



ITEM 2: 202006040029 – Carwash USA Express (Development Plan)

Site Location

2607 London Groveport Road
(PID: 040-009919-00)

Proposal

A Development Plan for a drive-thru car wash

Current Zoning

C-2, Commercial

Future Land Use

Commercial Center

Property Owner

4PDL 665, LLC

Applicant/Representative

Jody Freeman, DevCon

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map
- CR-70-06 - Development Plan

Staff Recommendation

Approval with one stipulation.

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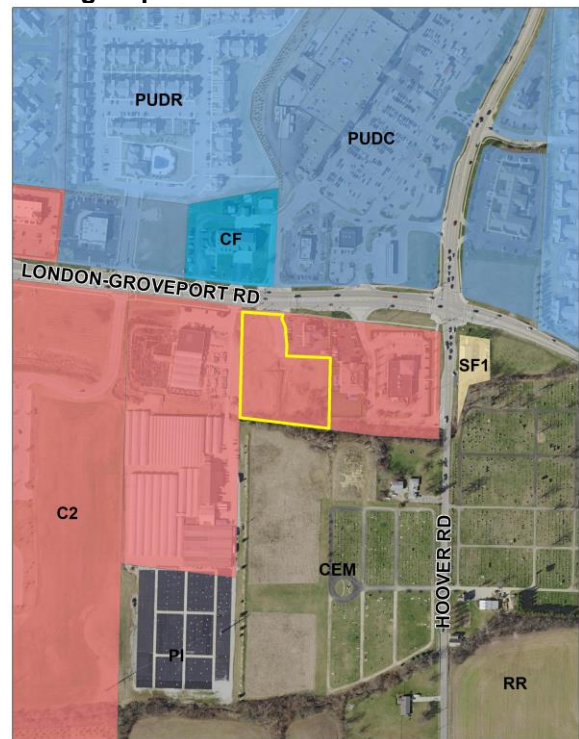
Case Manager

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Summary

The applicant is requesting approval of a Development Plan to construct a Carwash USA Express with a single-bay car wash. The Special Use Permit for the car wash is being reviewed concurrently by Planning Commission at the August 4, 2020 meeting.

Zoning Map

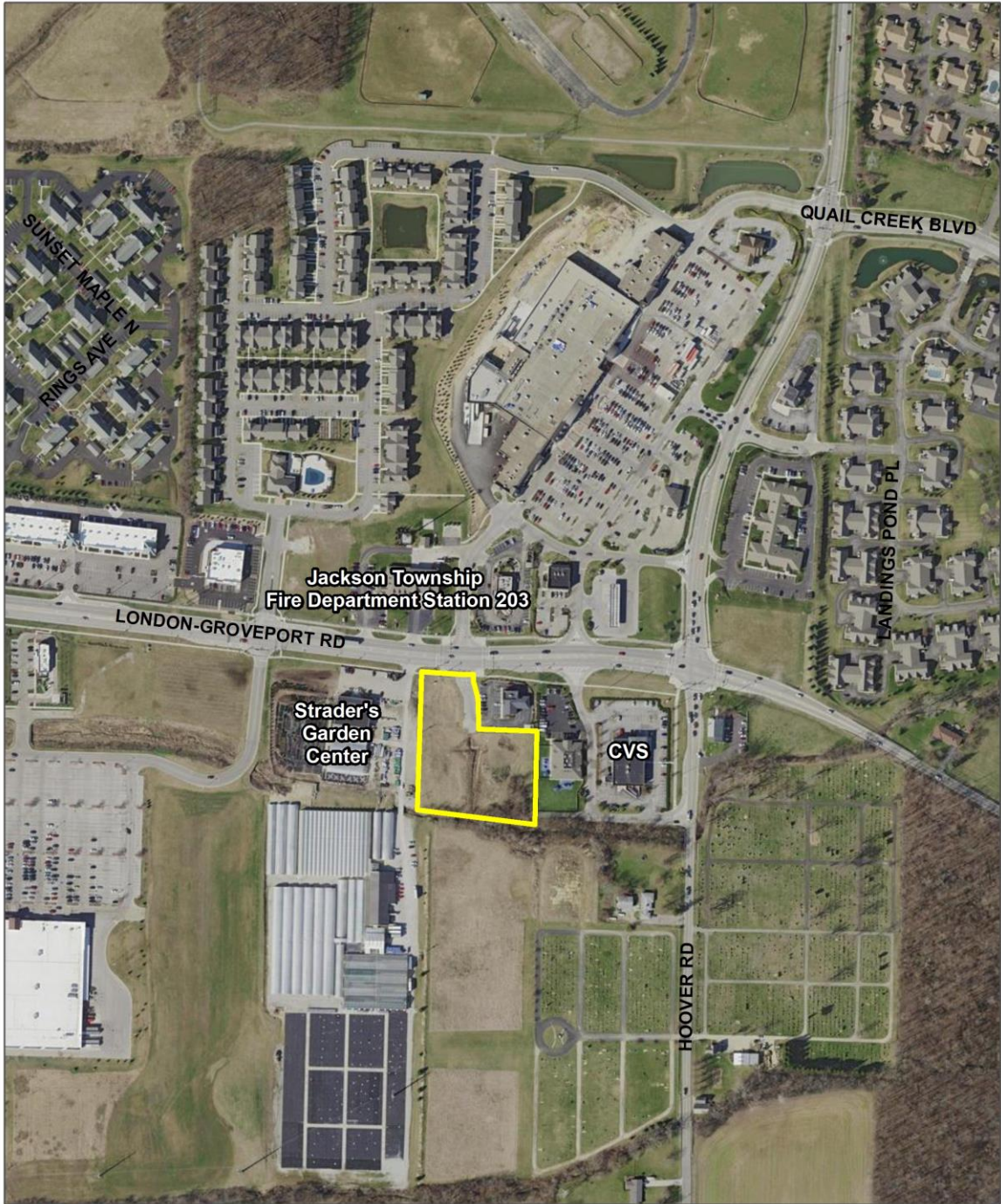


Next Steps

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

The property is located at 2607 London Groveport Road (PID: 040-009919).



202006040029
Carwash USA Express (Development Plan)
PID: 040-009919-00

0 125 250 500 Feet



2. Analysis

Summary

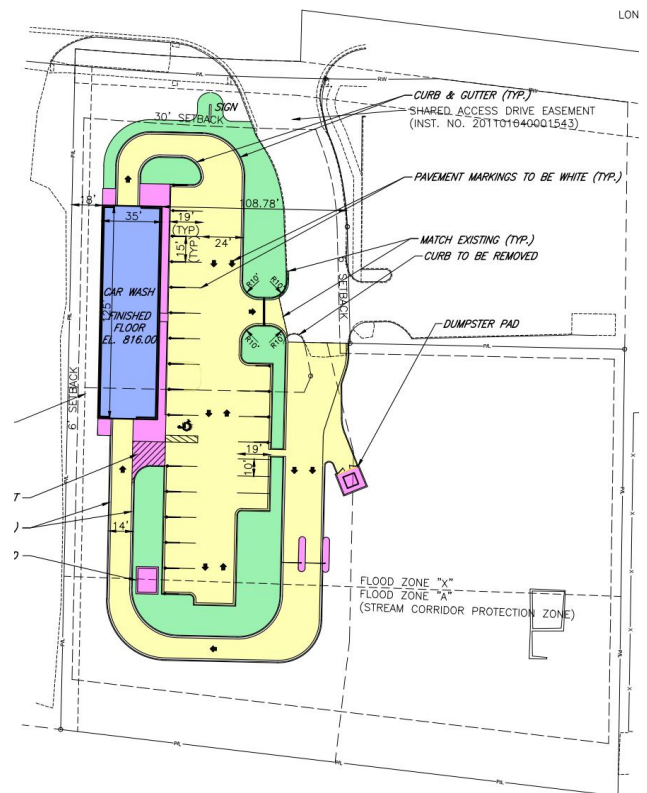
The applicant is requesting approval of a Development Plan for a Carwash USA Express. This site was previously approved in 2006 for a Development Plan (CR-70-06) that contained four commercial uses placed in the four quadrants of the property, utilizing a shared access driveway off of London Groveport Road. Only the shared driveway and the northeast quadrant (Huntington Bank) were developed. The current application varies from the previously approved Development Plan, utilizing the two western quadrants for the proposed car wash. Staff has worked with the applicant to ensure that the quality of the building and site improvements meet the quality previously approved, and allows for the potential development of the southeastern quadrant. A Special Use Permit is concurrently under review for the car wash to review the appropriateness of the use on the site and how the car wash will operate (hours of operation, stacking capacity, etc.).

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 car wash meets the primary recommended land use and is a permitted use in the current C-2 zoning district, with an approved Special Use Permit.

Site Plan

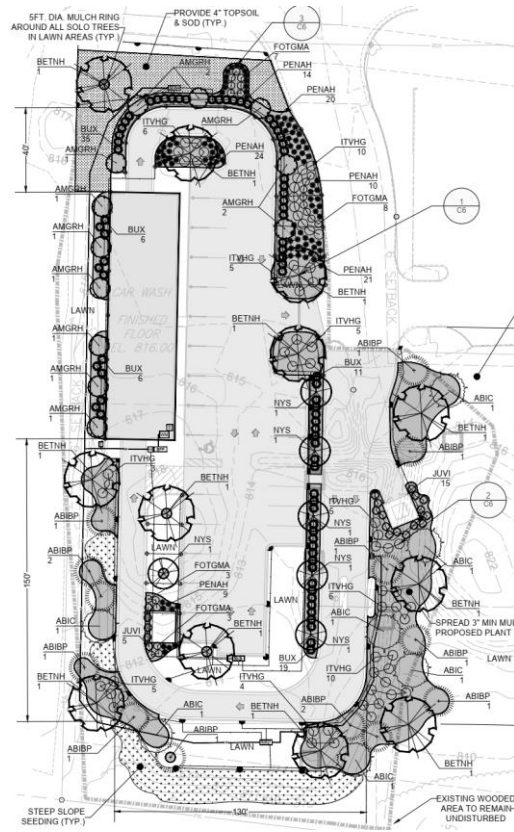
The proposed development will be located south of London Groveport Road west of Hoover Road and will be accessed from the existing shared drive with Huntington Bank. South of the Huntington Bank cut-off of the shared drive, circulation around the development becomes one-way with two lanes of vehicular stacking prior to the order kiosks. Past the kiosks, the drive narrows to provide single-car stacking into the car wash facility. An emergency exit is provided prior to entering the wash facility in case vehicles must exit the line due to mechanical issues with the facility or customer vehicle problems.

The building is proposed to be located on the western side of the site and all building and parking setbacks are met. Parking spaces for employees and customers utilizing the vacuuming amenity are centralized within the site with the building and landscaping areas surrounding it. Standard parking spaces are measured 190-square feet, meeting code requirements. Oversized spaces for customers utilizing the vacuuming stations are 285-square feet. Each oversized space will have a black vacuum station, details for which have been included with the plans. Other site fixtures, including trash cans, are proposed to have decorative finishes to match the character of existing area developments. The site includes a central vacuum station and a dumpster to the east of the site, both of which will have an enclosure that matches the exterior of the building, with stained opaque wood gates.



Landscaping

A Landscape Plan was submitted showing plantings throughout the site in compliance with the requirements of Chapter 1136 including parking lot landscaping, building perimeter plantings and supplemental landscaping around service structures. Specifically, serviceberry trees and boxwood shrubs are planted along the west side of the building to break up the visual mass of the structure visible from London Groveport Road, and three-foot-high boxwoods are proposed around the perimeter of the entire parking and drive aisle along London Groveport Road and into the stacking lanes of the car wash to prevent headlight glare onto the roadway or drive aisles. A combination of deciduous shrubs and ornamental grasses are proposed around the base of the monument sign and sod is proposed along the site's London Groveport Road frontage. The landscape plan also shows that the majority of the existing wooded area in the southern portion of the site will remain.



Building

The carwash structure will be 4,375 square feet, 35 feet in width and 125 feet long. The building will have the appearance of a 1.5 story structure through the use of gables and dormers with a total height of 25 feet (please note that the building elevations do not label this height; however, the submitted elevations measure this height based on the provided scale and staff verified the height of the building with the applicant to ensure compliance with the 35-foot maximum permitted height). The primary building material will be a brown-red brick veneer, with a light stone veneer watertable, and the gables and dormers will be finished with a light EIFS material, similar in color to the stone veneer watertable. The storefront doors and windows will be aluminum with storefront glass. Dark asphalt dimensional shingles will be utilized on the roof. The central vacuum and dumpster enclosures will be finished in the same brick veneer with stone watertable as the primary building. These materials are similar to those utilized on existing area developments including the Huntington Bank, Goddard School and Jackson Township Fire Station 203.

Proposed Eastern Elevation



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 proposed lighting fixtures are from the same manufacturer and series as those used at the Huntington Bank site, fitting in with the character of the area.

Signage

Signage is not approved with this Development Plan, as this is a straight-zoned C-2 development and will be required to comply with Chapter 1145. However, the applicant has provided some details regarding signage, showing its intended general character. At London Groveport Road the applicant has proposed a monument sign with a brick base that will match that utilized on the building. The applicant has also indicated that on the front and sides of the building will be individual letter signs that say "CAR WASH" in the gables. All signs are reviewed separately through the Building Division sign permit process.



Stormwater

The applicant has proposed an underground stormwater chamber system under the rear portion of the development. This is typical of commercial and retail properties and allows for the southeast quadrant of the site to be preserved for potential future development. The applicant has also submitted a Special Flood Hazard Development Permit required to place a parking lot in Flood Zone A. This permit is reviewed by the Building Division for approval. Additional review of the proposed stormwater system and floodplain review will occur during the Site Improvement Plan process following the approval of a Development Plan for the site. If any findings during that process result in major site design modifications, a revised Development Plan may be warranted.

It should be noted that, although improvements are shown within the floodplain and stream corridor protection zone, the improvements are at-grade aside from the underground stormwater detention facility. Additionally, these improvements are less than the improvements shown on the previously approved Development Plan for the site (CR-70-06) and are comparable to infringements into these areas on existing developments to the east (the Goddard School and CVS).

Utilities

Existing utilities are expected to be adequate for this site and use. Further evaluation of utilities will occur with the review of the site improvement plan and building permits.

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 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 development fits with the existing vehicularly-oriented character of the area, will provide some additional jobs and an amenity of a car wash to the community.

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

Finding is Met: The proposed structure will utilize brick as the primary exterior material, EIFS as the secondary material and dimensional architectural shingles similar to existing area developments. The proposed materials, as well as landscaping proposed throughout the site, will result in an attractive development in character with the area.

- (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: There is an existing sidewalk along the frontage of the property that will be maintained. The site also utilizes a shared drive access with the property to the east, which was existing with a previously approved Development Plan for the site, and fits the desired vehicular transportation access design from London Groveport Road, as outlined in GroveCity2050.

- (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 scope of the development is limited in applicability to this principle.

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

Finding Not Met: While the proposed use will be an amenity to residents, it will likely not provide a net fiscal benefit to the City, which gets most funding from income tax. The proposed use will generate traffic potentially greater than a standard commercial use; however, likely not beyond the traffic that would have been generated by the uses originally approved for the site in 2006 (a quick-service restaurant with a drive-thru and two retail buildings). The proposed development of the site will, however, provide a benefit to the community by raising the value of the property.

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 stipulation:

1. Signage is not approved with this application and shall be reviewed for compliance with Chapter 1145 through the Building Division's sign permit application.

6. Detailed History

2006

City Council approved an original Development Plan for the site with CR-70-06.