

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** October 23, 2009  
**Re:** Staff Report for Grove City Family Dentistry – Development Plan

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**Item #5 – Grove City Family Dentistry – Development Plan (PID# 200909210045)**

**Application:** Development Plan  
**Location:** 3031 Columbus St  
**Applicant:** **Michael Fitzpatrick**  
**Zoning:** PSO  
**Use:** **Office of Dentists**

**Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements

**Project Summary:**

The applicant is proposing to expand the existing Grove City Family Dentistry, located at 3031 Columbus Street, at the intersection of Columbus Street and Gladman Avenue. The development will increase the total square footage of the building by 1,255 square feet by extending the structure to the north, and will create a separate entry and waiting area for the Orthodontist business. The development will also include the expansion of the parking lot to the south and will increase the total parking on the site from 40 to 50 spaces.

**Site Plan:**

The 0.86 acre site will be accessed by three curb cuts: one on Columbus Street and two on Gladman Avenue. The south Gladman curb cut will be newly-installed with this development plan, while the remaining two currently exist on the site. The new parking area to the south will have a drive aisle width of 21.5' and will connect to the existing parking lot as well as have access to Gladman Avenue.

**Parking:**

The expanded parking lot will increase the number of available parking spaces by ten (10), giving the development a total of fifty (50) parking spaces. Three (3) additional parking spaces will be available to

employees in the proposed garage to be constructed at the southeast corner of the property. The parking area does not meet Code requirements for setbacks; however the applicant is pursuing a variance in regards to this manner.

*Building:*

The applicant is proposing to expand the existing structure by 1,255 square feet, making the new structure a total of 12,555 square feet in area. All exterior finishing on the expanded structure will match the existing materials, including windows, stone, stucco, and shingles. The applicant is also proposing to construct an 840 square foot three-car garage for extra parking and document storage. The garage will be finished with EIFS and stone to match the main structure.

*Signage:*

The site currently utilizes two (2) signs: one monument and one directional. The existing signage will be relocated but not structurally or graphically changed.

*Lighting:*

The existing light poles on the property will be relocated to the perimeter of the expanded parking lot, with an additional light (of the same design as existing lighting) added to the southwest portion of the parking lot. The two fixtures located at the entrance to the building will remain, unchanged.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The applicant receives a variance from Section 1136.06(c) to reduce the required parking and drive aisle setback from the Board of Zoning Appeals.
2. The applicant receives a variance from the requirements of Table 1135.12-II to encroach upon the 30-foot building setback from the Board of Zoning Appeals.