



### ITEM 3: 202006300031 – Hoagie City (Special Use Permit – Drive-Thru)

**Site Location**

2118 Stringtown Road  
Park Square Shopping Center  
(Parcel: 040-009219)

**Proposal**

A Special Use Permit to allow for a drive-thru pick up only window.

**Zoning**

C-2 (Retail Commercial)

**Future Land Use**

Commercial Center

**Property Owner**

ACD Investments LLC

**Applicant/Representative**

Connie J. Klema

**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 1 stipulation

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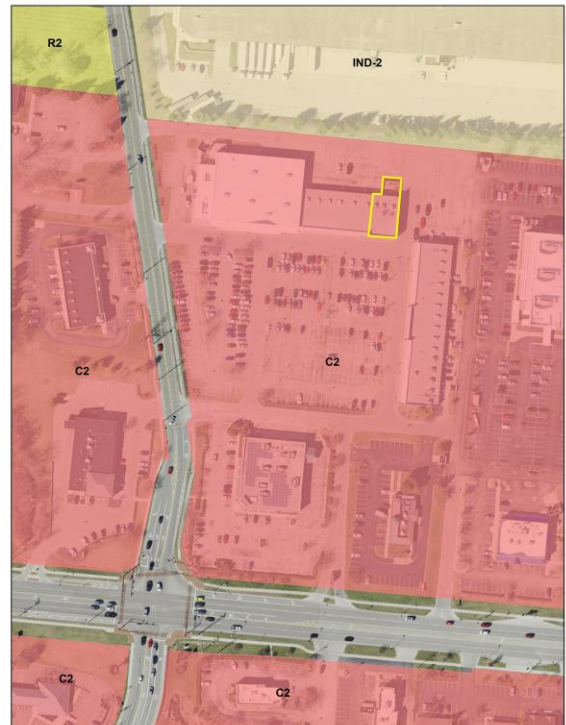
**Case Manager**

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**Summary**

The applicant is requesting approval of a Special Use Permit for the addition of a pickup window at a new restaurant in the Park Square shopping center.

**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

This property is located at 2118 Stringtown Road, in the Park Square Shopping Center (Parcel ID: 040-001142).



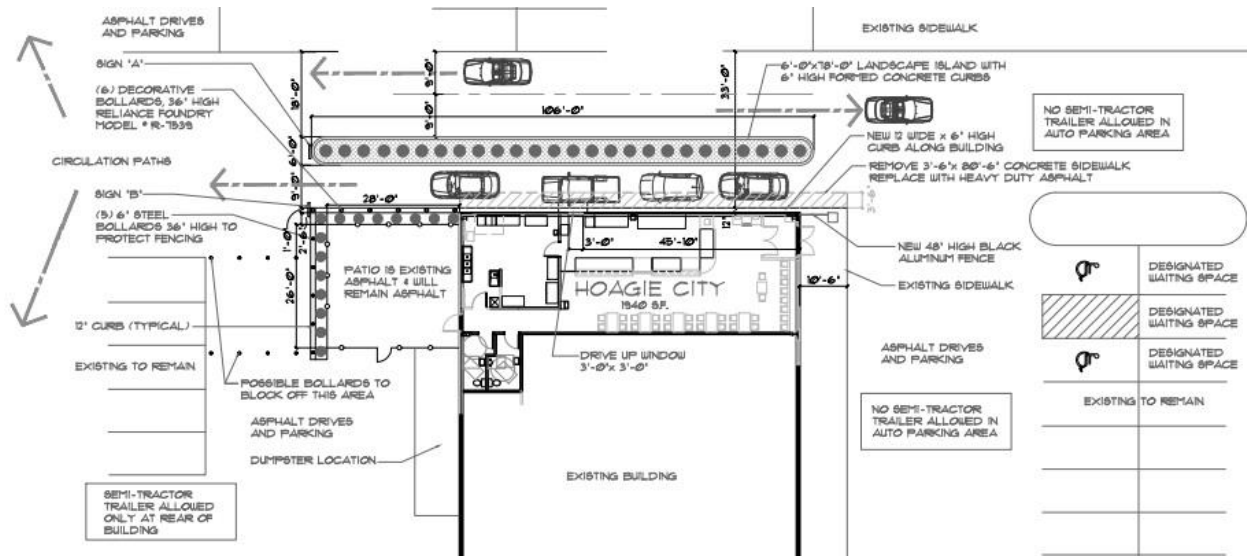
202006300031  
Hoagie City- Special Use Permit (Drive Thru)  
PID: 040-009219



## 2. Analysis

The applicant is proposing to add a drive-thru lane along the east side of the building for customer pickup of orders. The drive-thru will be for customers to pick up orders made prior to arrival, and as such, the drive-thru lane will not have a menu board. The applicant stated that orders will be pre-paid, and no more than 3 to 4 cars are anticipated at any given time. The hours of operation are 10:00 a.m. to 8:00 p.m. Monday through Saturday and 11:00 a.m. to 6:00 p.m. Sunday. A new 3 foot by 3-foot pickup window will be installed to service the drive-thru lane, along with a 4 foot wide by 8-foot long aluminum awning above. The awning will be dark blue to match the existing colors of the shopping center.

The drive-thru lane is 9 feet wide and 106 feet long, running along the north side of the building. To separate the drive-thru lane from adjacent circulation lanes, a 6-foot wide landscape island is proposed. The island will be landscaped with 36" high Dwarf Spruce shrubs to increase visibility to drivers and provide aesthetic enhancements to the shopping center. Installation of the drive-thru and landscape island will allow for two 9 foot wide drive lanes for through traffic. The 9 foot wide lanes will provide an element of traffic calming, slowing traffic and improving circulation within this portion of the parking lot. For improved pedestrian safety, a 48" high aluminum fence is proposed where the front sidewalk terminates at the drive-thru lane to provide separation.



**Proposed Site Layout**

Staff had concerns over the potential impacts that installation of the drive-thru lane would have on circulation in the surrounding parking lot area, specifically regarding potential conflict points between vehicles exiting the drive-thru and vehicles traveling behind the shopping center. To address this potential conflict, the applicant has proposed the installation of bollards across the parking lot between the rear patio and existing parking spaces behind the building. The site plan also includes signage at the exit of the drive-thru to ensure vehicles do not enter.

The truck template submitted for the recently approved daycare located in the same shopping center depicted truck traffic traveling through this area between the two shopping center buildings. However, the revised plans submitted by the applicant note that truck traffic will travel across the rear of the property and will not be allowed in the general parking areas. Additionally, the site plan includes signage at the landscape island to denote areas in which semi-truck traffic is not permitted.



### 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 area in which the site is located is generally auto-oriented, commercial along a primary arterial. Staff believes the proposed use will not change the existing or intended character of the commercial district.

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

**Standard is Met:** The drive-thru lane was designed to ensure impacts to circulation and traffic flow of the parking lot were minimized. As such, the proposed drive-thru and pickup window will not adversely affect the surrounding businesses.

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 applicant has provided drawings showing that the site will be constructed with railings, bollards and directional signage surrounding the drive-thru lane which will enhance the safety for both customers and drivers.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer and school;**

**Standard is Met:** The proposed use will be adequately serviced by public facilities.

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:** The applicant worked with staff to ensure that the design and layout of the proposed drive-thru would be designed to ensure efficient traffic flow in the parking lot around the drive-thru area. Additionally, since only three to four vehicles are expected to be in the drive-thru during peak times, this is not expected to impose a significantly different traffic impact than what currently exists or would be anticipated based on the future land use designation.

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 to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. GroveCity2050 recommends this site be used for Commercial Center. This area exists as a heavily traveled primary arterial with auto-oriented commercial sites with a variety of uses and is planned to continue.

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

**Standard is Met:** The drive-thru will comply with applicable provisions for the special use.

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 a C-2 district in which a drive-thru window is permitted with the approval of 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 properly submitted a completed application.

10. **Loudspeakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.**

**Standard is Met:** The proposed use will be pick up only, and as such will have no loudspeakers.

11. **Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance.**

**Standard is Met:** The applicant stated that no more than 3 to 4 vehicles are expected to utilize the drive-thru lane during peak times. The site plan included a diagram showing four vehicles stacking in the drive-thru lane without impacting surrounding drive aisles. The adjacent parking lot drive aisle will provide an escape/abort lane should vehicles need to exit the drive-thru lane.

12. **The Planning Commission may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district.**

**Standard is Met:** The business will be open during the day and in the evening, with the latest time being open set at 8 p.m. The hours are typical to other service and retail businesses and will not cause an additional impact on the area.

13. **The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise, and exhaust resulting from the facility, especially impacts on nearby residential uses.**

**Standard is Met:** This location is surrounded by other commercial uses and is adjacent to an IND-2 district. There are no residential uses that would be impacted by this use. Additionally, the applicant is not proposing the installation of any new lighting fixtures and will be using existing lighting in the shopping center. Since there are no loudspeakers proposed, the site will not contribute additional noise to the area.

#### 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 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 proposed drive-thru is within an existing auto-oriented commercial center and will not detract from the City's small-town character. The drive-thru will provide a desirable amenity for patrons of the restaurant.

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

***Finding Met:*** The drive-thru will utilize materials including a black ornamental metal railing, decorative bollards, and landscaping. Staff believes that these are all high-quality materials for the use and will contribute to enhancing the existing shopping center.

- (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 Applicable:*** The proposed drive-thru does not create new opportunities for connectivity as it is within an existing shopping center; although the drive-thru has been designed to calm traffic within the parking lot and proposes measures to improve circulation and pedestrian safety.

- (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.**

***Finding Not Applicable:*** The materials reviewed under the criteria and scope of this Special Use Permit application do not include relevant information for this principle.

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

***Finding Not Applicable:*** The addition of a drive-thru will not provide additional jobs to the city and is not anticipated to add an undue burden on city infrastructure.

#### 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 stipulation.

- 1) Poles for proposed signage associated with the drive-thru shall be black to match proposed fencing and bollards.

## 6. Detailed History

### **1995**

Park Square Shopping Center Development Plan was approved with Resolution CR-51-95.

### **1996**

Park Square Shopping Center was constructed.

### **2020**

A Special Use Permit has been submitted for a drive-thru to allow for order pickup.