



## ITEM 4: 202006300032 – Hoagie City (Special Use Permit – Outdoor Seating)

### Site Location

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

### Proposal

A Special Use Permit to allow outdoor seating.

### 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 2 stipulations

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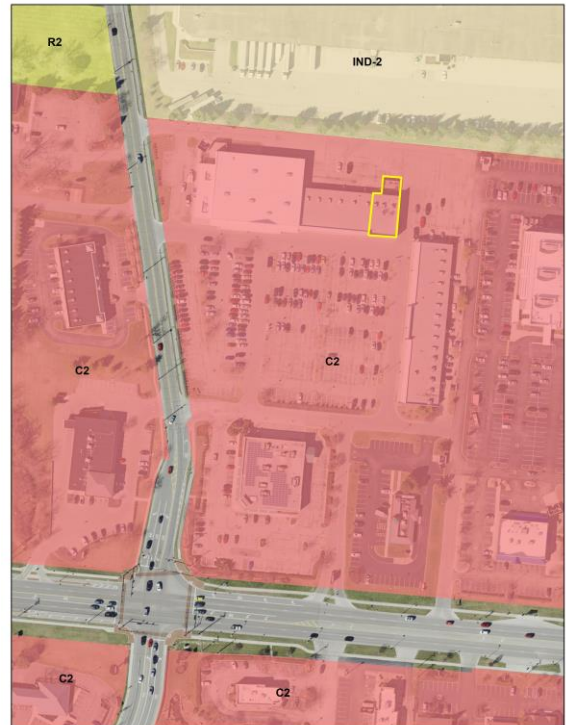
### Case Manager

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### Summary

The applicant is requesting approval of a Special Use Permit for outdoor seating at a new restaurant within the Park Square Shopping Center. The anticipated size of the outdoor seating patio will be approximately 780 square feet. The patio will have the capacity for 30 seats.

### Zoning Map



### Next Steps

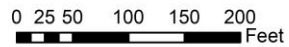
Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

# 1. Context Map

This property is located at 2118 Stringtown Road, in the Park Square Shopping Center (Parcel: 040-009219).



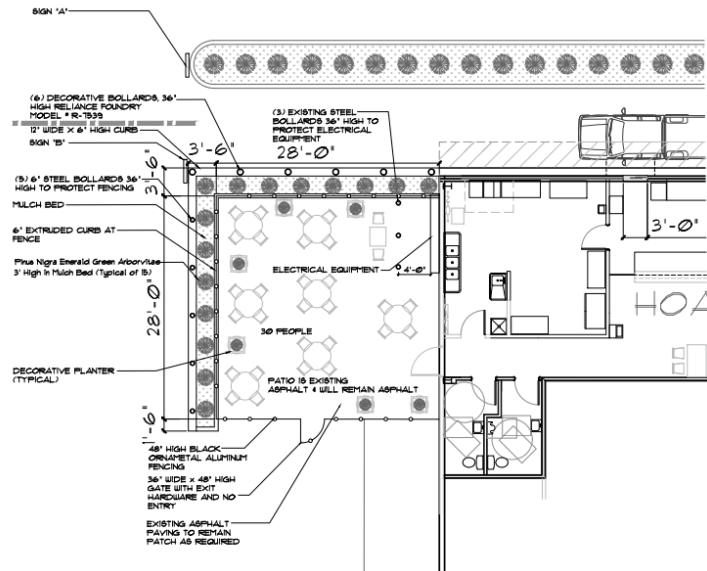
202006300032  
Hoagie City (Special Use Permit – Outdoor Seating)  
PID: 040-009219



## 2. Analysis

The applicant is proposing to refurbish the existing 784 square foot asphalt patio area behind the tenant space at 2118 Stringtown Road within the Park Square shopping center to use as an outdoor seating area for the new Hoagie City restaurant. The proposed hours of operation are from 10:00 a.m. to 8:00 p.m. Monday through Saturday, and 11:00 a.m. to 6:00 p.m. Sunday. The outdoor seating area has an expected capacity of 30 customers.

The site plan accompanying this application shows a 4-foot high black aluminum ornamental fence surrounding the seating area, with safety bollards along the patio where adjacent to vehicular areas. New landscaping will further separate the seating area from the surrounding vehicular areas and is proposed as 3'6" wide landscape beds around the perimeter of the seating area. The landscape beds are proposed to contain 3 foot tall Pinus Niagra Emerald Green Arborvitae shrubs. Decorative planters are also proposed within the seating area to provide further visual separation from the surrounding parking lot and drive aisles.



The plan shows the outdoor seating area containing eight tables; however, no details were provided for the proposed outdoor furniture. Staff is recommending a stipulation that any furniture installed in this area be black in finish, and any umbrellas that may be installed in the future not include any text or logos.

## 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 proposed use of an outdoor seating area aligns with future land use plans which identify the area for commercial development. 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 use of time-restricted outdoor seating in an existing outdoor area is not expected to adversely affect the adjacent uses or uses within the shopping center. The seating area will be a refurbishment of an existing outdoor area, which is located to not inhibit the flow of traffic around the site.

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 seating area will be constructed with a curbed landscape area, safety bollards and decorative fencing around it to create a safe environment for patrons. The outdoor patio space is not expected to adversely affect the surrounding area.

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 outdoor seating patio use is replacing an existing outdoor area. It is not expected that the overall restaurant capacity will be changed significantly, and it 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 into the future.

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

**Standard is Met:** The outdoor seating area 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 outdoor seating 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.

#### 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 applicant is proposing an outdoor seating patio for a new restaurant. The proposed outdoor seating patio is within an existing auto-oriented commercial center and will not detract from the City's small-town character. The outdoor seating 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 seating area will be enclosed by a black ornamental metal fencing and decorative bollards. Staff believes that these are all high-quality materials for the use and will contribute to creating an attractive outdoor seating area for the private and public realm.

- (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 addition of an outdoor seating area to an internal shopping center tenant space is not expected to include or improvements applicable for this principle.

- (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 a 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:*** This outdoor seating area will not provide additional jobs to the city and is not anticipated to add an undue burden on the 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 stipulations.

- 1) Furniture within the seating area shall be decorative and black in finish.
- 2) Any umbrellas within the seating area shall not include any text or logos.

## **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 was submitted to allow for outdoor seating on an existing patio at the rear of the building.