



## ITEM 1: 202110190061 – Chase Bank Solar Panels- Certificate of Appropriateness (Appeal)

### Site Location

Southwest corner of Stringtown Rd. and McDowell Rd. (PID 040-007495).

### Proposal

To allow for the installation of solar panels at Chase Bank at 2161 Stringtown Rd.

### Current Zoning

C-2 (Retail Commercial District)

### Future Land Use

Commercial Center

### Property Owner

JP Morgan Chase

### Applicant/Representative

Richard J. Swabb, Chapel Electric Co. LLC.

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

- Zoning Code Section 1138.04
- GroveCity2050 Community Plan Future Land Use and Character Map

### Staff Recommendation

Approval as Submitted

### Contents

### Page

1. Context Map .....	2
2. Analysis.....	3
4. Recommendation .....	4
5. Detailed History .....	4

### Case Manager

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### Summary

This proposal is to appeal the denial of an administrative Certificate of Appropriateness, to allow for the installation of roof-mounted solar panels at Chase Bank, located at 2161 Stringtown Rd.

### Zoning Map

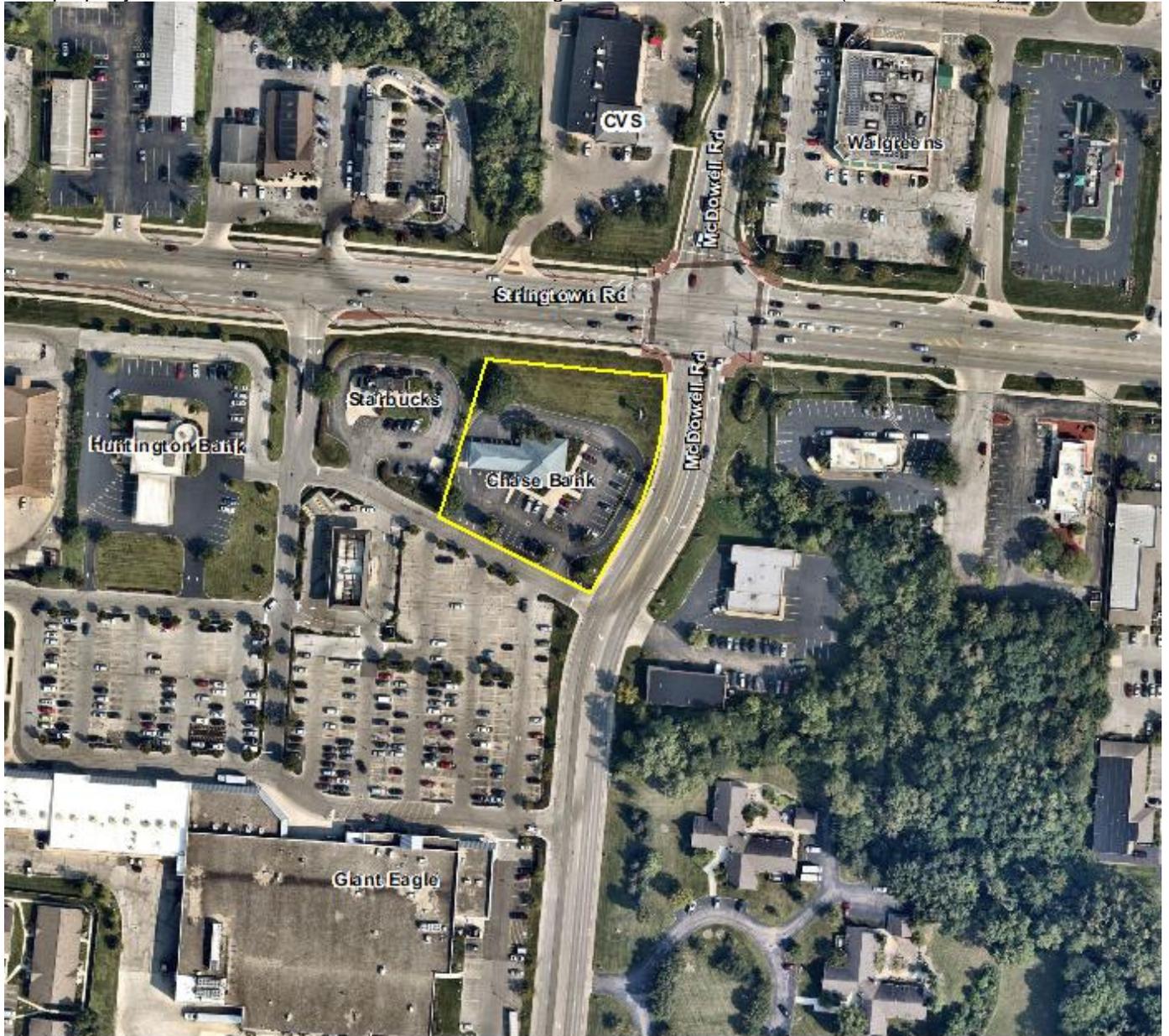


### Next Steps

Upon recommendation from Planning Commission, the Certificate of Appropriateness will move forward to City Council. If City Council approves the application the applicant can apply for required building permits.

# 1. Context Map

This property is located at the Southwest corner of Stringtown Rd. and McDowell Rd (PID 040-07495).



202110190061  
Chase Bank Solar Panels  
Certificate of Appropriateness  
040-007495



0 75 150 300 Feet

## 2. Analysis

The applicant is proposing to install solar panels on the roof of the Chase Bank at 2161 Stringtown Rd. A request for an administrative Certificate of Appropriateness (COA) was denied in May 2021 due to their visibility from surrounding properties and roadways, and this application serves as the appeal to the denial per Chapter 1143.

A total of 54 solar panels are proposed on the east, west, and south facing roof sections of the building. The panels will be black with light gray racking, flush mounted to the roof, and have anti-reflective coating that reduces glare. In addition to the 54 panels, the installation will include one utility disconnect switch, one transformer, one metering and surge protection cabinet, and one inverter-fused disconnect switch. The applicant has indicated that side mounted building equipment will be located near existing equipment and be screened with existing landscaping.

Staff believes that solar panels will not detract from the character of the area. The site is surrounded by commercial districts and the panels will be facing away from Stringtown Rd. In addition, Staff believes the proposed solar panels meet sustainability objectives in the GroveCity2050 Community Plan to promote green infrastructure in both residential and non-residential development.





In the review of the application, it was brought to Staff's attention that a plan had previously been discussed to install a landscape feature at the corner of Stringtown Road and McDowell Road in association with the improvements to Stringtown Road in 2013. Noting that the site was originally developed prior to current landscape requirements (1991) and is deficient in current Code required perimeter landscaping between the parking lot and drive-thru drive aisle and Stringtown Road, staff has made the applicant aware of the desire to work together to add plantings in the area in the form of a landscape feature.

### **3. Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulation.

1. The applicant and/or property owner shall work with the City's Urban Forester to design a landscape feature at the corner of Stringtown Road and McDowell Road.

### **4. Detailed History**

#### **1991**

City Council approved a building and Development Plan for a Bank One located at the southwest corner of Stringtown and McDowell Roads at the January 15 meeting with Resolution CR-6-91.