



ITEM: 202104010027 – Burger King Grove City- Special Use Permit (Drive-Thru)

Site Location

South side of London-Groveport Road, in front of Meijer (PID 040-008045)

Proposal

A Special Use Permit to allow for a drive-thru

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

Meijer Stores Limited Partnership

Applicant/Representative

Danielle Bohannon, Technical Group Inc

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as Submitted

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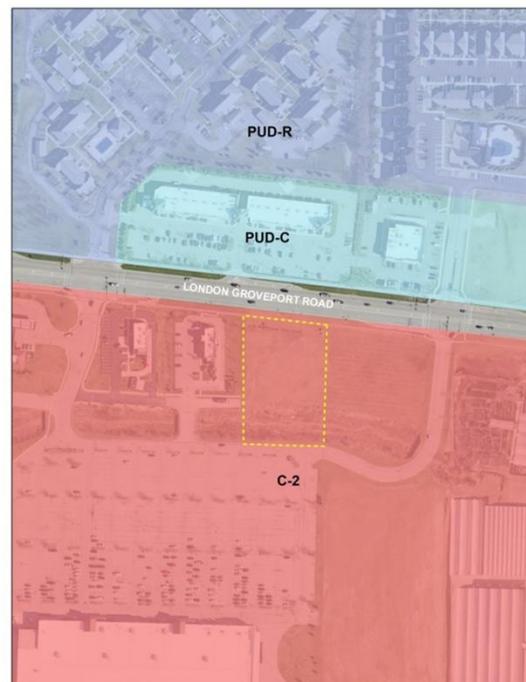
Case Manager

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Summary

This proposal is to allow for a drive-thru window at a proposed Burger King restaurant on London-Groveport Road.

Zoning Map



Next Steps

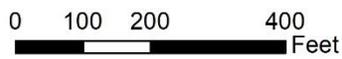
Upon recommendation from Planning Commission, the application will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

1. Context Map

This property is located on the south side of London-Groveport Road, on outlot C in front of Meijer (PID 040-008045).



202104090027
Burger King Grove City
Special Use Permit (Drive Thru)
PID: 040-013658

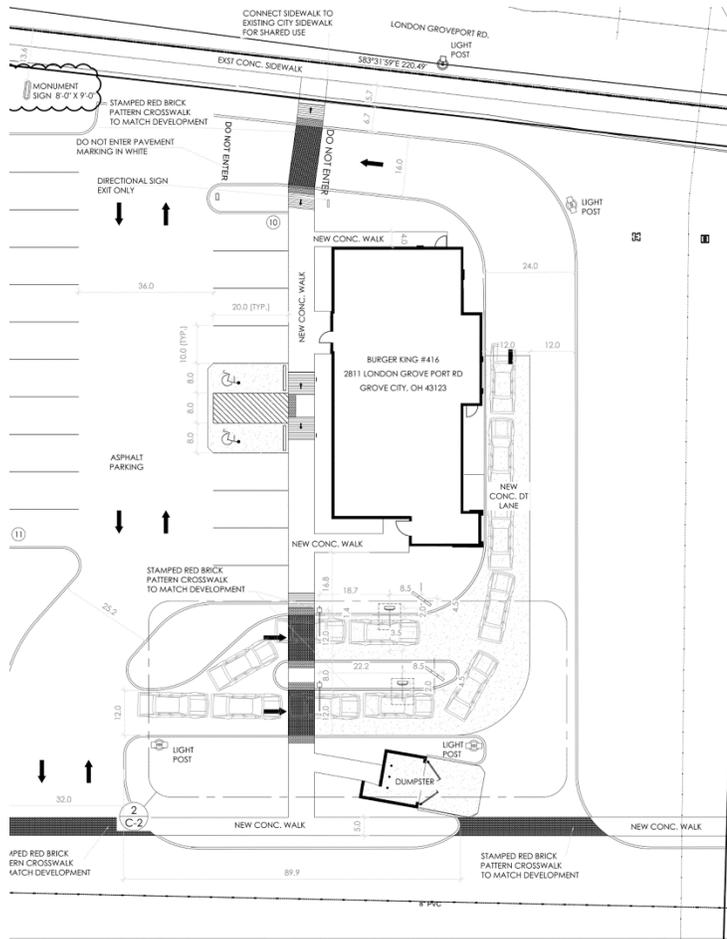


2. Analysis

The applicant is requesting approval of a Special Use Permit for a drive-thru at the proposed Burger King restaurant on London-Groveport Road. This application is being reviewed concurrently with a Development Plan application for the building and associated site improvements. The proposed drive-thru will operate from 6:00 a.m. to 12:00 a.m., seven days a week.

Site access will be from the rear of the parcel, off an extension of the exiting private access drive running behind KFC and Taco Bell, with no direct access onto London-Groveport Road. The proposed drive-thru is located off the drive aisle leading to the parking area. An additional access drive is proposed on the east side of the development and will provide access to the dumpster enclosure and the bypass lane around the drive-thru.

The drive-thru is shown with two order kiosks, which merge into one lane before heading north along the east side of the building, where the payment and order pickup windows are located. The pickup lane continues north before wrapping around the front of the building and connecting to the parking area where customers can then exit the site. Materials state that the drive-thru can accommodate 13 vehicles between the entrance and pickup window, and 10 vehicles are expected during peak hours, with vehicles waiting less than three minutes total. The proposed stacking is comparable to the stacking available at the KFC and Taco Bell sites to the West, which can accommodate approximately eight and nine cars respectively.



A bypass lane is provided adjacent to the pickup lane, which will allow for vehicles to exit the drive-thru line if necessary. Pavement markings reading “Do Not Enter” and directional signage reading “Exit Only” will be included at the exit of the drive-thru to ensure that vehicles do not enter the drive-thru from the wrong direction.

Menu board sign designs were also submitted which show a three (3) panel menu board at each ordering kiosk. Each one will be approximately 3' 6" in height. The base of each will be black in color. A circular brick wall will be installed around the bases, which will screen the bases from view. The screening wall will match the brick used on the building.

Improvements to the site, including landscaping, parking, and building architecture are included and reviewed with the Development Plan to ensure that development on the site exhibits the appropriate character for the area.

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 GroveCity2050 Future Land Use and Character Map recommends this site as well as the surrounding area be Commercial Center. Staff believes the proposed use of a drive-thru is consistent with existing auto-oriented uses in the area including the adjacent Taco Bell and KFC properties.

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

Standard is Met: The proposed site is configured so that all circulation and stacking for the proposed drive-thru will be contained on the site to reduce any impacts on adjacent properties. Adjacent properties are commercial, compatible uses, with two quick-service restaurants with drive-thrus on the two parcels to the West. As the drive-thru is not adjacent to a residential use, there is not a concern that the menu boards and speakers will adversely affect the adjacent use. Additionally, materials indicate that the stacking provided is adequate to meet the peak volume of vehicles expected.

- 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 proposed drive-thru has been designed to safely accommodate traffic on the site, therefore staff does not believe that the proposed use will adversely affect those residing or working in the 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, storm water facilities, water, sanitary sewer and school;**

Standard is Met: The proposed use would be adequately serviced by public facilities that are already available at the site. A more detailed review of proposed utilities will be completed during the Site Improvement Plan.

- 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 proposed drive-thru provides capacity for 13 vehicles from the pickup window to the site entry, and materials state that 10 vehicles are expected during peak hours. The site will also be accessed off a shared access drive with the adjacent Taco Bell and KFC sites, and will have no direct access onto London-Groveport Road.

- 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 that meets Code requirements for this use, and Staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommends this site be used as Commercial Center, which lists commercial as a primary use.

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

Standard is Met: The proposed drive-thru will meet the regulations in Code as well as the approved Special Use Permit provisions.

- 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 in a C-2 district, which permits uses with drive-thru facilities 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.

- 10) **Loud speakers 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 closest residential structure to the proposed order kiosks is approximately 400 feet away on the opposite side of London-Groveport Road. Staff does not anticipate noise from the speakers associated with the order kiosks, located within a commercial area with high traffic volumes, to impact any nearby residential uses.

- 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: Based on submitted materials, Staff believes that the proposed drive-thru can accommodate the peak number of vehicles and provides enough space for vehicles to bypass. The applicant submitted a stacking exhibit showing thirteen (13) vehicles stacked in the drive-thru lane. Additionally, a bypass lane is proposed that will allow vehicles in the drive-thru lane to exit from the drive-thru along the eastern side of the building.

- 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 proposed hours of operation will be 6:00am until midnight each day and the drive-thru will be separate from the parking lot on the site with enough space to accommodate thirteen (13) vehicles at a time. Staff believes that the proposed hours of operation are appropriate as the drive-thru will be located on the south side of the building facing away from any nearby residential areas and will not adversely impact the nearby residential or traffic.

- 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: As the drive-thru is located outdoors, there will be no trapped exhaust in the area and the orientation of the kiosks will ensure that no headlights are shining towards the residential buildings located across London Groveport Road.

4. GroveCity2050 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 fits with the existing vehicularly-oriented character of the area, will create at least 30 jobs (per application materials) and will provide an additional restaurant to the community.

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

Finding is Met: Screening around the base of the menu boards will be brick, and match the brick used on the building. Additionally, site lighting fixtures will be like those used in other area developments, and the proposed landscaping will also contribute to an aesthetically pleasing and quality development.

- (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, and a connection will be made between the site and this existing sidewalk. The site also extends the existing access drive behind KFC and Taco bell, including extending the existing sidewalk through the site.

- (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 is Met: The proposed restaurant is anticipated to provide the City with 30 new jobs and will not add an undue burden to the City's 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 as submitted.

6. Detailed History

2005

A Development Plan for Meijer was approved with Resolution CR-44-05. The approved plan showed three future outlets along London-Groveport Road.

2021

A Development Plan was submitted for a new Burger King restaurant on the final Meijer outlot, for concurrent review with the proposed Special Use Permit application