



ITEM 5: 201909040047 – Car Source (Special Use Permit – Automotive Sales)

Site Location

1240 and 1250 Stringtown Road (Parcels 040-014328 and 040-014329)

Proposal

A Special Use Permit for automotive sales

Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

1220 Stringtown, LLC

Applicant/Representative

Rickard Alan Sicker, RAS Civil Engineering, LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09(b)(12)
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with three stipulations

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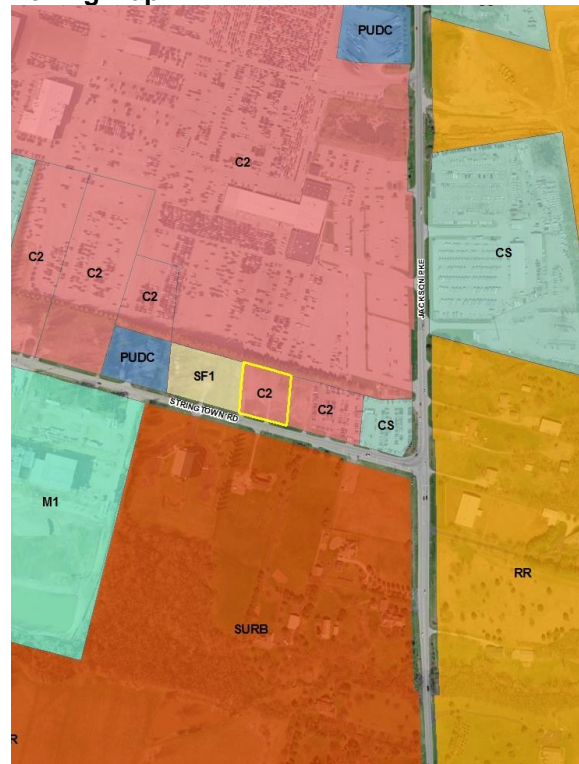
Case Manager

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

Summary

The applicant is requesting approval of a Special Use Permit for automotive sales to expand the existing Car Source business currently located on the property to the east.

Zoning Map

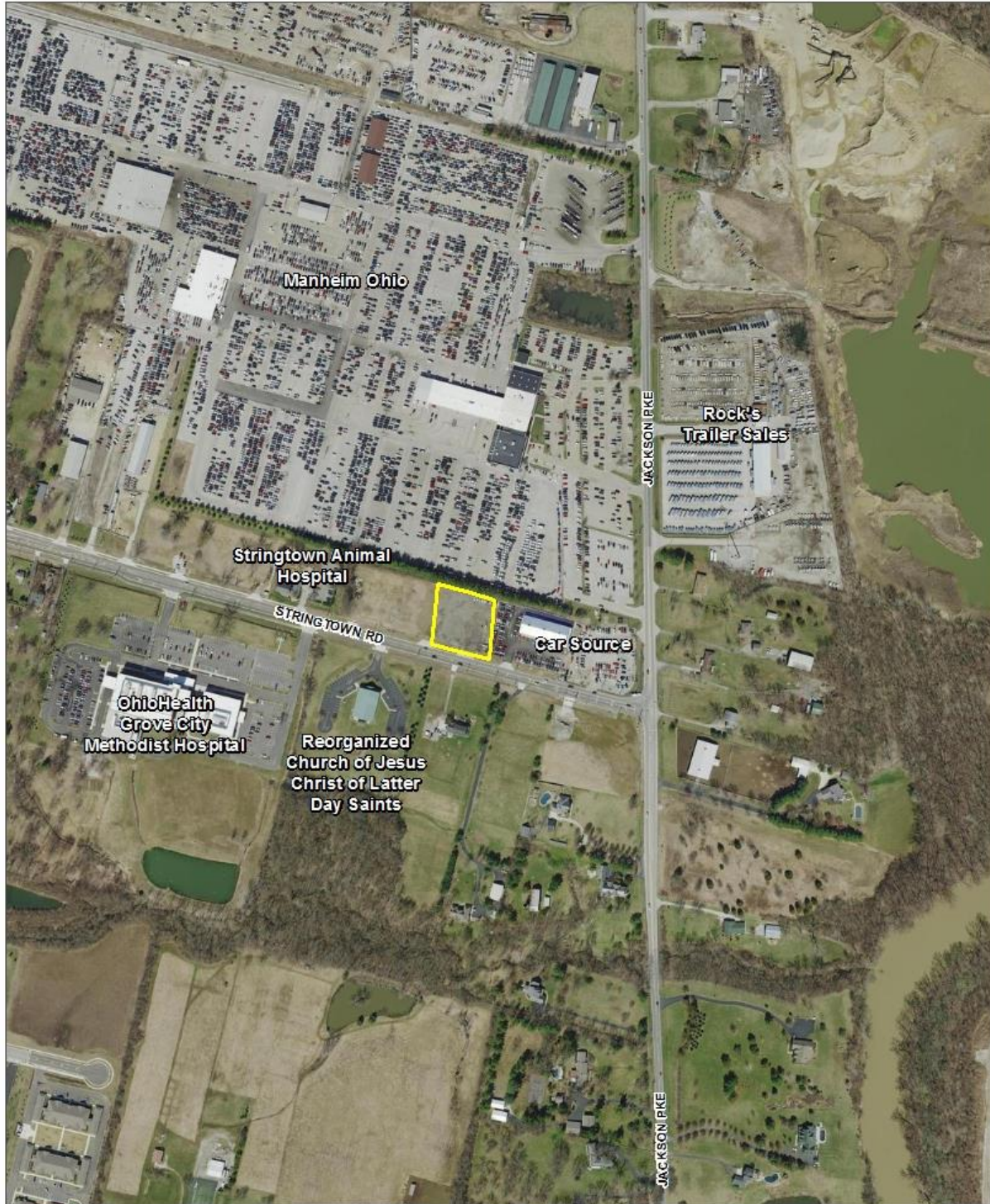


Next Steps

Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

1. Context Map

The properties are located at 1240 and 1250 Stringtown Road, approximately 550 feet west of SR 104 (040-014328 and 040-014329).



201909040047
Car Source - Special Use Permit
1240 and 1250 Stringtown Road

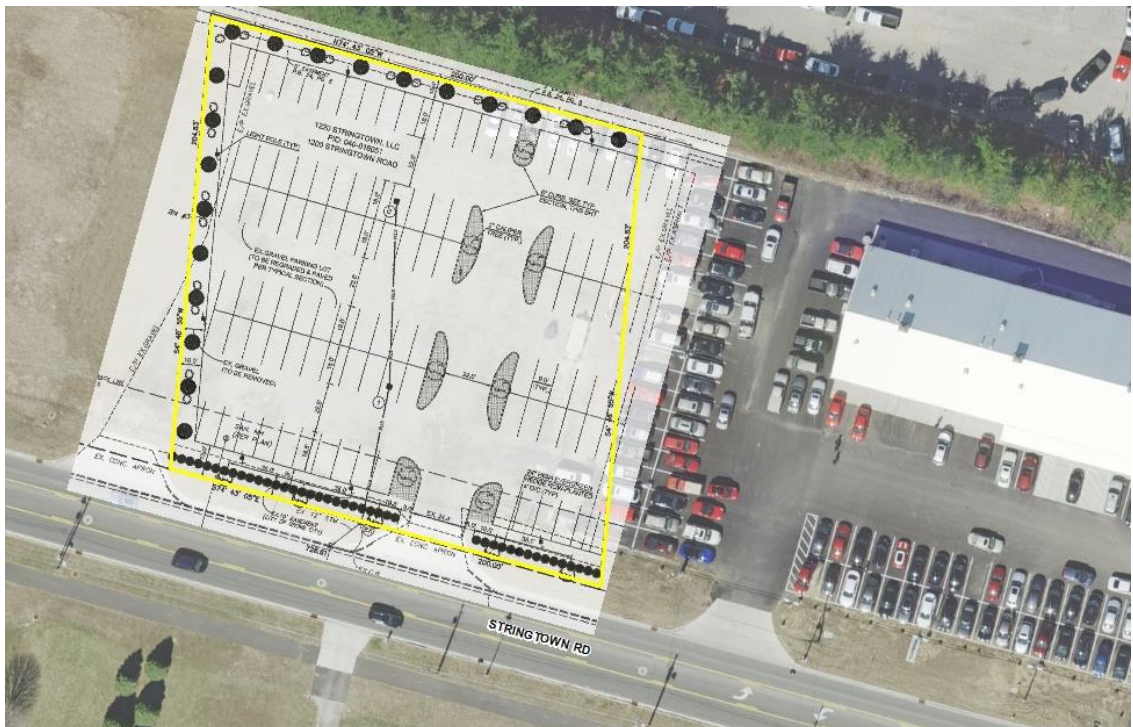


2. Analysis

The applicant is requesting approval of a special use permit for automotive sales at 1240 and 1250 Stringtown Road. This site is proposed to be used as an expansion of the existing Car Source business that is currently located adjacent and to the east. The business underwent an expansion in 2017 prior to annexing to the City to include a larger vehicle display area to the west property line of 1220 Stringtown Road (property adjacent and to the east of 1240 Stringtown Road). The proposed display area will be a continuation of the current site. During the improvements to Stringtown Road, some gravel was placed on the site so it could be used as a staging area for construction vehicles. After the improvements were completed, the business began parking vehicles on the site for display, which resulted in a violation from the Building Division. The site was approved for rezoning from SF-1 (Single-Family Residential) to C-2 (Retail Commercial) in April 2019 in anticipation of this proposed business expansion. The proposed Special Use Permit and corresponding development plan (under review concurrently with the Special Use Permit) are steps to bring the site into compliance as well.

Currently, the business employs 22 people and the expansion will add another seven positions for a total of 29 employees. Hours of operation will be Mondays through Thursdays from 9:00 a.m. until 7:00 p.m., Fridays from 9:00 a.m. until 6:00 p.m., and Saturdays from 10:00 a.m. until 4:00 p.m. The proposed expansion will provide space for 99 additional vehicles to be for sale for the business. Materials indicate that all new vehicles will be unloaded on the private site and not on Stringtown Road or Jackson Pike.

The surrounding area mostly consists of other commercial uses including the Manheim Ohio auto auction to the north, OhioHealth Grove City Methodist Hospital and Stringtown Animal Hospital to the west. Additionally, the properties adjacent and to the west were recently rezoned from SF-1 to C-2. The GroveCity2050 Future Land Use and Character Map recommends this site be Commercial Center which includes various commercial uses as a primary recommended use. Staff is supportive of the proposed automotive sales as it is in character with the neighboring properties and meets the recommendations of GroveCity2050.



3. Special Use Permit Analysis

Per Section 1135.09, 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: The GroveCity2050 Future Land Use and Character Map recommends this site and portions of the surrounding area to be Commercial Center or Mixed-Use Employment Center, which most of the area, including the existing business, encompasses. The property is surrounded by a variety of other commercial sites including the Manheim Ohio auto auction to the north that has a large outdoor area for vehicle parking, creating a more intense use than the Car Source business. Other surrounding sites include the Stringtown Animal Hospital and OhioHealth Grove City Methodist Hospital which have patients and customers who arrive and leave throughout the day and are fairly active sites.

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

Standard is Met: The proposed automotive sales is an expansion of an existing business that has not been reported for any nuisances or violations that would cause any adverse impacts on the surrounding area.

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 business is proposed to only operate during daytime hours, not creating noise at night, nor much noise during the day. A photometric plan, submitted as part of the development plan review, shows lighting to be located on the site, but not causing much spillover to the neighboring properties or across the street and no spillover proposed on the residential properties located to the south.

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 that are already available near the site.

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: An additional seven employees will be added with the business, only adding a few more trips to the site daily. Car dealerships typically do not create much traffic impact with most vehicles on the site being parked for display, in comparison to the other surrounding uses, such as the OhioHealth hospital which operates an in-patient and out-patient surgery center and has patients traveling to and from each day. Furthermore, the applicant has indicated that vehicles will be unloaded on the site, with no vehicles being unloaded on Stringtown Road or Jackson Pike.

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 which meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. The GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center that includes various commercial uses.

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

Standard is Met: The proposed automotive sales business 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 automotive sales is 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 submitted a properly completed application.

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 proposed site improvements include a paved vehicle display area, which does not preserve the City's small-town character; however, 99 spaces to place vehicles for sale and seven more employment positions will be added to create a larger business.

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

Finding Can Be Met: The proposed vehicle display area will need to meet setbacks, landscaping and lighting requirements which are reviewed as part of a final development plan.

- (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 Can Be Met: A sidewalk will be added along the front of the site; however, this walkway is a future development that will occur when the property to the west is developed.

- (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.**

Not Applicable: The business is located in a predominately commercial corridor that has other retail, car-oriented and medical uses. The proposed use is in character with the area and will be reviewed for compliance with the zoning code as part of the development plan.

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

Finding is Met: Currently, the business has 22 employees and the proposed expansion will add seven more. While a portion of the business is located in Jackson Township, all of the improved portions and the main office is located in Grove City.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit with the following stipulations:

1. Only vehicles that are for sale shall be stored outdoors. No other items shall be permitted to be stored or sold outdoors.
2. The site shall be maintained in an organized manner, with all vehicles parked in marked parking spaces in the appropriately designated area.
3. No over-sized inflated displays, whirligigs, window paints, spinner or other attention-getting devices shall be permitted on any vehicle, building or anywhere on the premises.

6. Detailed History

2007

The two properties were annexed into Grove City from Jackson Township in July 2007 with Ordinance C-46-07.

2016

The two homes on the properties were demolished.

2018

The Building Division issued a violation in November 2018 for the parking of vehicles on a SF-1 zoned property.

2019

The properties were rezoned from SF-1 (Single-Family Residential) to C-2 (Retail Commercial) in May 2019 with Ordinance C-07-19,

A development plan for the vehicle display area expansion has been received and is anticipated to be heard before Planning Commission and City Council concurrently with the Special Use Permit.