

**PLANNED COMMERCIAL DEVELOPMENT
DEVELOPMENT PLAN TEXT**

For SWENSON'S DRIVE-IN RESTAURANT

Date July 3, 2018

Address: 4810 Cemetery Road, Hilliard, OH 43026
Area: 1.791+/- ac (per survey exhibit)
Location: North side of Cemetery Road adjacent to the west of
J. W. Reason Elementary School entrance drive
Parcel ID Numbers: 050-002428 and 050-002401
Existing Zoning: B-3 Office/Institutional District
Proposed Zoning: PCD, Planned Commercial Development
Applicant: New Start Development Co., LLC
Property Owner: 4810-4832 Cemetery Center, LLC
Date of Text: July 3, 2018

Application Number: _____

1. **INTRODUCTION:** The site is proposed for development with a 1,711+/- square foot drive-in restaurant with meal service to vehicles without drive-thru capability. The restaurant design is retro-diner style and reminiscent of area drive-ins of the past. The balance of the site is paved for parking, landscaped, includes a storm retention pond and/or is planted with turf grass. The total lot coverage is 47.6% impervious surface. The building fronts Cemetery Road and is adjacent to J. W. Reason Elementary School. The applicant reached out to and structured an agreement with school representatives on pedestrian safety, sidewalk and driveway improvements related to access to the restaurant property and to and from the school site. This agreement is pending approval by the school board.
2. **COMPREHENSIVE PLAN AND DEVELOPMENT PATTERN:** The proposed development is consistent with the Comprehensive Plan that allows such uses. The proposed restaurant is surrounded by an elementary school, a church, a former Columbus Metropolitan library, single family residences and condominium residences. Also very near is an Arby's fast food restaurant with a drive-thru and shopping center.
3. **PERMITTED USES:** A Swenson's drive-in service restaurant with no drive-thru, and all other B-3 permitted and conditional uses listed at table 1111-2 (schedule of uses Hilliard Code Chapter 1111) approvable under applicable code procedure and standards, with the exceptions that other permitted restaurant uses shall not

include a drive-thru, and no cemeteries, libraries, assembly or performance halls, heliports/helipads, transit stations, solar panels, utility substations, or hookah/vapor lounges shall be permitted or conditionally approved.

4. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text, and/or unless different specifications or standards are shown on the site plan exhibits or in this text, the applicable development standards of Chapter 1117 of the City of Hilliard Zoning Code shall apply. Where the text or site plan differ from Chapter 1117 or the other portions of the applicable Hilliard Code, the text or site plan provisions shall govern.

A. Density, Height, Lot and/or Setback commitments.

1. The Swenson's restaurant/building will have a height of 19'9" to the parapet.
2. Setbacks are as follows:

Area	Required	Proposed
Building Front Yard	50'	85'4"
Front Yard Parking	20'	20'
Building Side Yard	20'	86'7"/105'6"
Building Rear Yard	30'	147'11"

B. Access, Loading, Parking and/or other Traffic related commitments:

1. Vehicular access from Cemetery Road shall be right-in and right-out only access. Vehicular access from the school entrance drive to the restaurant parking lot shall have an automatic entry gate, which shall be closed from 3:00 pm to 4:00 pm weekdays during the school year. Upon approval of this rezoning application and with school board approval, the applicant shall contribute to improvements of the school driveway on school property per agreement. New sidewalk access is added to and from the school from a new, relocated sidewalk on west side of the restaurant site, and a new sidewalk is added to the east side of the school access drive. The added and relocated sidewalks avoid pedestrian crossings against traffic at either vehicle entrance. Together, these improvements will improve overall pedestrian safety compared to current conditions.

Swenson's hours of public operation are 11:00 am to 12:00 am Sunday through Thursday. Friday and Saturday, Swenson's is open to the public 11:00 am until 1:30 am. Peak service times are 11:30 am to

2:00 pm and 5:00 pm to 7:30 pm. Food deliveries are made between 5:00 am and 10:00 am daily. The average number of kitchen employees is eight (8) per shift. The average number of curb servers is five (5) to six (6) per shift. There is no outdoor seating and no patio.

2. Perimeter sidewalks shall be extended on applicable sides to meet school access.
3. The restaurant shall have 92 parking spaces. No bicycle parking provided.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

Landscaping, headlight screening, street trees and interior parking lot trees and vegetation are depicted in landscape plan exhibits.

D. Building Design:

The attached plans depict the architectural standards for the retro diner style building designed for drive-in service. The building design, signage and materials are integral to Swenson's branding and business model. Primary exterior building materials shall be metal enamel, aluminum, glass, hardi-plank and brick. Swenson's front façade design is depicted on plan exhibits and includes window glass supported by aluminum framing and enameled metal panels with visible steel columns and concrete piers. The roof-parapet supports acrylic, internally illuminated signage. The parapet is faced with horizontal, lap hardi-plank siding of a gray color. The sides of the building include column supported canopy structures over brick walls of a beige-gray color supporting menu-boards, additional graphics and a brick water table course to break up the walls. The rear elevation includes bathroom doors, and the same brick treatment as the sides of the building, with horizontal hardi-plank siding from the parapet added on one-side and brought to grade.

E. Dumpsters, Lighting, Outdoor display areas:

1. All non-decorative lighting shall be down lighting (cut off fixtures). All exterior outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.
2. Parking lot light fixtures and poles shall be black, unless the Planning Commission approves a different color. Parking lot lighting shall not

exceed 20 feet in height. In parking lot lights shall be placed in raised islands to protect both lights and vehicles from damage.

3. All private site utilities shall be placed underground. Any existing overhead transmission lines shall remain above ground. Meters, transformers, etc. may be placed above ground but shall be screened from view.
4. Dumpsters shall be fully screened on all four sides to minimum height of six (6) feet or a height equal to that of the dumpster, whichever is greater. Such screening shall be maintained at 100% opacity.
5. Maximum building area is 1,711 sf. Parking lot and sidewalk area is 35,644 sf. Total lot coverage is 47.6%. Total impervious surface area is 37,360 sf.

F. Graphics and Signage commitments:

A monument –style ground sign shall be permitted at the southeast corner of Cemetery Road and the J.W. Reason Elementary School Entrance Drive on the Swenson’s parcel. Non-illuminated directional signage is permitted west of the right-in, right-out entrance to/from Cemetery Road as depicted on plans. Building signs are shown on building elevation detail exhibits. Sign exhibits specify illumination detail as well as material treatment. Signage design is integral to the retro drive-in, diner style building and the character and branding of the Swenson’s business.

G. Divergences

A divergence is requested to allow graphics above the roof-line in front of the building on the parapet.

Rationale: This graphic treatment is integral to the retro drive-in, diner style building and overall limited height of the building places such graphics at a reasonable level.

Divergences from Code Standards 1111-4:

Section 1111-4 (C)(1) – The build-to-zone is between 10-20 feet from right-of-way.

- The building is setback to accommodate parking lot circulation and Swenson's function as a drive-in, service to vehicle restaurant.

Section 1111- 4 (D)(3) – The code requires a pedestrian walkway from public sidewalk to primary building entrance.

- A sidewalk is not included to the public entrance to the restaurant. Swenson's service is only directly to vehicles by employees and does not include walk-up orders from pedestrians.

Section 1111-4 (E)(2) – New building front façade shall include 100 percent traditional or natural materials.

- Swenson's front façade design is depicted on plan exhibits and includes window glass supported by aluminum framing and enameled metal panels with visible steel columns and concrete piers. The roof-parapet supports acrylic, internally illuminated signage. The parapet is faced with horizontal, lap hardi-plank siding of a gray color. The sides of the building include car-port roof structures over brick walls of a biege-gray color supporting menu-boards, other signage and a brick water table course to break up the wall. The rear elevation includes bathroom doors, and the same brick treatment as the sides of the building, with horizontal hardi-plank siding from the parapet added on one-side and brought to grade. The design elements are integral to the retro drive-in, diner style building and the character and branding of the Swenson's business.

Section 1111-4(E)(6) – General pattern of window glass shall continue from front to sides of building

- As depicted in building elevations, there is a limited amount of glass windows on either side of the building, but only at the front. This design accommodates service staging and kitchen operations. Besides restrooms in the back, there is no public access to the inside of the building, in which only kitchen operations and the staging of service takes place.

Section 1111-4 (G)(1)(a) – No parking or drive aisles are permitted between the right of way and building

- Parking and drive aisle locations support the primary function of Swenson's as a drive-in, service to vehicle restaurant.

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