



ITEM 3: 202001290005 – Kirk Williams (Special Use Permit – Outdoor Storage)

Site Location

2734 Home Road (PID: 040-008688-00)

Proposal

A Special Use Permit for outdoor storage

Zoning

IND-1 (Light Industry)

Future Land Use

Commercial Center

Property Owner

2550 Home Road, LLC

Applicant/Representative

Donald T. Plank – Plank Law Firm, LPA

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 as submitted.

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Case Manager

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Summary

The applicant is requesting approval of a Special Use Permit to allow for the outside storage of trucks, containers and materials.

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 property is located at 2734 Home Road, approximately 1250 feet west of the intersection of Home Road and Hoover Road (Parcels: 040-008688-00).



202001290005
Kirk Williams (Special Use Permit)
2734 Home Road



2. Analysis

The applicant is requesting approval of a special use permit for outdoor storage on the 4.688-acre portion of a total 9.902-acre lot that was previously combined with an adjacent lot. Storage will include trucks, containers and materials associated with the Kirk Williams Company. The outdoor storage is being proposed within a gravel lot that is an extension of an existing gravel storage lot that is being reviewed through a development plan application, concurrent with this application. The BZA approved a variance for the use of gravel for the lot on January 27, 2020.

The applicant has indicated that the property will be screened with fencing, trees and mounding from adjacent uses. The applicant has also indicated on their plans that storage will occur on the outer edges of the gravel lot, leaving the interior open for circulation. Staff is concerned about the level of screening being provided on the eastern property line and has addressed this in more detail within the project's development plan staff report.

The expansion of the business related to this application and the concurrent development plan application will provide an estimated 30-50 jobs. The typical hours of operation for this storage area will be 7:00 a.m. to 3:30 p.m. The applicant has explained that current truck traffic on the site is 8-10 trucks per day, and the expansion will increase traffic to 10-12 trucks per day. It is also to be assumed that the increase of number of employees will increase the number of employee vehicles entering and exiting the site. However, staff is not concerned that these increases are excessive when compared to what would be expected from a typical industrial district.

No new signage or lighting is being proposed.

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 Can be Met: The proposed use does not change the existing character of the area, as it is already industrial and the proposed storage area is an expansion of the existing storage area on the site. Provided that outstanding issues related to landscaping and screening as noted in the development plan staff report can be resolved, staff believes the proposed outdoor storage area will be in harmony with the character of the area.

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

Standard Can be Met: The outside storage use is within an industrial-zoned area, is consistent with the outside storage at the existing business site to the west, and is adjacent to the industrially zoned property to the east. I-270 is to the north of the site, which will have mounding and trees screening the site. To the south, there are residences, but this side of the site will also have mounding and trees for screening. Staff is concerned that the eastern property line is not adequately screened. Although the property to the east is zoned industrial, the current use on that property is a single-family home. The applicant owns that property and has stated that they intend to expand their outdoor storage to that parcel in the future as well, however, there is no indication

of when that may happen. Additional screening to meet the Code requirement, or an adequate alternative would assist in assuring that the residential use to the east is not adversely affected.

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 storage area is proposed to operate during daytime hours only. The storage area will function similarly to the existing outdoor storage area. The increase in traffic on the site is not expected to be excessive.

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 and services that are already available at 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: Truck traffic on the site is currently 8-10 trucks per day, and the expansion is expected to only increase to a total of 10-12 trucks per day. There is expected to be an increase in employee vehicular traffic; however, staff is not concerned that these increases are beyond what would be expected from a typical industrial district.

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 Can Be Met: The GroveCity2050 Future Land Use and Character Map shows this site as Commercial Center, but it is currently zoned IND-1 (Industrial). The proposed use meets the existing industrial character of the area. If the area develops to the character of a Commercial Center as GroveCity2050 indicates, this use may not meet those objectives as closely. Proper site screening that meets Code or meets an adequate alternative can assist with the impact this use and development has on the area now and in the future.

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

Standard Not Met: Based on the development plan application as submitted, the property containing the outdoor storage will not meet the landscape screening Code requirements along the eastern property line, and the current proposed alternative is not supported by staff; however adequate landscaping is shown on the north and south property lines.

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 an IND-1 district, in which outdoor storage 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 use will maintain the existing type of use in the area as it is an expansion of an existing industrial business. Employment is expected to increase by 30-50 jobs. No other amenities are proposed. The applicant is proposing landscaping in conformance with code to screen the storage area to the north and south to improve the aesthetics, give its location and visibility from Homes Road and I-270 and reduce any negative impacts on adjacent sites.

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

Finding Can be Met: The site is proposed to have adequate screening on only the northern and southern property lines. If adequate landscape screening is provided as recommended by staff in the project's development plan staff report, or an acceptable alternative, this principle can be met.

(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 Not Met: No new or improved connections or accessibility are being developed with the property.

(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 Applicable: Protection and enhancement of the City's natural and built character, parks, open space and historic preservation are not within the scope of this application.

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

Finding is Met: The expansion of the business, associated with the outdoor storage lot will lead to an additional 30-50 jobs in the City.

5. Recommendation

Noting that the proposed application is examining the appropriateness of the use of the site for outdoor storage, and that the associated site improvements including but not limited to landscaping, screening and stormwater management be reviewed with the associated development plan, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

6. Detailed History

2016

The property was rezoned from R-1 to IND-1 by City Council with Ordinance C-102-15.

2020

The BZA approved a variance for the use of gravel for the lot on January 27, 2020.

2020

Parcels 040-008688-00 and 040-002426-00 were combined.