



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
September 4, 2018 1:30pm

### 3. APPLICATION: Byers Pre-Owned Center | Development Plan

Project Number: 201808010032

Location: Located on the west side of North Meadows Drive, approximately 1,500 feet north of London-Groveport Road (PID 040-009552)

Zoning: PUD-I (Planned Unit Development- Industry)

GroveCity2050 Future Land Use Designation: Flex Employment Center

Proposal: A development plan for a 6,724 square foot pre-owned automotive dealership

Applicant: Brian Reynolds, Architectural Alliance, 49 East Third Avenue, Columbus, OH 43201

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

- 1135.14, Zoning Districts and Regulations – 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)
- GroveCity2050 Community Plan – Future Land Use and Character Map

#### Project Summary

The applicant is requesting approval of a development plan for a Byers Pre-Owned Center, located on the west side of North Meadows Drive, approximately 1,500 feet north of London-Groveport Road (Parcel 040-009552) and directly adjacent to the north of the existing Byers Chevrolet dealership. The facility will be one story, approximately 6,700 square feet in size and will be utilized for the sale of pre-owned vehicles with no service of vehicles conducted on the site. A separate lot split application has been submitted to create a unique lot for this development as well as a special use permit to allow for car sales (specifically, used cars not in conjunction with the sale of new cars as previously required for the site in 2013).

The GroveCity2050 Community Plan Future Land Use and Character Map recommends this site be used as “Flex Employment Center”, which lists large scale commercial uses as a primary use. Staff believes that the proposed automotive dealership is in character with the community plan and with the surrounding area.



## Site Plan

The 6.59-acre site is proposed to be accessed via two shared drives onto the existing Byers Chevrolet dealership with no new curb cuts onto North Meadows Drive. A shared access agreement has not yet been submitted and is needed to ensure that proper access remains to the proposed site. The drive aisles on the site are proposed to be 22' in width through the inventory portions of the lot, located in the rear (east) portion of the site. Around the building, drive aisles vary in width between 25 and 30 feet. Curbing on site is proposed to be 12" tilt out, matching that utilized on the existing Byers Chevrolet site.

The site will contain parking spaces for a variety of uses, either for vehicle display / inventory or for the general parking of customers and employees. A small vehicle display area is proposed along the site's I-71 frontage, similar to the display areas utilized by the adjacent Byers Chevrolet dealership. The building is proposed to be centrally located with sidewalks at least 6' in width proposed around three (3) sides of the building.



The proposed development will appear as an extension of the existing Byers Chevrolet dealership located adjacent and to the south. To provide a more seamless transition between the sites, staff is supportive of proposed deviations to setbacks that will match the existing conditions of the Byers Chevrolet site, including setbacks from North Meadows Drive and I-71. A deviation is also requested for the side setback where adjacent to the existing Byers Chevrolet facility as the proposed configuration will give the appearance of one continuous development, with a large landscape island separating the two sites.

## Landscaping

A landscape plan was provided showing landscaping throughout the site including the site and building's perimeter, parking islands, and around the proposed monument sign. Staff is overall supportive of the submitted landscape plan but there are few remaining issues to ensure compliance with Chapter 1136, as required in the PUD zoning text.

The site's North Meadows Drive frontage is proposed to be landscaped with seven (7) trees (Japanese Tree Lilacs) and a 24" evergreen hedge (Sea Green Junipers). Evergreen hedges along a site's frontage are typically required to be 36" in height at the time of installation to prevent headlight glare onto the roadway; however, because these are inventory cars, staff would be supportive of a deviation to this requirement provided that the landscaping along North Meadows Drive will create an aesthetically pleasing development from the public right-of-way.

The site's perimeter is proposed to be landscaped with a combination of trees (Japanese Tree Lilacs) and shrubs (Northern Sun Forsythias, Mount Airy Fothergillas, and Manhattan Euonymus). An additional six

(6) trees are needed around the perimeter to meet the rear and side yard landscaping requirement in Section 1136.06(b).

The building's perimeter is proposed to be landscaped with Sentinel Crabapple trees, Karl Foerster Feather Reed Grass, and Spartan Juniper shrubs. While the landscaping meets the requirements for building perimeter landscaping, the proposed plantings will not provide much color, and staff would be supportive of adding or substituting plantings to provide additional interest around the building.

### Buildings

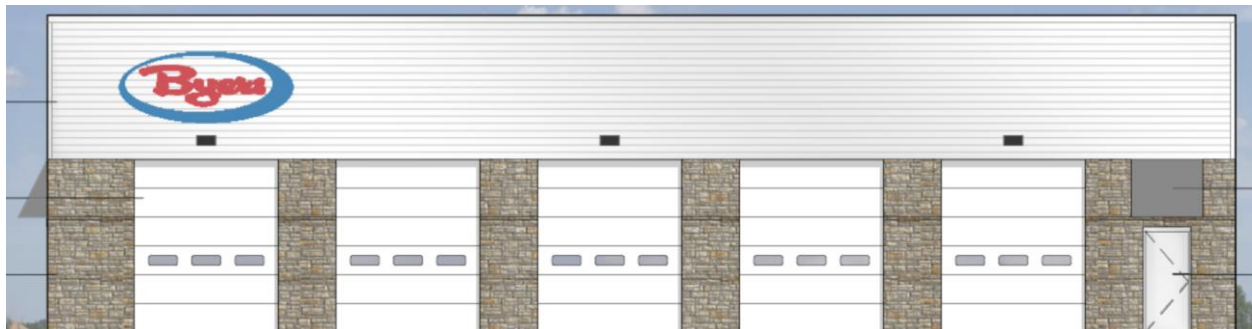
The proposed building will be 6,724 square feet in size (82' x 82') and will be one-story in height with a proposed height of 22 feet, meeting the maximum height requirement of 35 feet in the Gateway Business Park Zoning Text. The building will be finished primarily in stone veneer (Provia Limestone "Buff"), with the upper section of the building to be finished in metal paneling (Kingspan Design R Wall "Bright Silver Metallic"). A red entrance canopy is proposed over the building's primary entrance to provide additional architectural interest to the structure.

A dumpster is not proposed on this site. The applicant has indicated that the dumpster will be shared with the current Byers Auto dealership located adjacent and to the south. Staff is supportive of the use of a shared dumpster as long as a shared agreement is made between the two properties.

### *I-71 Elevation*



### *North Meadows Drive Elevation*



### Parking

A total of 295 parking spaces are proposed on the site, including two (2) ADA parking spaces. The spaces will be divided with 270 spaces reserved for vehicles inventory, 16 customer spaces, and seven (7) employee spaces. Vehicle inventory spaces will be located along the perimeter of the lot with the employee and customer spaces proposed around the building. Each of the spaces are proposed to be 180 square feet in size (9' x 20') meeting the minimum parking space size requirement. All pavement

striping is proposed to be white. Staff is supportive of the proposed layout, provided that vehicle inventory areas are maintained in a neat and orderly fashion. Considerable investment has been made in the Mount Carmel medical campus to the north on North Meadows Drive and this site will need to be maintained in a manner to preserve the aesthetic quality of this corridor.

### Lighting

A photometric plan has been provided meeting the minimum 0.5 footcandle requirement for all pedestrian and vehicular areas. Proposed lighting fixtures will be downcast LED lights matching the style of the lighting fixtures on the neighboring Byers Chevrolet dealership. The color of the proposed fixtures is not indicated on the plans, and staff would be supportive of utilizing white fixtures to match the existing adjacent Byers Auto dealership.

### Signage

Two (2) wall signs are proposed on the site, one on the building's North Meadows Drive frontage and one on its I-71 frontage. The North Meadows sign will feature the Byers logo and the I-71 sign will feature the Byers logo as well as signage indicating the title of "Pre-Owned Center". These signs total 150 square feet in size, within the maximum permitted amount of signage on the building (160 square feet) based on the building's road frontage.

A monument sign is proposed along the site's North Meadows Drive frontage. This sign is proposed to have a stone veneer base that matches the materials utilized on the building and will be a maximum of eight (8) feet in height. The sign face will be approximately 42 square feet in size and will be outlined in black with a white background and blue and red lettering showing the Byers logo, as well as, lettering for the pre-owned center. The proposed monument sign meets the requirements for a monument sign in Chapter 1145. The proposed monument sign will be landscaped with Hyperion Day Lilies and Sunproof Liriopes. Both of these are perennials, which will not be present during the entire year. Code requires (Section 1136.09(a)(4)) that permanent plant materials be planted around monument signs in addition to any annuals or perennials.

### 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 for Planned Unit Development districts 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 Can Be Met:** The proposed pre-owned center is in character with other uses and developments in the surrounding area, utilizing similar building materials as the existing Byers Chevrolet to the south. Staff is supportive of the automotive dealership as long as the site is maintained in an orderly manner with all vehicles parked in designated parking spaces and with landscaping installed to create an aesthetically pleasing site from public rights-of-way.

- (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 is Met:** The proposed plans show a number of deviations from Code and the Gateway Business Park zoning text, primarily in terms of parking lot setbacks; however, staff is supportive of these deviations as the proposed setbacks will match those on the existing Byers Chevrolet site. Additionally, staff is supportive of the requested deviation to the requirement to install 36-inch tall

landscaping along North Meadows Drive, as this requirement is intended to prevent headlight glare onto public roadways. Because inventory cars will be parked along the roadway, staff does not believe that this requirement is applicable, with the understanding that landscaping will be installed along the roadway to create an aesthetically pleasing development.

**(3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding is Met:** The site will be continuing development along North Meadows Drive, which currently has numerous warehouses, medical office buildings, and another automotive dealership. The proposed pre-owned center will not introduce a more intense use or site design into the area than already exists along the corridor.

**(4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding is Met:** The proposed site matches the character of the neighboring area with another automotive dealership located adjacent and to the south. Furthermore, the GroveCity2050 Community Plan recommends that the site be used as "Flex Employment District" which includes commercial uses. The proposed use is in character with the community plan.

**(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 Can Be Met:** The site is proposed to share access onto North Meadows Drive with the neighboring Byers Auto dealership. Staff is supportive of the shared drive as long as a shared access agreement is recorded over the area. Additionally, the site will need to be kept in an orderly manner with all vehicles parked in designated parking spaces with no vehicles left blocking or partially blocking any drive aisles on the site.

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

**Finding is Met:** The existing and proposed utility services are adequate for the proposed development. Further examination of proposed utilities will occur with the site improvement plan (final engineering plans).

**(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 Can Be Met:** Staff is overall supportive of the proposed landscaping and parking on the site, provided that the site is maintained in an orderly manner with all vehicles parked in designated parking spaces and no vehicles left in drive aisles.

**(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 is Met:** The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

## **Recommendation**

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

1. A deviation shall be granted from the required parking lot setbacks and landscaping along I-71 and North Meadows Drive.
2. A deviation shall be granted from the required parking lot setback along the south property line.
3. Six (6) additional trees shall be planted on the site to meet the requirements of Section 1136.06(b).
4. Permanent shrubs shall be planted around the monument sign per Section 1136.09(a)(4).
5. The applicant shall work with the Urban Forester to provide additional or substitute plantings around the building's perimeter that provide additional color and interest.
6. Each vehicle on the site shall be parked in a designated parking space to ensure the site is maintained in a neat and orderly manner.
7. All site lighting fixtures shall match the fixtures at the existing Byers Chevrolet dealership located adjacent and to the south.