ORDINANCE C-06-26

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR STRINGTOWN GANTZ CB LOCATED AT 1947 STRINGTOWN ROAD

WHEREAS, MCG Investments, applicant, has submitted a request for a Special Use Permit for outdoor seating for two outdoor patios for the Stringtown Gantz CB Development located at 1947 Stringtown Road; and

WHEREAS, on February 3, 2026, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1s is hereby issued to Stringtown Gantz CB Development, located at 1947 Stringtown Road, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed: 03-02-2026

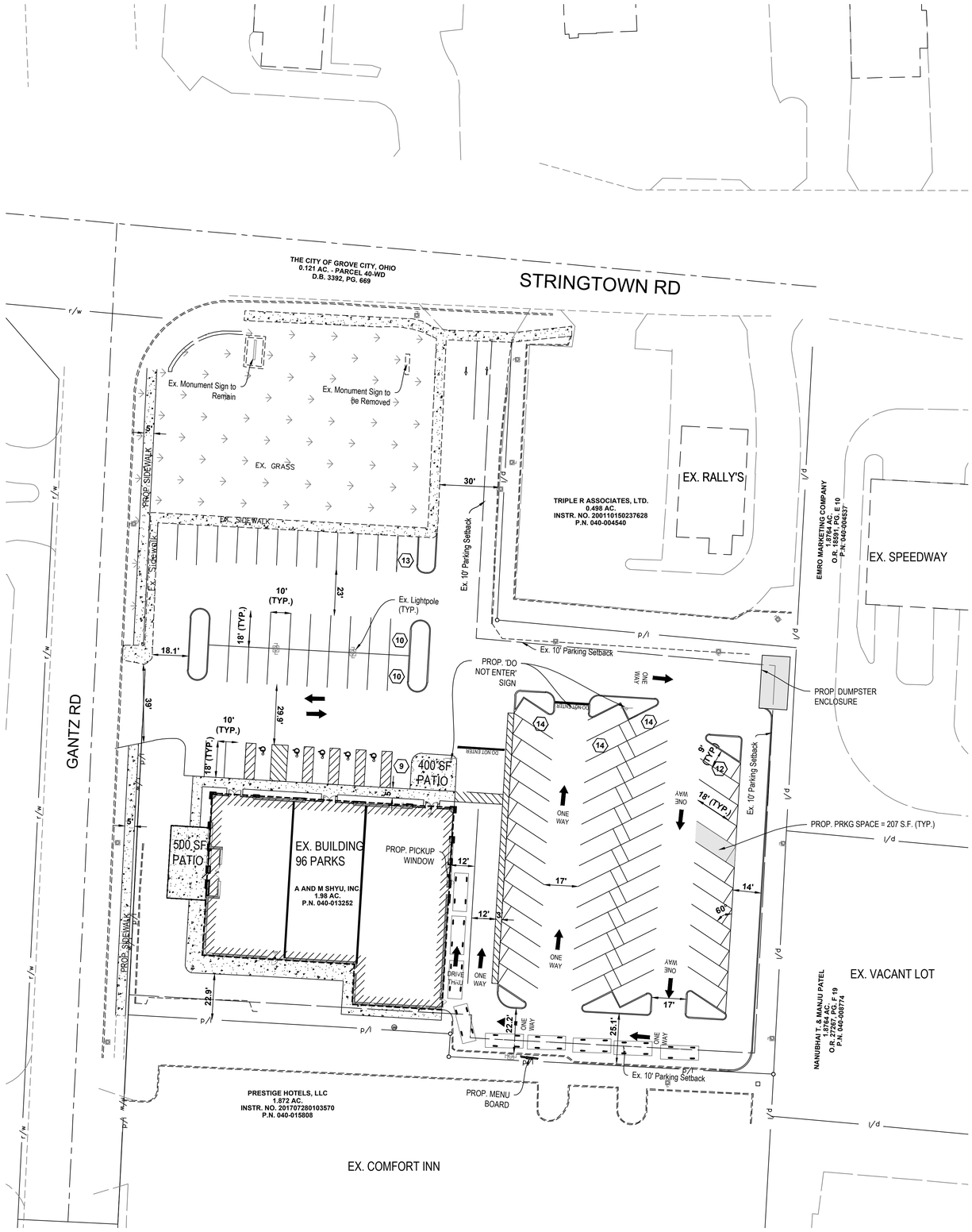
Effective: 04-02-2026

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law



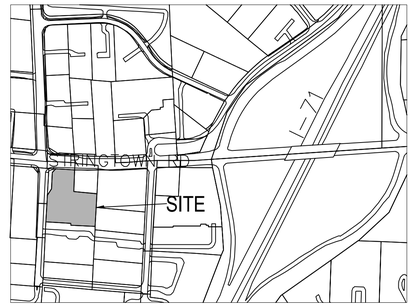
(1) TENANT TOTAL SF: 4000
TENANT USE: RESTAURANT
KITCHEN AREA: 1200 SF
DINING AREA: 2800 SF
OUTDOOR COVERED PATIO: 500 SF

(2) TENANT TOTAL SF: 3700
TENANT USE: RESTAURANT
KITCHEN AREA: 1110 SF
DINING AREA: 2590 SF
OUTDOOR PATIO: 400 SF

(3) TENANT TOTAL SF: 3000
TENANT USE: RESTAURANT
KITCHEN AREA: 900 SF
DINING AREA: 2100 SF

TOTAL INTERIOR SF: 10,700 SF
TOTAL OUTDOOR PATIO SF: 900 SF

TOTAL DINING AREA = 8,390 SF
PARKING REQUIRED = 1/50 SF
PARKING REQUIRED = 168
PARKING PROVIDED = 97



LOCATION MAP

SITE DEVELOPMENT INFORMATION

EX. PROPERTY OWNER:	A & M SHYU INC
EX. PROPERTY USE:	RESTAURANT
EX. PARCEL ID:	040013252
EX. SITE ACREAGE:	1.98 ACRES
EX. ZONING:	C2, COMMERCIAL
ADJACENT ZONING NORTH:	C2, COMMERCIAL
ADJACENT ZONING SOUTH:	C2, COMMERCIAL
ADJACENT ZONING WEST:	C2, COMMERCIAL
ADJACENT ZONING EAST:	C2, COMMERCIAL
PARKING SETBACK:	10'
BUILDING SETBACK:	30' (FRONTAGE)

LEGEND

- EXISTING BUILDING
- EXISTING OVERHANG
- SIDEWALK
- GRASS



FENCE DETAIL



BOLLARD DETAIL

SCALE: 1" = 30'
0 30 60 90
GRAPHIC SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	
NO.	DATE	DESCRIPTION	

ORIGINAL ISSUE DATE: 1/19/2026

PROJECT NO.: 250738
PROJECT MANAGER: SF
DESIGNED BY: DSBY
DRAWN BY: DRBY

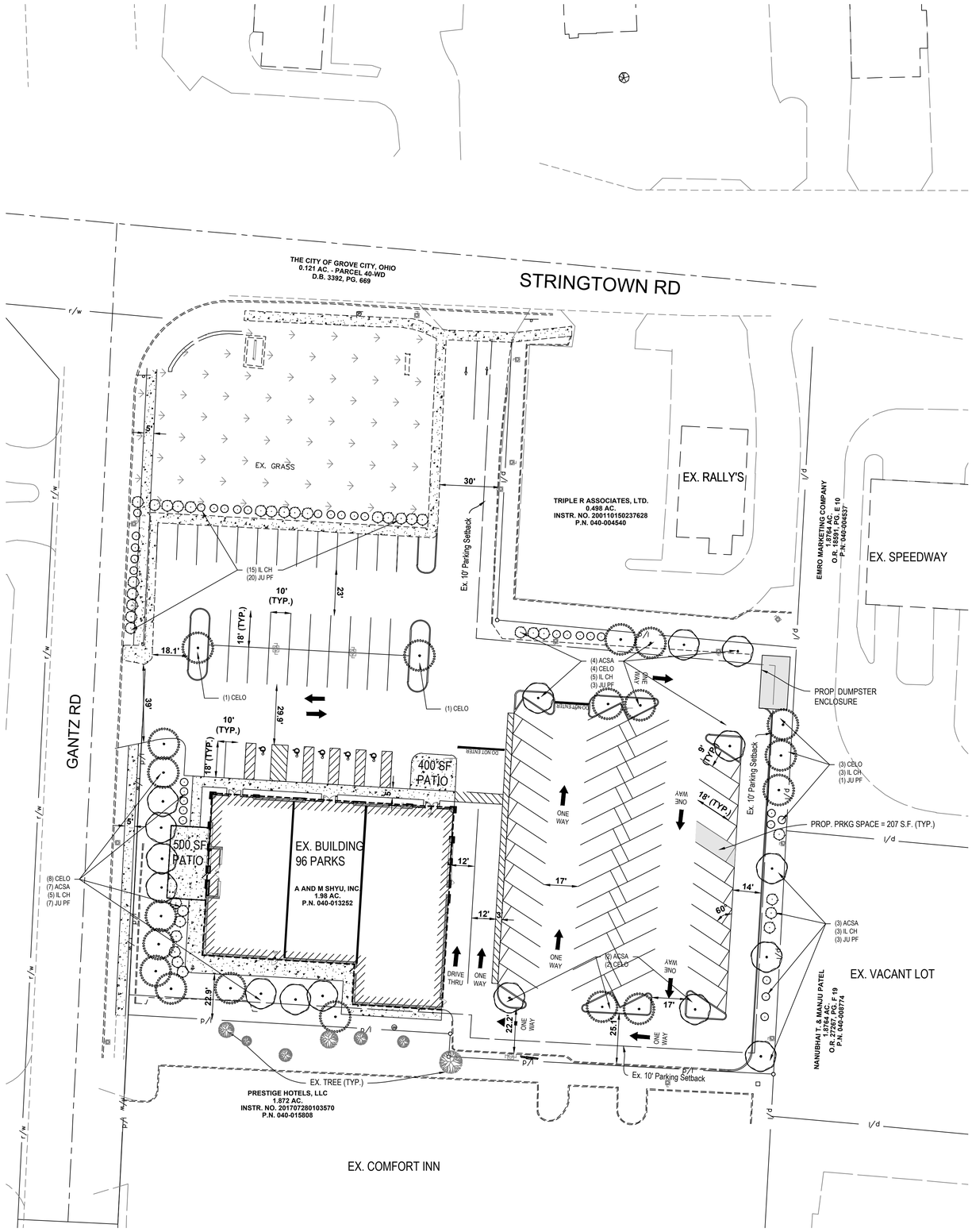
SITE PLAN FOR 1947 STRINGTOWN RD MORRIS RETAIL

S02

GROVE CITY OHIO

550 Polaris Parkway,
Suite 250
Westerville, OH 43082
614.761.1661 phone
www.v3co.com

DRAWING NO.
1



SCALE: 1" = 30'

0 30 60 90

GRAPHIC SCALE

LANDSCAPE REQUIREMENTS:

CITY OF GROVE CITY CODE 1136

1136.06 STANDARDS FOR OFF-STREET PARKING FACILITIES:

(a) FRONTAGE ALONG PUBLIC STREETS
FOR PARKING LOTS EXCEEDING 7,000 SQUARE FEET OR 25 CARS. OPTION A REQUIRES A 15'- 0" MINIMUM PARKING AND/OR DRIVE AISLE SET-BACK WITH A CONTINUOUS 3'- 0" HEIGHT EVERGREEN HEDGE AND ONE 2" CALIPER TREE FOR EVERY 35' OF FRONTAGE WITH ADDITIONAL PLANTS AND SHRUBS.

REQUIRED - STRINGTOWN: CONTINUOUS EVERGREEN HEDGE AND 4 TREES (140'/35). PROVIDED: CONTINUOUS EVERGREEN HEDGE AND 0 PROPOSED TREES ALONG STRINGTOWN FRONTAGE.
TECHNICAL VARIANCE REQUIRED

REQUIRED - GANTZ: CONTINUOUS EVERGREEN HEDGE AND 10 TREES (340'/35).
PROVIDED: CONTINUOUS EVERGREEN HEDGE AND 10 PROPOSED TREES ALONG GANTZ FRONTAGE.

(b) REAR AND SIDE YARDS ADJACENT COMPATIBLE USE DISTRICTS
ONE 2" MINIMUM CALIPER LARGE OR MEDIUM CLASS TREE AND TWO 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED FOR EACH 40 LINEAL FEET OF PROPERTY LINE FOR ALL VEHICULAR USE AREAS.

THE SETBACK SHALL BE 10'-0" MINIMUM FOR CAR PARKING AND/OR DRIVE AISLES.
TECHNICAL VARIANCE REQUIRED

REQUIRED (RALLY'S) (NORTH): 144 L.F. OF PROPERTY LINE/40=3.6
4 TREES, 8 SHRUBS
PROVIDED: 4 TREES, 8 SHRUBS

REQUIRED (SPEEDWAY)(EAST): 88 L.F. OF PROPERTY LINE/40=2.2
3 TREES, 6 SHRUBS
PROVIDED: 3 TREES, 4 SHRUBS
TECHNICAL VARIANCE REQUIRED

REQUIRED (COMFORT INN)(SOUTH): 153 L.F. OF PROPERTY LINE/40=3.8
4 TREES, 8 SHRUBS
PROVIDED: 0 TREES, 0 SHRUBS
TECHNICAL VARIANCE REQUIRED

REQUIRED (VACANT PROPERTY)(EAST): 117 L.F. OF PROPERTY LINE/40=2.9
3 TREES, 6 SHRUBS
PROVIDED: 3 TREES, 6 SHRUBS

(d) INTERIOR VEHICULAR USE AREAS
EACH PENINSULA, ISLAND, AISLE END ISLAND, OR PLANTING AREA IS TO CONTAIN AT LEAST ONE, 2" MINIMUM CALIPER LARGE OR MEDIUM CLASS TREE. 15 SPACES MAXIMUM BETWEEN ISLANDS.

REQUIRED: 120 SPACES=12 SHADE TREES
PROVIDED: 10 SHADE TREES
TECHNICAL VARIANCE REQUIRED

1136.08 SCREENING OF SERVICE STRUCTURES:
SERVICE STRUCTURES (TRASH DUMPSTER,WATER HOT BOXES, ELECTRICAL VAULTS OR OTHER ABOVE GROUND UTILITIES) ARE TO BE SCREENED

1136.09 OTHER PLANTING REQUIREMENTS
(a)(2) RETAIL COMMERCIAL AND SHOPPING CENTER USE DISTRICTS
THERE SHALL BE A TREE PLANTED IN A LANDSCAPED AREA FOR EVERY 50 LINEAL FEET OF BUILDING PERIMETER OR FRACTION THEREOF. SUCH LANDSCAPED AREAS SHALL BE ADJACENT TO THE BUILDING, 64 SQUARE FEET MINIMUM IN SIZE, AND SHALL CONTAIN A SMALL, MEDIUM, OR LARGE CLASS SPECIES TREE IN A PLANTING BED, ARCHITECTURAL PLANTER, TREE GRATE OR ON AN EARTHEN MOUND. LARGE, MEDIUM OR SMALL SPECIES TREES SHALL BE 2" MINIMUM CALIPER. BENCHES, OR OTHER APPROPRIATE LANDSCAPE MATERIALS DESIGNED AND LOCATED IN A MANNER COMPLIMENTARY TO THE OVERALL ARCHITECTURE OF THE SURROUNDING BUILDINGS ARE ENCOURAGED. SHRUBS, GROUNDCOVER OR OTHER ORNAMENTAL PLANTINGS MAY BE SUBSTITUTED FOR UP TO 30% OF DECIDUOUS TREE REQUIREMENT.

REQUIRED: 440 L.F. OF BUILDING PERIMETER/50=8.8
9 TREES, 23 SHRUBS
PROVIDED: 5 TREES, 23 SHRUBS
TECHNICAL VARIANCE REQUIRED

(b) STREET TREE REQUIREMENTS
THE SERVICE DIRECTOR, HIS OR HER DESIGNEE OR THE URBAN FORESTER, WILL CAUSE TO BE PURCHASED AND PLANTED FROM SAID DEPOSIT, ALL REQUIRED STREET TREES AND ASSUME FULL RESPONSIBILITY FOR CARE, REPLACEMENT, AND MAINTENANCE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT
DECIDUOUS TREE							
	ACSA	11	ACER SACCHARUM	SUGAR MAPLE	B & B	2" MIN.	
	CELO	14	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" MIN.	
SHRUBS							
	IL CH	25	ILEX CRENATA `HETZI	HETZII JAPANESE HOLLY	CONT.		30" MIN.
	JU PF	30	JUNIPERUS X PFITZERIANA `SEA GREEN"	PFITZER JUNIPER	CONT.		30" MIN.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 1/19/2026

NO.	DATE	DESCRIPTION

PROJECT NO.: 250738
PROJECT MANAGER: SF
DESIGNED BY: DSBY
DRAWN BY: DRBY

PRELIMINARY LANDSCAPE PLAN
1947 STRINGTOWN RD
MORRIS RETAIL
S02
GROVE CITY OHIO

550 Polaris Parkway,
Suite 250
Westerville, OH 43082
614.761.1661 phone
www.v3co.com

DRAWING NO.
1

Received By:
Grove City Development
1/20/26

Project Narrative

Special Use Permit - Patio

The property located at 1947 Stringtown Road, Grove City, Ohio 43123, commonly known as Franklin County Auditor Tax Parcel Id. No.: 040-013252 (the "Property"), is currently improved with a restaurant building that will be converted into three to four modernized tenant spaces for retail and restaurant uses. Each of the tenant spaces are approximately 3,000 s.f., approximately 2,000 s.f., approximately 3,301 s.f., and approximately 2,400 s.f. respectively*. There will be a patio at the west end of the building for a restaurant space and a patio at the northeastern end of the building for aa restaurant space, which necessitates a special use permit.

Section 1135.09(b)(12)(A)(1) of the Grove City Planning and Zoning Code (the "Zoning Code") states that "Within the City, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the following specified uses except in a C-1, C-2, IND-1, IND-2, IND-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit." A patio is listed as subsection (s) where it states, "Outdoor seating associated with eating and drinking establishments." The outdoor seating associated with eating and drinking establishments, or patios, can be installed in a C-2 District with a special use permit.

*Square footages allotted to each tenant space and the number of tenant spaces may change.

Section 1135.09(b)(12)(B) of the Zoning Code sets forth the standards and requirements for special use permit applications as follows:

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.

   The essential character of the neighborhood is commercial retail, and the patios proposed for two restaurants are in harmony with the existing and intended character of the C-2 District.

2. The proposed use shall not adversely affect the use of the adjacent property.

There will be no adverse affect or impact in any way to the adjacent property with regard to the use and operation of the patios. The previous business also had a patio on the Property.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.

   The patios will not have an adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood. In fact, the offering of an outdoor seating area to support the restaurants promotes the health, safety, morals, or welfare of persons residing or working in the neighborhood or the guests and patrons that visit the establishment as a way of supporting an adequate supply of light and air while dining at the establishment.

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.

   The Property will be served adequately by public facilities and services such as roads, police and fire protection, storm water facilities, water, sanitary sewer, and has no effect on any nearby schools.

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.

   Because the uses put to the Property are retail and restaurants, which are permitted uses in the district have an anticipated amount of traffic on the public right of way, the patios as permitted uses with a special use permit will have no significantly different anticipated traffic impact.

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.

   The Property meets the identified intent of the GroveCity2050 plan, which specifies this property as part of the Commercial Center. The Commercial Center is comprised of community- and regional-scale commercial development situated near and along major roadway corridors and buildings set back from streets behind surface parking. The goals for new development include buildings that are 1-3 stories with a mix of large footprint buildings and smaller buildings that may be occupied by a single commercial tenant or multiple tenants, with a setback of 20-50 feet. The Property will be developed

with community- and regional-scale retail businesses and is near the major roadway corridor of I-71. The proposed building is 1 story and will be occupied by multiple tenants with a setback of at least 50 feet. The properties in the Commercial Center should offer transit connections such as sidewalks and bikeway connectivity. The Property is adjacent to a sidewalk within the public right of way.

7. The proposed use complies with the applicable specific provisions and standards of this Code.

   The patios will otherwise meet the other provisions of the Zoning Code in terms of setbacks and fencing.

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.

   Patios as outdoor seating areas for eating and drinking establishments are one of the listed uses requiring a special permit in a C-2 District.

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.

   This has been submitted.

Legal Description

Received By:
Grove City Development
12/3/25

TRACT I:

Situated in the State of Ohio, County of Franklin, City of Grove City, VMS 8231, and being 1.203 Acres of an Original 4.678 Residual Acres Conveyed to Value Inn, Inc., Instrument Number 200406160139149 in the Franklin County Recorder's Office:

Beginning for Reference at the Intersection Point of the Northerly Right of Way Line of Rumfield Drive and the Easterly Right of Way Line of Gantz Road, said Point being referenced by a Found P.K. Nail 0.47 feet North from said Point;

Thence North 01° 20' 00" East following the Easterly Right of Way Line of Gantz Road, a Distance of 363.18 to a Set ¾" Iron Pipe, 30" in Length with an I.D. Cap stamped CEC PROP CORNER, said Iron Pipe being the True Point of Beginning;

Thence with the following Four (4) courses along the Easterly Right of Way Line of Gantz Road;

1. North 01° 20' 00" East a Distance of 166.86 feet to a Set ¾" Iron Pipe, 30" in Length with an I.D. Cap stamped CEC PROP CORNER;

2. North 30° 51' 14" East a Distance of 50.74 feet to a Point, said Point being referenced by a Found Railroad Spike 0.66 feet North from said Point;

3. North 01° 20' 00" East a Distance of 105.00 feet to a Set ¾" Iron Pipe, 30" in Length with an I.D. Cap stamped CEC PROP CORNER;

4. North 40° 26' 48" East a Distance of 31.68 feet to a Set ¾" Iron Pipe, 30" in Length with an I.D. Cap stamped CEC PROP CORNER;

Thence following the Southerly Right of Way Line of Stringtown Road with a Curve to the Left having a Radius of 3864.72 feet, a Delta of 01° 00' 55", an Arc Length of 68.48 feet, and a Chord Bearing of S 87° 38' 46" E for a Chord Distance of 68.48 feet to a Set ¾" Iron Pipe, 30" in Length with an I.D. Cap stamped CEC PROP CORNER;

Thence with the following Six (6) courses across said 4.678 Residual Acres;

1. South 01° 24' 04" West a Distance of 58.53 feet to a Set ¾" Iron Pipe, 30" in Length with an I.D. Cap stamped CEC PROP CORNER;

2. South 88° 10' 13" East a Distance of 43.75 feet to a Set Railroad Spike;

3. South 01° 24' 04" West a Distance of 126.09 feet to a Set Railroad Spike;

4. South 88° 07' 46" East a Distance of 36.06 feet to a Set Railroad Spike;

5. South 01° 49' 55" West a Distance of 155.71 feet to a Set Railroad Spike;

6. North 88° 10' 13" West a Distance of 191.70 feet to the Point of Beginning;

Containing 1.203 Acres, more or less, subject to all easements, right of ways, and restrictions.

This description was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.

Bearings were based on the Easterly Right-of-Way Line of Gantz Road as being North 01° 20' 00" East as shown in Instrument 200406160139149 in the Franklin County Recorder's Office.

TRACT II:

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey Number 8231 and being 0.833 acres all out of a 3.475 acre parcel of land conveyed to Value Inn, Inc. of record in Instrument Number 200406160139149, all references to records being on file in The Office of the Recorder, Franklin County, Ohio said 0.833 acre parcel being more fully described herein;

Beginning for reference at a ¾" iron pin found at the southeast corner of said 3.475 acre parcel and also being on the north Right of Way of Rumfield Drive (Right of Way Varies) as dedicated to Grove City in Official Record Volume 15913, Page I07 and also being the southwest corner of a 1.34 acre parcel of land conveyed to Blissful Corporation of record in Official Record Volume 34186, Page F19;

Thence North 02° 58' 53" East with the east line of said 3.475 acre parcel and the west line said 1.34 acre parcel, a distance of 356.42 feet to an iron pin set at the True Point of Beginning;

Thence North 87° 01' 07" West across said 3.475 acre parcel, a distance of 162.18 feet to an iron pin set;

Thence North 03° 28' 35" East across said 3.475 acre parcel, a distance of 11.48 feet to an iron pin set;

Thence North 86° 43' 59" West across said 3.475 acre parcel, a distance of 160.97 feet to an iron pin set on the west line of said 3.745 acre parcel and the east line of Gantz Road (Right of Way Varies) of record in Plat Book 58, Page 28 to an iron pin set;

Thence North 02° 42' 15" East with west line of said 3.475 acre parcel and the east line of Gantz Road, a distance of 5.75 feet to an iron pin set at a ¾" iron pin found badly bent at the

southwest corner of a 1.203 acre parcel of land conveyed to A & M Shyu, Inc. of record in Instrument Number 200507290151631;

Thence South 86° 47' 58" East with the common line of said 1.203 acre parcel and said 3.475 acre parcel, a distance of 191.70 feet to a railroad spike found at the southeast corner of said 1.203 acre parcel;

Thence North 03° 12' 10" East with the common line of said 1.203 acre parcel and said 3.475 acre parcel, a distance of 155.70 feet to railroad spike found;

Thence North 86° 47' 48" West with the common line of said 1.203 acre parcel and said 3.475 acre parcel, a distance of 36.04 feet to a railroad spike found;

Thence North 02° 49' 39" East with the common line of said 1.203 acre parcel and said 3.475 acre parcel, a distance of 126.18 feet to a railroad spike found;

Thence North 86° 46' 57" West with the common line of said 1.203 acre parcel and said 3.475 acre parcel, a distance of 43.74 feet to a ¾" iron pin found;

Thence North 02° 46' 32" East with the common line of said 1.203 acre parcel and said 3.475 acre parcel, a distance of 58.50 feet to a ¾" iron pin found at the northeast corner of said 1.203 acre parcel and the northwest corner of said 3.475 acre parcel and also being on the south right of way line of Stringtown Road being a 0.221 acre parcel of land conveyed to the City of Grove City of record in Deed Book 3392, Page 669;

Thence with the south line of said 0.221 acre right of way parcel and the north line of said 3.475 acre parcel 61.34 feet along the arc of a non tangent curve to the left, having a radius of 3864.72 feet, a central angle of 0° 54' 34", the chord of which bears South 87° 09' 15" East, a chord distance of 61.34 feet to an iron pin set at the northeast corner of said 3.475 parcel and the northwest corner of a 0.504 acre parcel conveyed to Triple R Associates LTD of record in Instrument Number 200110150237628;

Thence South 02° 57' 39" West with the common line of said 0.504 acre parcel and said 3.475 acre parcel, a distance of 139.66 feet to a ¾" iron pin found at the southwest corner of said 0.504 acre parcel;

Thence South 84° 50' 02" East with the common line of said 0.504 acre parcel and said 3.475 acre parcel, a distance of 149.83 feet to a ¾" pinchtop iron pin found at the northeast corner of said 3.475 acre parcel and the southeast corner of said 0.504 acre parcel and also being on the west line of a 2.0684 acre parcel of land conveyed to EMRO Marketing Co. of record in Official Record Volume 18591, Page E10;

Thence South 02° 58' 53” West with the east line of said 3.475 acre parcel and the west line of said 2.0684 and the west line of a 1.087 acre parcel of land conveyed to Nanubhai T & Manju Patel of record in Official Record Volume 27267, Page F19, a distance of 212.77 feet to the True Point of Beginning, containing 0.833 acres, subject to all easements and documents of record.

For the purpose of this description a bearing of North 02° 58' 53” East was held on the east line of said 3.475 acre parcel and is based on the Ohio State Plane South Zone, NAD 83 Datum and was established using the Ohio VRS GPS Network system. All iron pins set are a ¾” (ID) x 30” galvanized iron pipe with a plastic cap inscribed PS 8114. This description was based on an actual survey performed by Robert Martin in January of 2012.