

RAS Civil Engineering, LLC

Civil Engineering & Surveying Services

Received by
City of Grove City
10-15-19

October 11, 2019

Kendra Spergel
Development Planner
City of Grove City
4035 Broadway
Grove City, Ohio 43123

Re: Special Use Permit Control Number 201909040046

Dear Kendra:

We are in receipt of the City's comment letter dated 9/17/19 and offer the following responses:

- 1) We have attached sheet 4 of the application, checking Automobile Dealership as the proposed use for the project (addition to existing Automobile Dealership).
- 2) There will be no signage on this additional site other than vehicle window displays of price and information.
- 3) The additional developed area will only be used for vehicle sales and therefore outdoor storage of those vehicles for sale.
- 4) We have updated the narrative per items a. – f. It is attached.
- 5) The updated narrative addresses parking in the striped areas.
- 6) The updated narrative addresses the unloading of vehicles.

Please find 20 copies of the revised materials attached.

Sincerely,
RAS Civil Engineering, LLC



Rickard Alan Sicker, P.E., P.S.
President

Attachments

**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- 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;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| <input type="checkbox"/> Adult Bookstore/Novelty Store | <input type="checkbox"/> Dog and Cat Kennels |
| <input type="checkbox"/> Adult Entertainment Establishments | <input type="checkbox"/> Drive-Thru Stations |
| <input type="checkbox"/> Adult Film and Video Tape Sales | <input type="checkbox"/> Gasoline Service Stations |
| <input type="checkbox"/> Adult Motion Picture Theater | <input type="checkbox"/> Group Family Homes |
| <input type="checkbox"/> Automobile and Other Motor Vehicle Repair, Services and Garages | <input type="checkbox"/> Group Multi-Family Homes |
| <input checked="" type="checkbox"/> Automobile Dealers | <input type="checkbox"/> Mini-Storage Facility |
| <input type="checkbox"/> Bed and Breakfast Inns | <input type="checkbox"/> Outdoor Concerts |
| <input type="checkbox"/> Boarding Houses | <input type="checkbox"/> Outdoor Sales and Storage |
| <input type="checkbox"/> Car Wash Establishments | <input type="checkbox"/> Outdoor Seating (eating establishments) |
| <input type="checkbox"/> Daycare Centers | <input type="checkbox"/> Pet shops (excludes boarding) |
| <input type="checkbox"/> Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | <input type="checkbox"/> Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | <input type="checkbox"/> Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$100)
- Ten (10) copies of the project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- One (1) electronic copy of all application materials submitted on CD/DVD or flash drive – all electronic data shall be compatible with Adobe Reader 5.0 or later
- Ten (10) copies of a metes and bounds legal description and survey, stamped by a certified surveyor of the property
- If applicable, ten (10) copies of the proposed Development Standards Text
- If applicable, provide nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) site plan showing improvements associated with Special Use
- Please note the following:** Twenty (20) additional copies of revised submittals, properly folded and collated, are required for the Planning Commission hearing.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.

Project Narrative

This project is an addition to the existing Car Source car dealership located at 1200 Stringtown. The project will allow for approximately 99 additional vehicles for sale that will be parked per the striping plan attached to the application. A car dealership is an acceptable special use for C-2 zoning. The dealership location is at the northwest corner of Stringtown and Jackson Pike, so at the Jackson Township corporation line.

The existing dealership building was recently annexed into Grove City and takes advantage of the recently extended water and sanitary sewer along the newly improved Stringtown Road. The additional property is a transition from Grove City to Jackson Township.

The existing dealership employs about 22 people and will expand to about 29 with the addition of the sales area. The dealership is open from 9:00 am to 7:00 pm Monday through Thursday, 9:00 am to 6:00 pm on Friday and 10:00 am to 4:00 pm on Saturday. They are closed on Sunday.

The northside of Stringtown Road in this area (adjacent properties) has a number of small businesses and vacant lots that may have been developed prior to current standards, so this car lot addition and the remaining vacant lots developing will bring this area (across the street from the new hospital) up to current standards. The impact of the additional sales will be minimal. A car dealership has less traffic of customers in and out that most retail sales businesses.

This project will be an extension of the existing dealership which recently constructed a new building that greatly improved the look and character of the area. Development of the northside of Stringtown Road is greatly needed. Due to the size of the lots, small businesses are the perfect fit. The project will in no way effect the Health, Safety, Morals, or Welfare of anyone working or living in the area.

With the new addition, the facility will be able to load and unload inventory on site. So, there will be less impact on current traffic. Again, there are far less customers at a car dealership than other retail or restaurant uses. The proposed addition itself will have little, to no, traffic in and out.

Project Narrative

This project is an addition to the existing Car Source car dealership located at 1200 Stringtown. The project will allow for approximately 85 additional vehicles for sale that will be parked per the striping plan attached to the application. A car dealership is an acceptable special use for C-2 zoning. The dealership location is at the northwest corner of Stringtown and Jackson Pike, so at the Jackson Township corporation line.

The existing dealership building was recently annexed into Grove City and takes advantage of the recently extended water and sanitary sewer along the newly improved Stringtown Road. The additional property is a transition from Grove City to Jackson Township.

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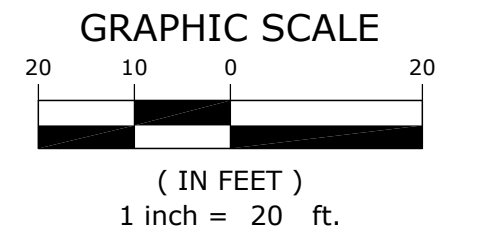
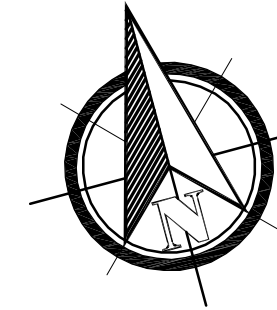
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Received by
City of Grove City
09-04-19

TOPOGRAPHIC SURVEY

LOTS 4 AND 5
MILLER'S STRINGTOWN ROAD ADDITION
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO



BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

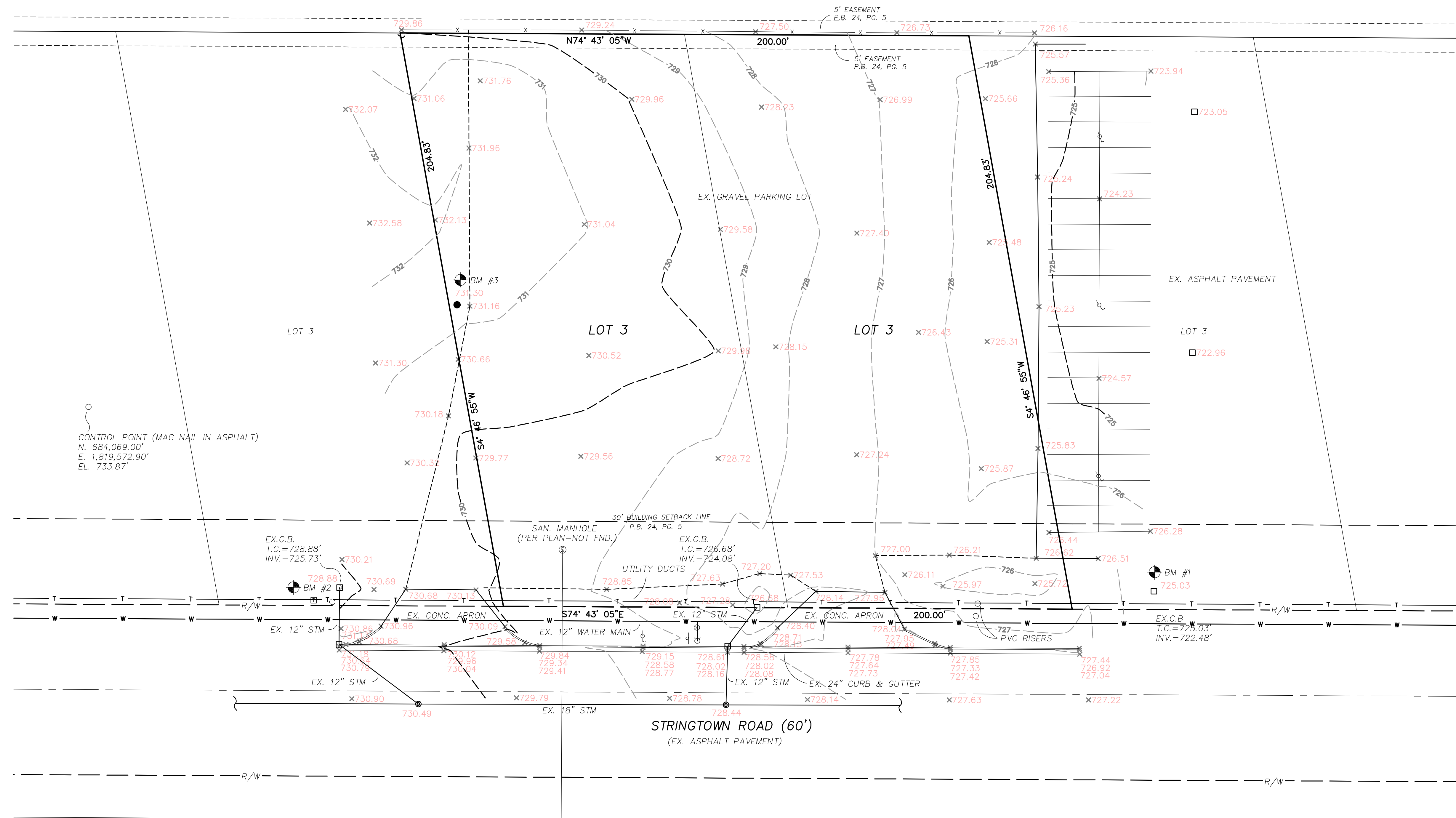
BENCHMARKS:

SOURCE:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

BM #1
TOP OF CASTING OF CATCH BASIN, 36' NORTH OF CENTERLINE OF STRINGTOWN ROAD, 530' WEST OF CENTERLINE OF JACKSON PIKE.
ELEV.= 725.03'

BM #2
TOP OF CASTING OF CATCH BASIN, 36' NORTH OF CENTERLINE OF STRINGTOWN ROAD, 817' WEST OF CENTERLINE OF JACKSON PIKE.
ELEV.= 728.88'

BM #3
TOP OF CAPPED IRON PIN (JON ADCOCK S-8461), 140' NORTH OF CENTERLINE OF STRINGTOWN ROAD, 750' WEST OF CENTERLINE OF JACKSON PIKE.
ELEV.= 731.30'



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Focused
on
Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	17-004	
DATE:	JULY 7, 2019	
SCALE:	1"=20'	