

GBC DESIGN, INC.

565 White Pond Drive • Akron, OH 44320-1123 • Phone 330-836-0228 • Fax 330-836-5782 • www.GBCdesign.com

October 28, 2022

The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

Attention: Terry Barr

Subject: **Chick-fil-A #1539 Grove City**
GBC Project No. 51151R

Dear Terry:

The following is in response to your comment letter, dated 10/20/2022, for the above subject.

General

1. Staff is not supportive of the canopy material. Canopies need to match the building material and appear as an extension of the building as has been done for other area drive-thru or canopy structures such as Chase Bank (4100 Buckeye Pkwy) and Sonic Drive-In (1799 Stringtown Rd). The canopy on the west side of the drive-thru should connect to the building.

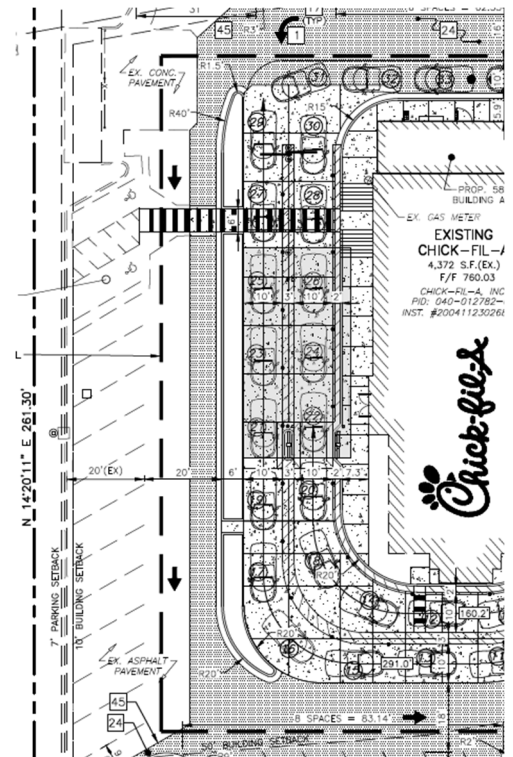
GBC Response: Canopy column material has been revised to match the existing building and appear as an extension of the building. This canopy is installed as a free-standing canopy to cover the order point locations and protect team members taking orders. This is prototypical design for the Chick-fil-A sites and this one happens to be close to the building based off the order point locations.

2. Staff is not supportive of the widening of the western access point. Any work to this area should be returned to its original status (approximately 21 feet wide).

GBC Response: Work being done to the western access point as been removed from the project scope as requested. See Sheets C-110 & C-200.

3. Staff is not supportive of the overall layout of the drive-thru. There is no clear stacking area outside of the main entrance of the drive-thru and the canopy. Conflict points between stacking cars behind the building and the entrance point needs to be addressed.

GBC Response: A landscaping island as been proposed along the west side of the drive thru. This landscaping island will aid in circulating traffic around the building where they will enter the drive thru que on the north side of the site. From the entrance of the drive thru, the intent would be to have the traffic queuing contained within the proposed dual lane drive thru around the building. The previously approved PUD plan shows a available queuing of 32 cars, with 6 of those vehicles being counted in the drive aisle. The proposed plans shows an available queuing of 34 cars, which contains all of the queuing within the dedicated drive thru lanes. Along with the site modifications, the building addition will increase the kitchen capacity and improve the efficiency of the food orders being completed which will allow for quicker circulation of the drive thru queuing.



- Please see the attached review letter for the development plan application submitted in February 2022, which included concerns regarding the drive aisle width and unsafe pedestrian crossing. Staff does not support the proposed 51-foot drive aisle between the parking spaces and building and recommends that the outer 10' drive along the dual-order kiosks be replaced with a landscape median as shown in the image to the right. Doing so would still allow for safe circulation around the site as the 16' drive aisle would be maintained.

GBC Response: *A landscaping median has been proposed as requested. In order to provide adequate fire access circulation, the drive aisle was expanded to 20', which allows for a 6' landscaping median between the drive thru lanes and the drive aisle. See Sheet C-200.*

- Plan sheet showing stacking capacity during peak hours is required.

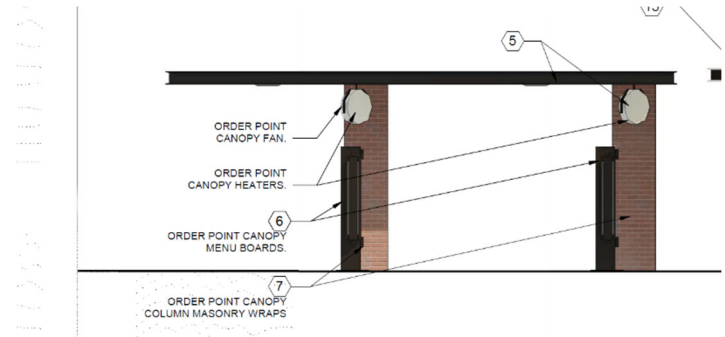
GBC Response: *Stacking capacity has been provided as requested. See Sheet C-200.*

- A note should be added to plans that all pavement striping and markings will be white.

GBC Response: *Note has been provided as requested. Detail sheets have been updated as well. See Sheet C-200, 400, 420, & 440.*

- Provided menu-board details and identify hanging objects under canopy roofline.

GBC Response: *Menu board details have been provided as requested. The elevation sheets have been updated to call out hanging objects under canopy roofline as requested. See Sheets A-311 & A-312.*



- Missing photometric plan sheet to ensure that all vehicular and pedestrian areas meet the required 0.5 footcandle minimum.

GBC Response: *Photometric plan has been provided as requested. See Sheet E-105.*

- Separate sign permits will be required from Building Division for any proposed signage.

GBC Response: *Comment noted. A signage package will be prepared and submitted for the separate sign permits.*

Landscaping

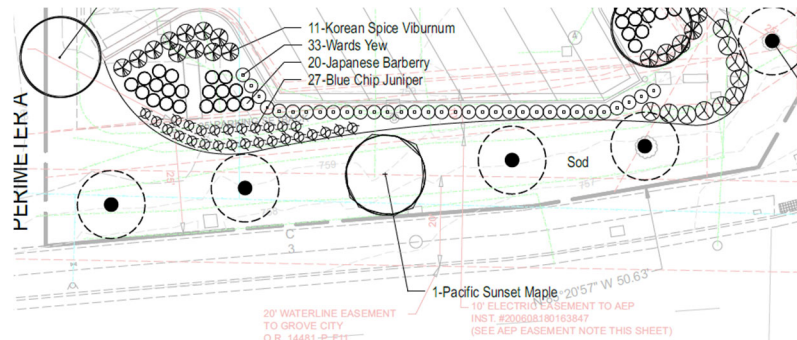
- Staff is not supportive of the removal of the landscape areas along the side (west), rear (north), and front (south) of the building. Per code a tree needs to be planted for every 50 lineal feet of building perimeter, so 7 trees are required to be planted around the building. Any landscaping (trees and shrubs) removed from existing planting areas will need to be replaced.

GBC Response: *Most existing plantings will be disturbed by new curbing. Instead of keeping a few scattered here and there, we thought it would be best to refresh all the landscaping except the ones near the dumpster. Plan revised to show (1) tree per 50 LF of building perimeter on sheet L-100.*

- Please identify if the existing monument sign in the southwest corner of the site is going to be removed to install landscaping as shown on the landscaped plan.

GBC Response: *Monument sign is to remain. Plan revised to remove plantings from monument sign on sheet L-100.*

12. All of the service structures on the property (new and existing) will need to be screened per 1136.08. There needs to be a note stating this on the landscaping plan.
GBC Response: Note added to sheet L-100.
13. A plan sheet showing all the existing landscaping being removed is required.
GBC Response: Plan of existing landscape to be removed added as sheet L-001.
14. Staff has concerns about the trees proposed on the western property line. Room is limited with the adjacent property owners landscaping and proposed tree may not have enough room.
GBC Response: The slender silhouette sweet gum typically gets maybe 8' wide. It is a narrow cultivator and should be okay on the western property line.
15. Shrubs proposed on the northern property line need to screen all parking spaces.
GBC Response: Plan revised to add more screening shrubs along northern property line on sheet L-100.
16. Existing evergreen shrubs used to screen parking lot on the east property line need to be put back to meet code.
GBC Response: Note added to sheet L-100.
17. Missing street tree along Stringtown Road needs to be replaced.
GBC Response: Plan revised to add missing tree along Stringtown Road on sheet L-100.



18. Mulch in curbed islands should not be mounded as stated in notes on L-101.
GBC Response: Detail revised and note removed on sheet L-101.
19. Update tables, notes, planting list, and landscape requirements per comments on plans. See PDF for additional information and note location.
GBC Response: Plan, notes, planting list, and landscape requirements revised per comments for sheets L-001, L-100, and L-101.

October 28, 2022

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If you need any additional information, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jack Meaney". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jack Meaney, P.E.

c: file

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October 28, 2022

City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123

Attention: Terry Barr
Development Planner

Subject: Chick-fil-A #1539 Grove City
1696 Stringtown Road, Grove City, OH 43123
GBC Project No. 51151R

Terry,

Chick-fil-A intends to perform some reinvestment work on their restaurant located at 1696 Stringtown Road. The project will include a 587 s.f. building addition at the back of the building to expand the kitchen area. The new total building area will approximately be 4,860 s.f. after the project is completed. On the site, Chick-fil-A will remove 1 parking space to make room for the proposed site modifications. The site will still have 42 parking spaces and will meet the parking City's parking requirements. A free-standing canopy will be installed over the order points and another over the pick-up window to keep the Chick-fil-A team members out of the weather while assisting customers with placing orders and handing out completed orders. The ADA spaces will remain in the current location located northwest corner of the parking lot. Associated paving, grading and utility work will also be included with the project.

The drive thru circulation on the site will continue as it does today by entering the drive thru along the north side of the building. The proposed modifications would expand the dual lane drive thru around the building on the west, south, and east sides allowing for the traffic queuing to be maintained within the drive thru lanes. The order point locations have been adjusted to the current Chick-fil-A standard which is strategically placed based on timing of placing the order to the kitchen and the kitchen completing that order for the customer at the pick location. The previously approved Final Development Plan Amendment dated 3/1/2022 shows a total drive thru queuing capacity of 32 cars, with 6 of those cars utilizing part of the drive aisle to the east of the building before entering the drive thru at the north. The proposed modifications will have a queuing capacity of 34 cars, which would all be maintained within the dedicated drive thru lanes. With the building addition expanding the kitchen capacity and the increase in drive thru queuing capacity, the proposed modifications are intended to help reduce order waiting times and allow for more efficient site circulation.

If you need any additional information, please contact me.

Sincerely,



Jack Meaney, P.E.

c: file