



## Department of Planning and Economic Development

Staff Report to the Planning Commission    September 11, 2015

<b>Meijer Curbside Pickup Program</b>	
<b>REQUEST</b>	Conditional Use Recommendation Site Plan Approval
<b>APPLICANT</b>	WD Partners 7007 Discovery Blvd. Dublin, OH 43017
<b>AGENT</b>	Brian Lorenz
<b>LOCATION</b>	Meijer store at Rochester and Auburn Roads
<b>FILE NO.</b>	85-528.8
<b>PARCEL NO.</b>	15-35-100-048
<b>ZONING</b>	B-3, Shopping Center Business
<b>STAFF</b>	Sara Roediger, AICP, Manager of Planning

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## Summary

Meijer is proposing to construct an accessory drive-through window along the east side of the existing 190,000+ sq. ft. Meijer store at Rochester and Auburn Roads. According to the EIS, Meijer plans to implement its Curbside Program in stores within the region, which will allow customers to create a virtual shopping list, submit the order and visit drive-through window when convenient. The Curbside Program is planned to be open from 7:00 a.m. to 9:00 p.m. and will be staffed by two to three attendants. The EIS also indicates that the technologies to be used will be less intensive from a noise perspective than other drive-throughs, and pick-ups will be spread throughout the day rather than spiking as with a fast food drive-through. Drive-throughs require a conditional use approval in the B-3 district after a public hearing by the Planning Commission and recommendation to City Council.

### ***Adjacent Land Uses and Zoning***

The site is surrounded by commercial zoning on all sides except to the east, which is residential and developed with the Wildflower Subdivision. The site and surrounding areas are Master Planned the same. There are various retail establishments on three sides and homes to the east.

## General Requirements for Conditional Uses

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Per Section 138-2.302 of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to regard in the discretionary decision of a conditional use. The Planning Commission shall find that the conditional use will:

1. Promote the intent and purpose of (the Ordinance).
2. Be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.
3. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
4. Not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
5. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

## Site Plan Review Considerations

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1. **Site Layout.** All setback requirements and height have been met.
2. **Parking.** There are no proposed changes to the parking spaces; in the majority of cases, people will use the drive-through rather than park and go into the store. The pickup area will be “segregated from the remainder of the parking lot so as to not cause disruption to the regular parking flow.”
3. **Landscaping/Tree Removal.** The existing landscaping is not being changed. Staff recommends that the Planning Commission finds that the existing vegetation meets the intent of the Type D Buffer which has been in place for many years and has created a mature solid screen wall. Two existing evergreen trees are being removed and being replaced with two 10 foot Austrian Pines in the landscaped island adjacent to the proposed drive-through.
4. **Building Design.** The existing façade of the building is not being changed. Elevations of the proposed canopy, which will be lighted, have been provided; otherwise, no other exterior lighting is proposed to be changed.

## Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments and consultants. Based on the review comments included in this report or contained within the enclosed information, and if the Planning Commission agrees the drive-through will be harmonious and compatible in appearance with the existing development, staff recommends approval of the following motions relative to City File No. 85-528.8 (Meijer Curbside Pickup Program).

## Conditional Use Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 85-528.8 (Meijer Curbside Pickup Program) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to construct a drive-through, based on plans dated received by the Planning Department on August 19, 2015, with the following findings.

## Findings

1. The proposed drive-through and site improvements meet or exceed the standards of the Zoning Ordinance.
2. The expanded use will promote the intent and purpose of the Zoning Ordinance.
3. The proposed drive-through has been designed and is proposed to be constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
4. The proposal should have a positive impact on the community as a whole and the surrounding area by further offering a convenient shopping method and enhanced customer service.
5. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
6. The proposed development should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
7. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

## Site Plan Approval Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 85-528.8 (Meijer Curbside Pickup Program), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 19, 2015, with the following findings and subject to the following conditions.

## Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other city requirements, can be met subject to the conditions noted below.
2. The proposed drive-through will be accessed by an existing driveway and promotes safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. The existing vegetation meets the intent of the Type D Buffer along the east property line.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

## Conditions

1. City Council approval of the conditional use.
2. Address any applicable comments from other city departments and outside agency review letters, prior to final approval by staff.

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Reference: Plans dated received by the Planning Department August 19, 2015 (*Title Sheet, Sheet T1.0; Site Plan, Sheet C1.0; Site Demolition and Improvement Plan Enlargement, Sheet C2.0; Site Details, Sheet C3.0; Site Location Plan, Sheet C.200; Maintenance Repair Plan, Sheet 1 of 1; Elevations and Sections, Sheet A3.0, prepared by WD Partners.*)

Attachments: Building Department memo dated 8/27/15; Fire Department memo dated 6/2/15; Parks and Forestry memo dated 6/9/15; DPS/Engineering memo dated 8/27/15; Planning Memo dated 8/27/15; EIS dated 5/15/15; and Notice of Public Hearing.