



## ITEM 2: 20210806054 – Pizza Cottage Grove City- Special Use Permit (Drive-Thru)

### Site Location

Corner of Ohio Drive and Marlane Drive  
Parcel (040-000575)

### Proposal

A Special Use Permit to allow for a drive-thru

### Current Zoning

C-2 (Retail Commercial)

### Future Land Use

Commercial

### Property Owner

Peter and Biljana Stefanou

### Applicant/Representative

Donald Kiley, K&A Architecture

### Applicable Plans, Policies, and Code Section(s)

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

### Staff Recommendation

Contents	Page
1. Context Map .....	2
2. Analysis.....	3
3. Special Use Permit Analysis.....	4
4. GC2050 Analysis.....	6
5. Recommendation .....	6
6. Detailed History .....	7

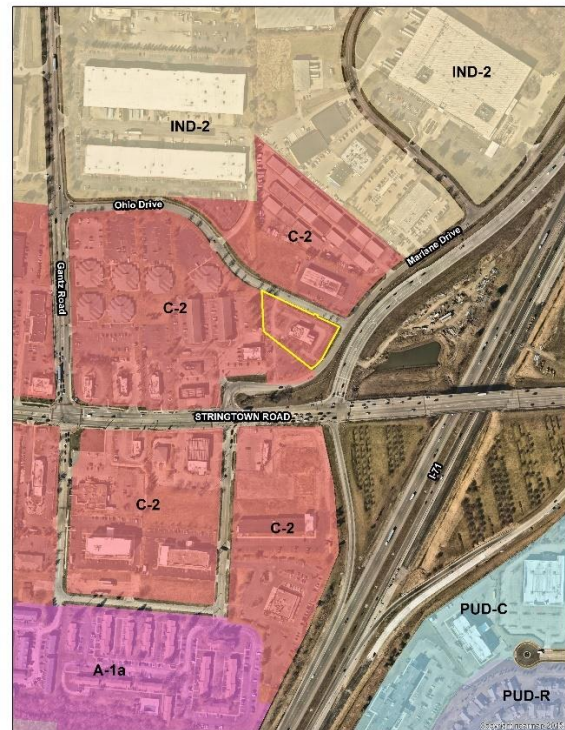
### Case Manager

Terry Barr, Development Planner  
614-277-3022  
tbarr@grovecityohio.gov

### Summary

This proposal is to allow for a drive-thru window at a proposed Pizza Cottage restaurant on Marlane Drive.

### Zoning Map



### Next Steps

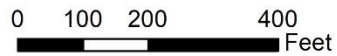
Upon recommendation from Planning Commission, the application will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

# 1. Context Map

This property is located on the corner of Marlane Drive and Ohio Drive. (PID 040-000575).



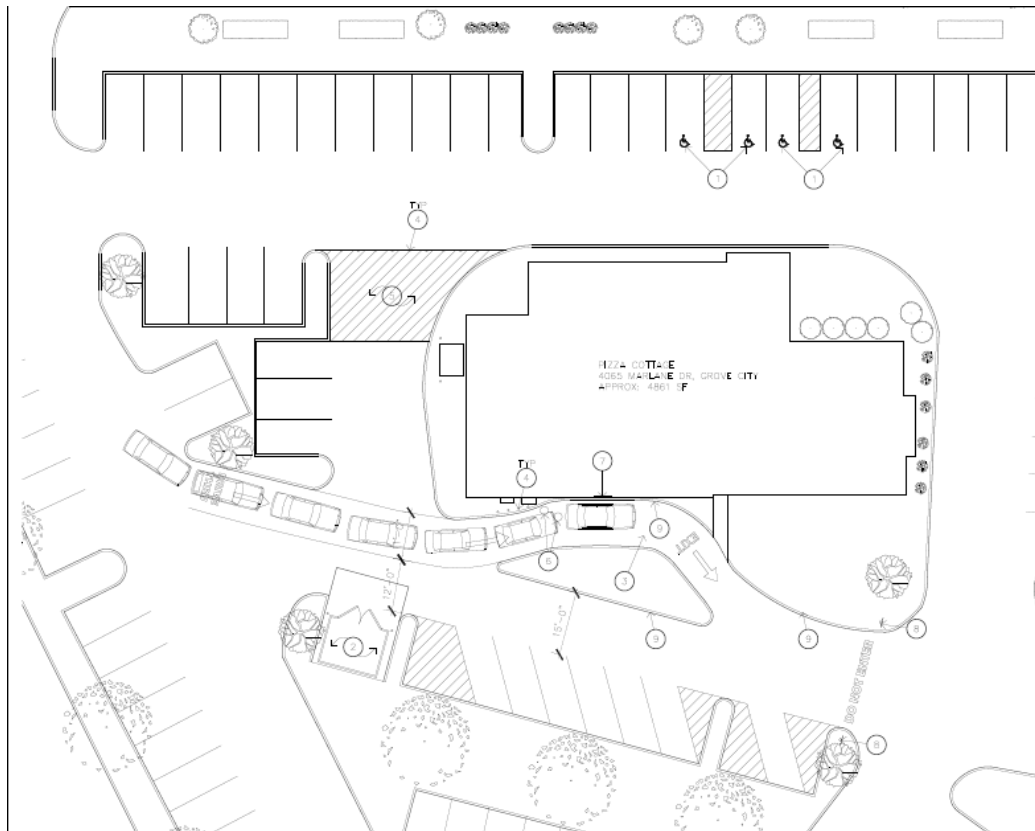
202108060054  
Pizza Cottage  
Special Use Permit (Drive-Thru)  
PID: 040-000575



## 2. Analysis

The applicant is requesting approval of a Special Use Permit for a drive-thru at the proposed Pizza Cottage restaurant at 4065 Marlane Drive. The proposed drive-thru will operate from 11:00 am to 10:00 pm Sunday to Thursday and 11:00am to 11:00 pm on Friday and Saturday.

Site access from the north side of the parcel will be from Ohio Drive and the east side of the parcel from Marlane Drive. The proposed drive-thru is located off the existing drive aisle on the south side of the building, to be separated by a landscape median. The existing drive will be converted to one-way to provide access to the dumpster enclosure and serve as the bypass lane around the drive-thru.



The drive-thru will be for pickup only. No ordering will be done from the drive-thru lane and no menu boards are proposed. The pickup lane starts on the west side of the site and continues east along the building where customers can then exit the site. A landscaped island is proposed to separate the drive-thru lane from the parking area and bypass lane. Materials state that the drive-thru can accommodate 8 vehicles between the entrance and pickup window, and 5 to 6 vehicles are expected during peak hours, with vehicles waiting less than two minutes total.

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" along with "Do Not Enter" signs are proposed at the exit to the drive-thru to clarify the one-way circulation and ensure that vehicles do not enter the drive-thru from the wrong direction. All proposed pavement markings will be painted white.

The applicant has indicated that landscaping will be installed within the median between the drive-thru and bypass lane; however details were not provided. Staff recommends upright arborvitae or upright junipers to ensure that plantings are visible in the median; however specific plantings should be selected and installed at the recommendation of the Urban Forester.

### 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 restaurants on Stringtown Rd.

- 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 including a full-service restaurant and hotels. The drive-thru is not adjacent to any residential uses. 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.

- 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 8 vehicles from the pickup window to the end of the drive-thru lane, and materials state that 5-6 vehicles are expected during peak hours. All vehicles in the drive-thru will be contained on the private property.

- 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) **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 Not Applicable:** The proposed drive-thru does not have a menu board or 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:** 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 application submitted indicates a stacking area for eight (8) 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 southern 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 from 11:00 am to 10:00 pm Sunday to Thursday and 11:00am to 11:00pm on Friday and Saturday. The drive-thru will be separate from much of the parking area on the site with enough space to accommodate 8 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 uses. The site is not located by any residential districts.

- 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 lighting that will adversely affect I-71 or Stringtown Rd. There are no residential uses adjacent to the proposed drive thru.

#### **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 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:** New landscaping and decorative bollards will 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.**

**Not Applicable:** The drive-thru is proposed on an existing lot that does not have existing walkways or bike paths similar to other properties along Marlane Drive.

- (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 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 with the following stipulation.

1. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape median

## **6. Detailed History**

### **1995**

A Development Plan was approved for a Perkins Family Restaurant addition with Resolution CR-79-95.

### **2002**

A Development Plan for Ruby Tuesday was approved with Resolution CR-45-02.