



ITEM 3: 202003310013 – Five Below (Development Plan Amendment)

Site Location

1715 Stringtown Road (Parcel: 040-012076)

Proposal

A Development Plan Amendment for a 1,809-square-foot building addition.

Zoning

PUD-C

Future Land Use

Commercial Center

Property Owner

Stringtown South, LLC

Applicant/Representative

John Lynch, ADP Engineering & Architecture

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 stipulation

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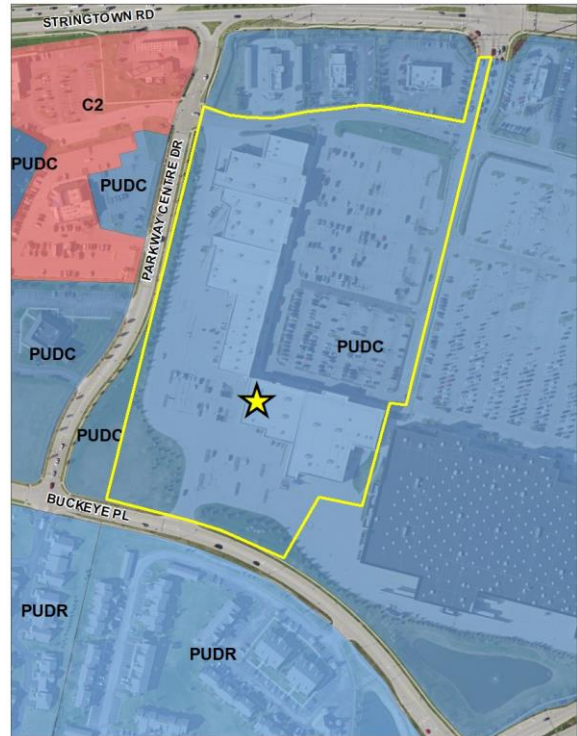
Case Manager

Jimmy Hoppel, Development Planner
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Summary

This proposal is to expand the existing 7,551 square foot building/tenant space by 1,809 square feet for the use of a retail facility.

Zoning Map



Next Steps

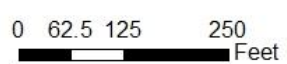
Upon recommendation from Planning Commission, the Development Plan Amendment can move forward to City Council. If the item receives City Council approval, the applicant can submit for and building permits for the site.

1. Context Map

This property is located at 1715 Stringtown Road (Parcel: 040-012076).



202003310013
Five Below - Development Plan Amendment
1715 Stringtown Road



2. Analysis

Summary

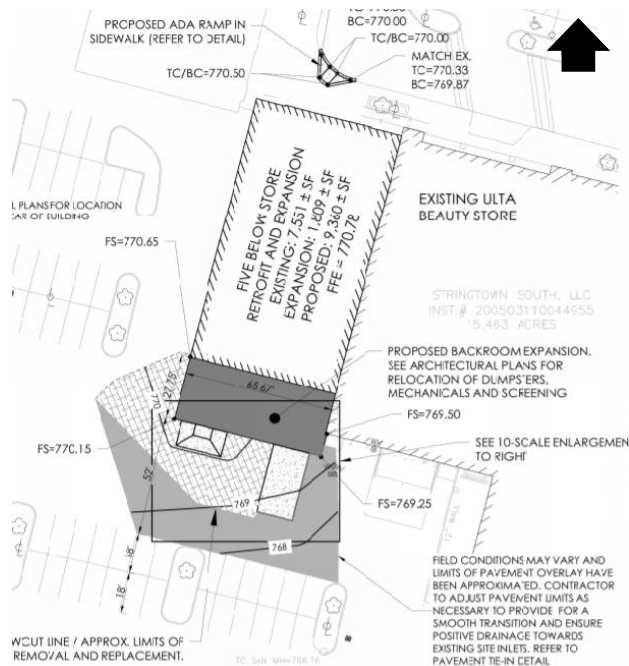
The applicant is requesting approval of a Development Plan Amendment for a 1,809-square-foot building addition for additional retail storage space for the future location of the “Five Below” retail tenant. This expansion will be in the rear of the southwest tenant space of the Parkway Centre South shopping center. The applicant is also proposing a tenant identification sign on the front elevation of the building, with white channel letters and a blue panel backer.

The GroveCity2050 Future Land Use and Character Map recommends that this site be used as Community Commercial. This classification includes commercial uses such as shopping centers that exist off of high-traffic corridors, with large amounts of off-street parking lots accompanying the buildings.

Site Plan

The applicant is proposing a building expansion on the rear of the building, into the existing parking lot. The expansion will be 1,809 square feet. Although the building will be expanding into the parking area, it is not affecting the number of parking spaces provided, and a drive aisle of 52 feet will remain. The expansion will necessitate relocation of the dumpster, mechanicals and existing utility lines to appropriate locations, which are identified on the materials provided. The existing dumpster enclosure will be relocated upon construction. Staff is supportive of the relocations shown.

Along the store’s frontage, the applicant is proposing a curb cut into the sidewalk, to add an ADA accessible rampway to the walkway of the shopping center. Staff is supportive of this change.



Building Exterior

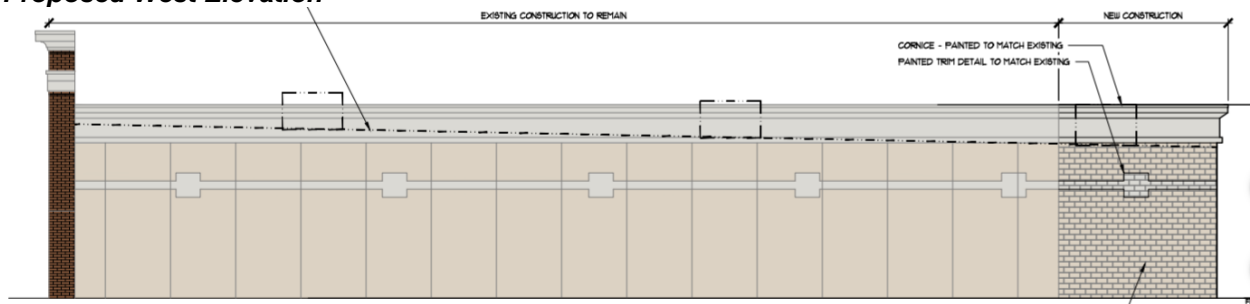
The exterior of the building expansion will be comprised of painted brick. The expansion will also include continuation of the building cornice and trim. All aspects of the building addition will be painted in a tan or off-white color to match the existing building and architectural features.

The applicant is showing that the front entry doors will be relocated several feet to the right when facing the front elevation. The specific distance is not provided, however, this change will be reviewed for approval when the applicant applies for building permits.

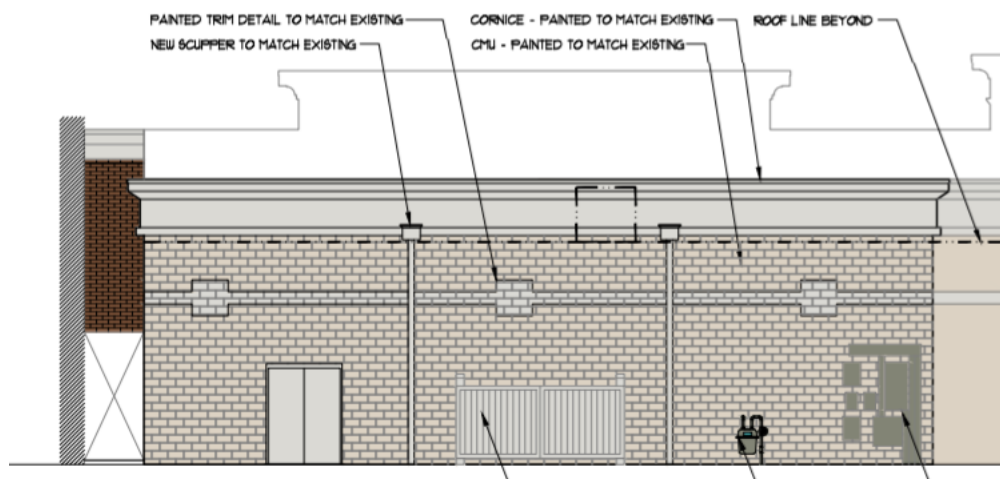
Existing Condition (Rear/Southwest Elevation)



Proposed West Elevation



Proposed South Elevation



Signage

The overall width of the sign is 27 feet, which meets the maximum permitted width outlined in the development text amendment (CR-48-04). The applicant is proposing a sign comprised of 45-inch, white, channel letters displaying the name "Five Below" on the front elevation of the building. The height of the letters are within the maximum of 48-inches permitted by the development text amendment from 2004.

The applicant is also proposing a royal blue, rectangular panel behind the channel letters. As the blue panel is not consistent with the aesthetic and character of the surrounding retail center, Staff is not supportive of the blue panel and recommend it be removed.



3. 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 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 five 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 expansion of the retail location is maintaining the existing status of the shopping center, while providing the necessary space for the proposed tenant, which will provide employment opportunities.

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

Finding Can be Met: The proposed building expansion is utilizing high-quality materials that will provide a cohesive appearance with the existing building. The applicant is proposing a “Five Below” sign on the front elevation that will include a blue panel background. The blue panel is not consistent with the storefront signage throughout the shopping center. Staff recommends removing the blue panel from the sign package.

- (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.**

Not Applicable: The site expansion is within an existing retail shopping center that is primarily auto-centric and accessed by major city roadways by automobile. ADA accessibility will be improved in front of the storefront, due to the construction of an ADA accessible ramp from the parking lot. The pedestrian walkways will otherwise not be affected due to the addition.

- (4) **Future development 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 site is located in an existing retail shopping center that is not emphasizing historic preservation or public park space.

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

Finding is Met: The expansion will allow for the retail tenant to locate their business in the space and function at the desired capacity. Additional jobs will be provided within the City.

4. 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 stipulation.

1. The applicant shall remove the blue panel from their tenant identification sign on the front elevation of the building.

5. Detailed History

2004

City Council approved the Development Text Amendment for signage at Parkway Centre South with CR-48-04.

2002

City Council approved the Development Plan for Parkway Centre South with Resolution CR-26-02.

2001

City Council approved the Rezoning for Parkway Centre South with Ordinance C-71-01.