement. The proposed underground system is permitted in this easement area, which is reserved for stormwater facilities that are at or below grade. Stormwater calculations were not submitted and are needed for review during the Site Improvement Plan phase.



## Landscaping

A landscape plan was provided showing compliance with most of the requirements of the zoning code; however, a few items related to landscaping were not submitted or not addressed and will need to be updated to ensure compliance with Chapter 1136, including describing proper plant sizes around the site.

All shrubs around the building should be at least 24 inches in height at installation and shrubs around the side and rear property lines should be at least 18 inches in height at the time of planting.

A number of additional trees are also required throughout the site in order to bring the proposed development into compliance with Chapter 1136, including six additional trees around the building's perimeter and one (1) tree at the east end of the southern parking row to meet Code requirements.

A number of plantings are proposed along the site's property line with I-270. These plantings include a hedge row of Hicks Yew and a variety of trees. Sod is also proposed along this property line due to its prominence to I-270.

A number of service structures are proposed on the site including a dumpster enclosure and four (4) air handlers, and both will be landscaped with a continuous row of Emerald Green Arborvitae.

### Buildings

The proposed building will be 15,080 square feet in size and will be a maximum of 26 feet in height. The building will be finished primarily in brick masonry utilizing Spec Brik Concrete ("Graphite" or "Chesapeake Blend") around the building's front or Design Block Split Fame CMU ("Light Sierra") that will be painted (in a combination of Sherwin Williams "Jalapeno", "Rock Bottom", and "Favorite Tan") and used around the remainder of the building. Windows are proposed around the building's front (west) elevation and a portion of the south side of the building.

As previously noted, the GroveCity2050 Community Plan highlights the importance of quality development at the city's gateways. Staff is not supportive of the proposed façade, as this site is part of the city's northern gateway from I-270, and the proposed colors are not in character with other area developments which utilize primarily red brick with tan EIFS accent. Staff believes that the façade should utilize materials and color tones more in character with area developments. Other Shoot Point Blank facilities in the Midwest, including buildings in Carmel, Indiana and Mokena, Illinois, utilize consistent brick colors with additional architectural detail. While the applicant has indicated that concrete must be utilized around the building for safety, the building should be finished in masonry more in character with area developments as has been implemented at other Shoot Point Blank facilities in the region.

*Front/West Elevation*



*I-270/North Elevation*



#### *Staff's Recommendation*



A dumpster is proposed on the site, but elevations for the proposed enclosure were not provided. Staff believes that the enclosure should have brick or masonry walls, matching that utilized on the building with stained 100% opaque wood gates.

#### Parking

A total of 89 parking spaces are proposed throughout the site, including four (4) ADA parking spaces on the west side of the building. The amount of parking provided meets the required 74 parking spaces based on the square footage of the proposed facility (one space for every 200 square feet of building with a retail use). Each parking space is proposed to be 200 square feet in size (10' by 20'), exceeding the 180 square foot required minimum.

#### Lighting

Proposed lighting on the site will meet the 0.5 footcandle minimum required for all pedestrian and vehicular areas. Exterior lighting fixtures will be black, downcast LED fixtures. Staff is not supportive of the proposed fixtures as they do not match those utilized on nearby sites. More decorative fixtures, similar to those utilized at the Turnberry Retail site should be incorporated to provide consistency to area development and character.

#### Signage

Although signage is not approved as part of the development plan, preliminary signage information was submitted for review. Signage will be reviewed and approved administratively by the Building Division. Preliminary plans for signage on the site show three (3) wall signs around the building utilizing individual white channel letters, with one (1) sign proposed on the building's north side and the others proposed on the building's front/west side. The size of the wall signs total 207.79 square feet, over the maximum permitted signage amount of 200 square feet.

A monument sign is proposed, however the location for that sign has not yet been determined. The proposed monument sign will be eight (8) feet in height on a masonry brick base. The sign's face will be 50 square feet in size with a white and red background and black, red and white lettering. The monument sign meets the size requirements of Section 1145.16.

#### **GroveCity2050 Guiding Principles Analysis**

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City's small town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

**Finding Can Be Met:** The proposed facility will bring additional employment opportunities as well as retail and instructional amenities within the city's limits; however, staff is not supportive of the building's façade, especially as this site is along the city's northern gateway from I-270 and does not believe that the proposed architecture is consistent with area development or the community's desired character for the area.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

**Finding Not Met:** The proposed building does not match the character of area developments or that of developments provided as examples by the applicant of similar facilities in other communities. Additional architectural detail should be added to the structure and materials and their colors should be consistent with area development.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

**Finding is Met:** No roadways or bike paths are proposed as part of the single-site development; however, the development will provide a five (5) foot sidewalk in the Turnberry Court right-of-way to provide a future connection to the existing sidewalk along Home Road.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

**Finding Not Met:** While the proposed development provides proper parking, circulation and other minimum development standards, a number of items including landscaping, site lighting, and building architecture do not meet development expectations for the area in order to preserve and enhance the City's built character.

- (5) **Development provides the City with a net fiscal benefit.**

**Finding is Met:** While retail developments do not typically provide City's with much fiscal benefit, the proposed business will provide additional employment opportunities within the city's limits that utilize a variety of roles and skill sets, including retail, security and instruction staff members.

### **Recommendation**

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

1. The proposed building shall utilize brick in natural tones similar to other area developments and shall include architectural features at the building's entrance similar to the Carmel, Indiana Shoot Point Blank facility.
2. All shrubs planted around the site's side and rear property lines shall be at least 18 inches in height and all shrubs planted around the building's perimeter shall be at least 24 inches in height.
3. Six (6) additional trees shall be provided around the building and/or around the site.

4. All ends of parking rows shall contain at least one (1) 2-inch caliper tree.
5. The dumpster enclosure shall be finished in brick or masonry matching that utilized on the building and have stained 100% opaque wood gates.
6. Exterior lighting on the site shall be decorative, matching lighting fixtures utilized for the Turnberry Retail Center.