



ITEM 1: 201901300006 – Bank of America (Development Plan)

Site Location

2336 Stringtown Road (Parcel 040-004295 and 040-005698)

Proposal

A Development Plan for the construction of a Bank of America

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

Five Star Realty

Applicant/Representative

Melissa Roemerman, Jones Lang LaSalle

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with one deviation and stipulation

Contents

	Page
1. Context Map	2
2. Analysis	3
4. GC2050 Analysis	5
5. Recommendation	6
6. Detailed History	7

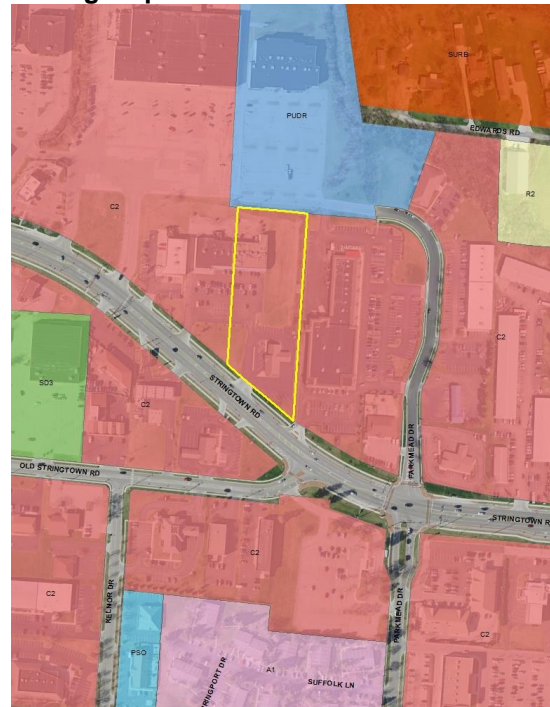
Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is requesting approval of a Development Plan to construct a Bank of America branch with an outdoor ATM. The Special Use Permit went before Planning Commission at the March 5 meeting and both applications are on track to be heard by City Council at their April 15 meeting.

Zoning Map

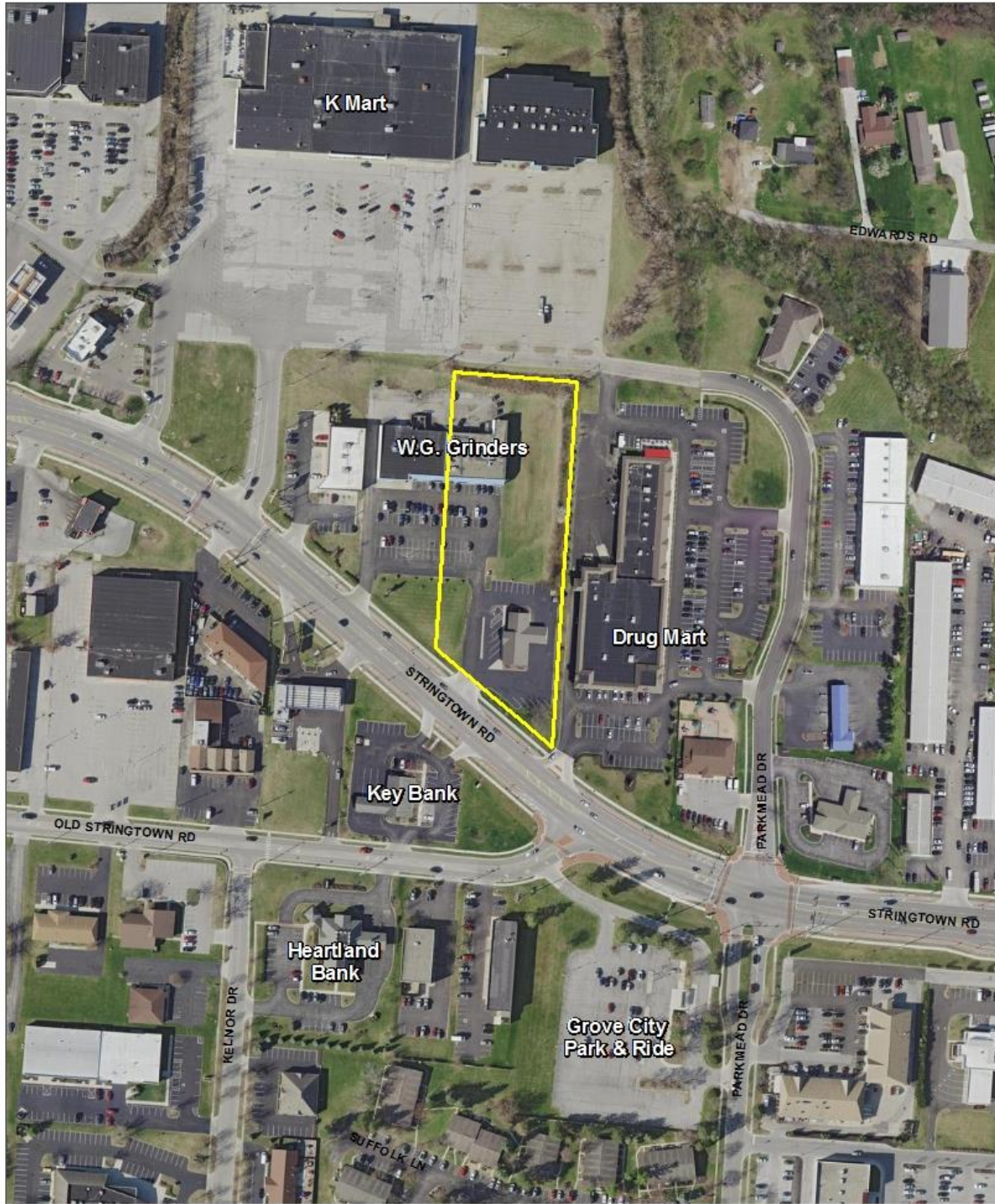


Next Steps

Upon recommendation from Planning Commission, the Development Plan can move forward to City Council. If the item receives City Council approval, the applicant can submit for final engineering plans and building permits for the site.

1. Context Map

This property is located at 2336 Stringtown Road, on the north side of Stringtown Road, and approximately 350 feet west of Parkmead Drive (040-004295 and 040-005698).



201901300006
Bank of America - Development Plan
2336 Stringtown Road



2. Analysis

Summary

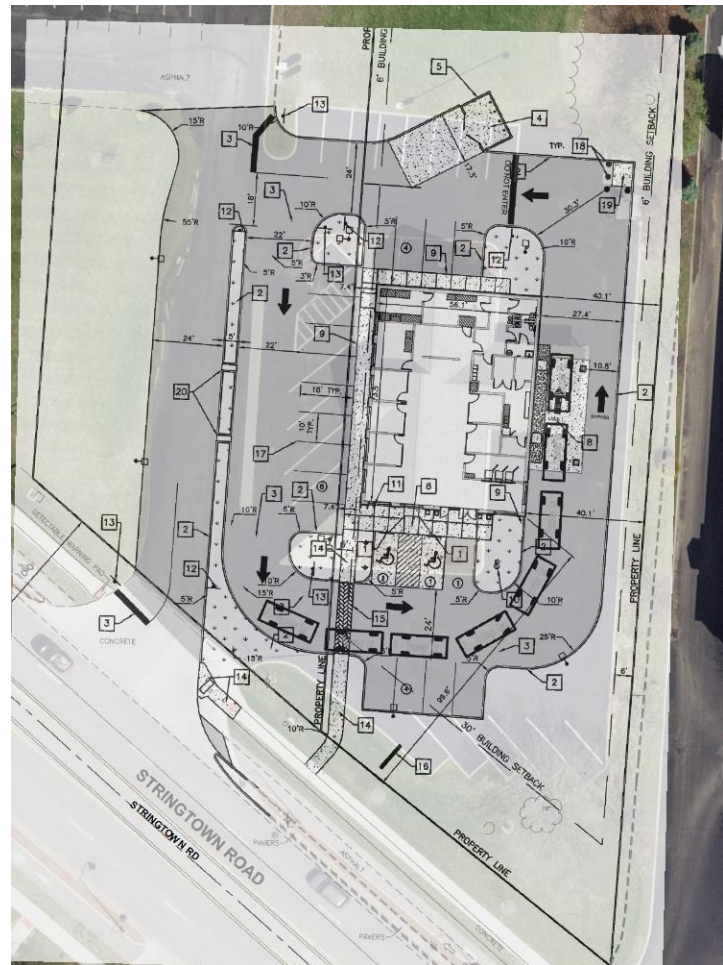
The applicant is requesting approval of a development plan for the redevelopment of a bank building at 2336 Stringtown Road. This site was previously a First Merit Bank and has sat vacant since 2017. The site is proposed to be redeveloped into a branch for Bank of America, which will include a new 3,980 square foot building with an outdoor ATM and parking lot. A Special Use Permit is currently under review for the drive-thru for the proposed outdoor ATM and both applications are expected to go before City Council at the April 15 meeting.

The GroveCity2050 Community Plan and Future Land Use Map designates this site as Commercial Center in land use and character. The proposed usage as a bank branch meets the primary recommended land use and is a permitted use in the C-2 zoning district.

Site Plan

The site currently has two access points onto the shared access drive with the Plaza Center Shopping Center. The existing southern private access point, nearest Stringtown Road, is proposed to be removed. This will push site access north away from Stringtown Road and will be accommodated through another existing private access. Circulation around the site will primarily be one-way, in a counterclockwise direction and facilitated through 22 to 24 feet drive aisles. The only two-way movement will be permitted in the northern portion of the site at the rear of the structure to accommodate employee parking. The proposed drive-thru will remain on the east side of the building, with a 10.8 foot by-pass lane.

Previously submitted plans for the Special Use Permit had drive-thru traffic wrapping around the northern portion of the building with traffic flow in a southerly direction which raised safety concerns with Planning Commission. As a result, Planning Commission set a stipulation to move the drive-thru circulation back to the counterclockwise direction. The applicant has since updated the development plan to accommodate Planning Commission's stipulation and concerns. An updated stacking exhibit has also been provided showing eight vehicles stacked for the ATM.



The proposed redevelopment is located on two separate parcels. The proposed building meets the setback requirement from the center property line and will be approximately eight feet from that property line. The parking lot will be split between both properties. Staff is supportive of granting a deviation to the side setback as this is the site's current configuration and will not impact any of the adjacent sites.

A sidewalk of at least five feet in width is proposed around the building and will connect with the existing sidewalk along Stringtown Road to provide additional pedestrian access to the site.

Landscaping

A landscape plan was submitted showing the plantings to be provided on the site; however, there are some outstanding details that will need to be provided on the landscape plan. The proposed evergreen hedge of Hicks Yew along the southern parking spaces facing Stringtown Road, will need to be extended along the last parking space to fully screen all of the parking spaces. The tree planting typical states that one-third of the burlap is to be removed and this will need to be corrected to be one half. A note will also be added regarding irrigation stating that irrigation shall be provided as per Section 1136.09.

One existing deciduous tree is proposed to remain in the front portion of the site with the remaining trees and plantings to be planted new. The site's perimeter is proposed to be landscaped with either American Hop Hornbeam or Golden Raintree deciduous trees as well as a combination of Sea Green Junipers, Hicks Yew, and Koreanspice Viburnum shrubs. A five foot landscape median is proposed to separate the site's shared access drive with the Plaza Center Shopping Center and bank parking lot. This is proposed to be landscaped with a combination of shrubs and groundcover to further enhance the site's landscaping while making the building visible for motorists to not miss the access onto the site. Each parking island will contain one Armstrong Maple or Autumn Brilliance Serviceberry tree and other plantings. The dumpster enclosure is proposed to be landscaped on three sides with arborvitae shrubs similar to other enclosure screening on other recently approved projects. A monument sign will be proposed on the site, and it will be set in a landscape bed with evergreen shrubs and other plantings.

Building

The proposed building will be one-story with a height of 19.5 feet and be 3,980 square feet in size. The building will be finished primarily in brick (Acme Brick "Red Richmond Running Bond") with a cast stone waterable (Dry Mix Smooth Cast Stone). Large windows will be featured around the building with gray framing to complement the rest of the building. The building's front entrance is proposed to have white columns and glass door with gray framing. The ATM canopy will utilize the same brick on the building with the same cast stone waterable, but its roof fascia will be stucco (Benjamin Moore "Grand Teton") matching the color of the cast stone. The roof is proposed to be flat utilizing parapet walls.

No elevations were submitted of the dumpster enclosure, but this will need to be finished in the same brick as the building with stained, 100 percent opaque wood gates.



Parking

Parking spaces are proposed on three sides of the building (north, south, and west), with a total of 20 spaces. Based on the building's size, a minimum of 20 spaces are required, and this amount has been

met. Each space is proposed to be 180 square feet in size (10' by 18') meeting the minimum parking space size.

Lighting

A photometric plan was submitted showing all pedestrian and vehicular areas to be lit to at least 0.5 footcandles, meeting the minimum requirement. The site's lighting fixtures will be black, downcast LED fixtures that will be similar in design to other nearby developments including Drug Mart and Key Bank.

Signage

A signage package was not submitted as part of the development plan. The applicant has indicated on the plans that a wall sign is proposed on the building's frontage facing Stringtown Road and a monument sign is proposed along the same frontage (with Stringtown Road). This site is zoned as C-2 meaning that signs are only preliminarily reviewed during the development plan stage. Details for each sign will be required and reviewed with a separate sign permit submitted to the Building Division.

4. 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 is Met: The site was previously used as a bank and is proposed to continue to be used as such. Additionally, the site is zoned as C-2 which permits banks as well as more intense commercial uses such as grocery stores and shopping centers.

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

Finding is Met: The proposed building will utilize mostly brick, meeting the expectation for design on new structures in the city. Additionally, the site's layout is proposed to be updated, eliminating the access point nearest to Stringtown Road, and making most of the site one-way for safer circulation, meeting another expectation for new development in the city.

(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: The proposed redevelopment of the site will include overall traffic improvements. One of the access points, the southern point nearest to Stringtown Road, will be closed-off and landscaped to prevent safety hazards at that point. The site is also proposed to function as one-way with vehicles entering at one point and traveling around the building to either access the ATM, indoor banking service or to exit the site using the by-pass lane. Additionally, a sidewalk is proposed around the building and will lead out to the existing sidewalk on Stringtown Road, further improving pedestrian access.

(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 is Met: The proposed building and site layout meets the expectation for quality development that the City is currently working towards, The applicant is proposing a brick building that will be similar to other nearby bank buildings including Heartland Bank and the Chase Bank on Buckeye Parkway, and the site's circulation will be improved with one point of access and mostly one-way traffic to create a more seamless movement of traffic on the site.

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

Finding is Met: The site is currently vacant providing no fiscal benefit to the City. The reconstruction of the site will provide additional jobs, increasing the income tax generated from the site. Additionally, the high quality development of this site sets a standard that the rest of the area will be expected to comply with, as other properties are redeveloped.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the following deviation and stipulation.

1. A deviation shall be granted from the parking lot side setback of Section 1136.06(b) from the central property line (separating parcels 040-004295 and 040-005698) to permit the parking lot to be located on two properties.
2. The dumpster enclosure shall be finished in the same brick as the building and have stained, 100 percent opaque wood gates.

6. Detailed History

1989

Fifth Third Bank received approval to construct the current bank building on the site under Resolution CR-39-89.

2014

The site started usage as a First Merit Bank branch.

2017

First Merit Bank ceased usage of the site and it became available for lease.

2019

Bank of America submitted a special use permit to allow a drive-thru for an outdoor ATM on the site. This is the first step toward redeveloping the site.