

City Center Childcare

3721 Broadway, Grove City Ohio

### Summary for Proposed Use of 3721 Broadway

We are seeking a special use permit for 3721 Broadway to implement this building into a childcare center. The following is a brief summary regarding the proposed usage of the building located at 3721 Broadway, Grove City OH.

We would like to provide childcare service for approximately 99 children. The infant ratio is 1:5, toddler ratio is 1:7 preschool ratio is 1:14 and the school age ratio is 1:18 based on the Ohio Department of Job and Family Services square foot regulations per child.

Hours of Operation will be from : 6:00 a.m to 6:00 p.m. Monday through Friday. We will also offer before and after school care for the families.

We are planning on fencing in the backspace located near the already existing garages. If we add the the fence to the grassy area we will make sure it meets the Grove City and Ohio Department of Job and Family Services Requirements.

We will be seeking our professional license to operate our childcare center from the Ohio Department of Job and Family Services. We will also make sure all the rules and regulations regarding the children in our are being implemented daily.

The children will be provided transportation from their parents, guardians, school bus if applicable, and by staff. All adults are required to swipe their children in and out of the center daily. At no time will a child be

unsupervised in the childcare center or in the parking lot.

Ohio Department of Job and Family Services require monthly fire and tornado drills for the children enrolled in our center. We will document all drills and they will be on file upon the request of any state or city representatives.

If you have any concerns please contact Mrs. Deborah Staples: Childcare Consultant 614-668-6992, Mr Collin C Staples 614-625-7032 or Mr Mohamud Osman 614-843-0669.

1. In accordance with Section 1135.09(B)(12) the application should provide information to demonstrate:

A. The purpose use is in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the district.

Response: The proposed use will be an asset to the community of Grove City, OH. This childcare center will provide a educational, loving and nuturing environment for the children. The center will also provide breakfast, lunch and a snack for the children. The center will also have teachers that are knowledable regarding the welfare and safety of the children in their care. The center will provide employment for atleast 10-12 people in this area.

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

Response: City Center Child Care will not adversely affect the use of the adjacent property which is currently vacant. The childcare center will hopefully decrease the possiblility of vandalism, theft and solicensing in the area.

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

Response: City Center Child Care will encourage parental and family engagement in the community.

2. Dimensions of the proposed outdoor play area should be clearly noted on plans, as well as the proposed future area of expansion.

Response: The outdoor play area will be located to the adjacent back side of the building. The play area will be enclosed with a fence that meets the Grove City plans and review requirements.

3. Details should be submitted for the outdoor play area, including general play features to be located with the play area of expansion.

Response: The outdoor play area will be a fenced in area, which will accommodate no more than 15-20 children during the scheduled outdoor play time.

4. Self-closing gate should be installed for exiting the proposed fenced play area, with its location marked on plans.

Response: We will install a self closing gate for the proposed play area.

5. The number of staff and children anticipated on the site at one time should be noted.

Response: The number of children will be identified by the license specialist upon her on-site visit to our center. The ODJFS requires that each room occupancy is based on the length x width divided by 35 square feet is the determination of how many children can occupy the classroom. The staff needed will be determined by the number of children: infants, toddlers, preschoolers, and schoolage.

6. Copies of the shared access and parking agreement between the proposed site and adjacent parcel (040-003069) should be submitted.

Response: The site plan attached does show the parking lot for City Center Child Care. The parking spaces are located with the center has enough parking to accommodate the parents drop off and pick up times.

7. The \$ 100.00 application fee has not been submitted.

Response: A check is included for \$ 100.00 is enclosed with this application.

Building Division (Christy Zempter, 614-277-3086)

8. An interior floor plan identifying rooms and ages of children in each as well as door locations will be necessary for a change of occupancy.

Response: Please review the enclosed plan attached.

9. Urban Forestry (Jodee Lowe, 614-277-1103)

1136.08 Screening of Service Structures states that: if fences are used, supplemental landscaping will be required. Provide 36" height minimum planting at 5' maximum spacing around the enclosed portion of the perimeter screen."

Response: The childcare consultant will address this requirement with (Jodee Lowe)

10: The current A-2 occupancy classification would have to be changed to 1-2 for use as a "Childcare Center" as defined in OFC 202 (B).

Response: The actual occupancy for this change of use will be use Group "E" per OBC 2011 Section 305.2 (Educational Usage)The center will be serving children between the ages of 6 weeks -12 years of age.

11. 2. OFC (ii)903.26 Group 1. An Automatic sprinkler system shall be provided throughout building with a group 1 fire area.

Response: Center City Child Care will apply for the "E" occupancy with less than 100 children in our center. We will not be required to have a automatic sprinkler system per OBC 903.2.3 Group E, section 2 exception. Every classroom has atleast one exterior exit door at ground level. The upstairs will not be utilized for the childcare center.

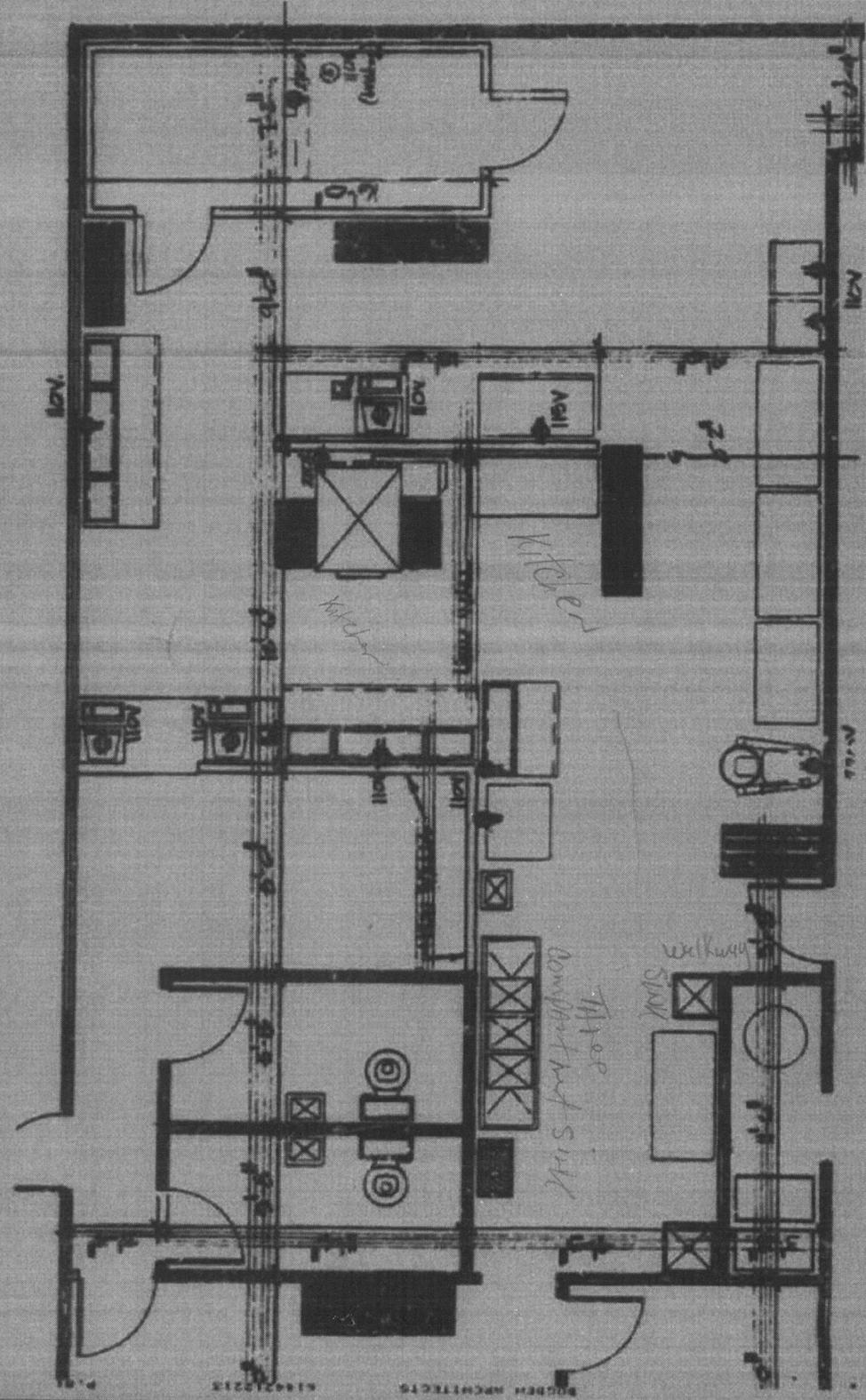
12.3 OFC (ii) 907.2.6.2 Group 1-2 An automatic smoke detection system shall be installed in spaces permitted to be open to the corridors by section 407.2 of building code. (No floor plan submitted).

Response: The building occupancy classification will be Group "E" and will be equipped with a manual fire alarm system to comply with OBC section 907.2.3.

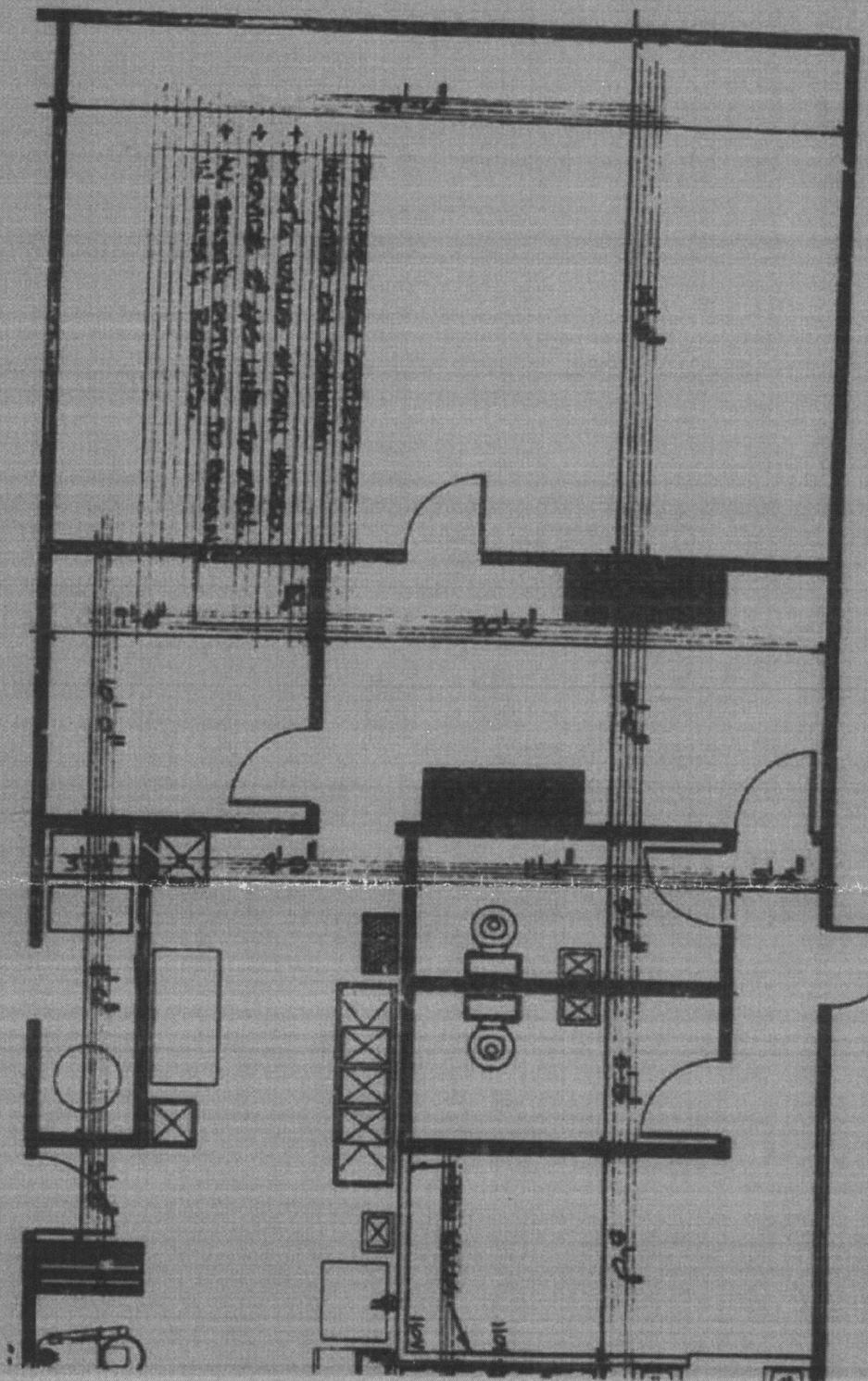
I would really a phone call if you have any concerns regarding this proposal summary and application. Thanks so much for all your assistance.

Mrs.Debbie Staples (614-668-6992)

(Focus) Left side



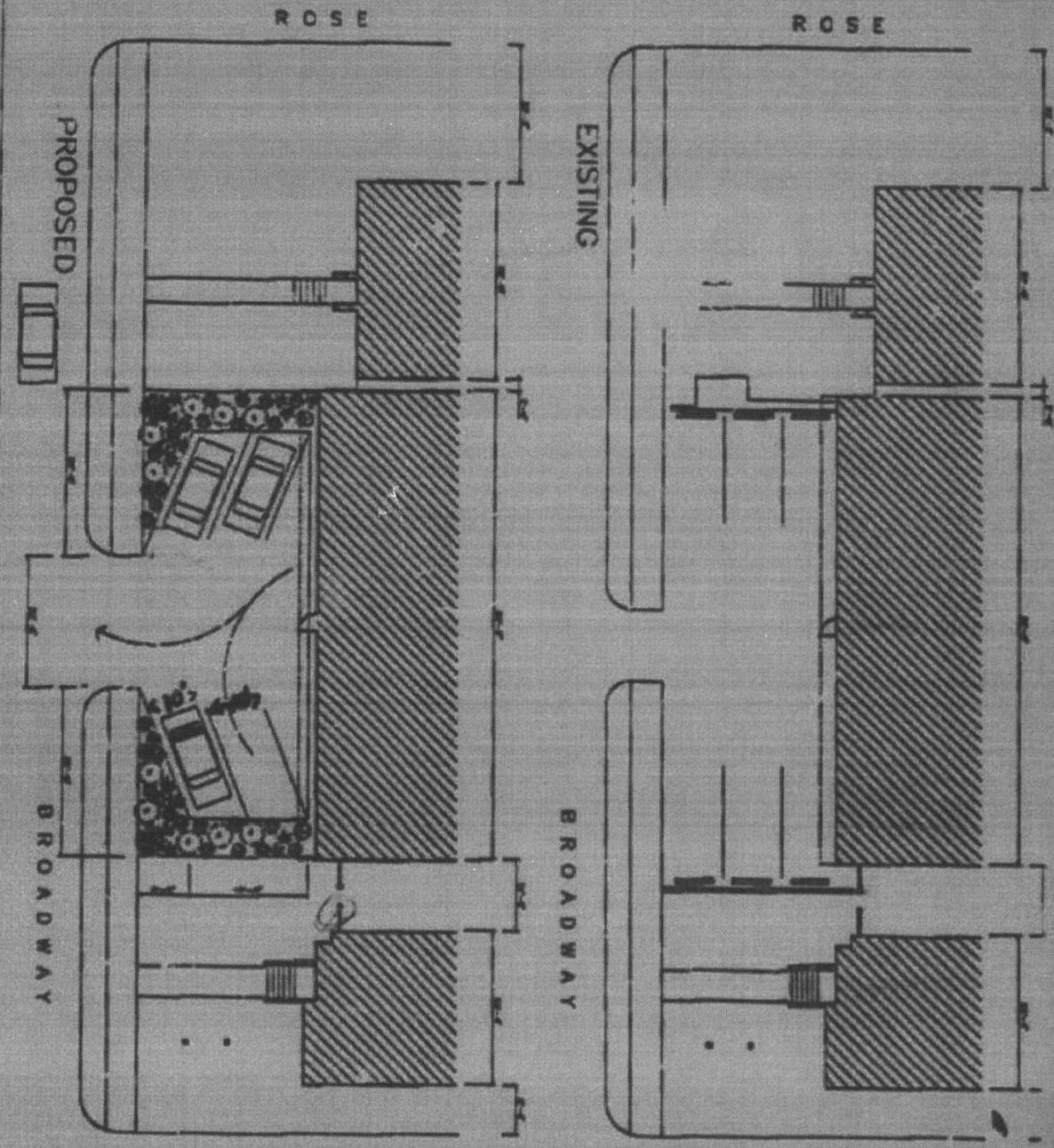
BURBEN ARCHITECTS  
614621221X



PROVIDE THE ROOMS BY  
REMOVING THE WALLS  
+ PROVIDE WALLS STRONG STAYERS  
+ REMOVE THE WALLS TO RIGHT  
+ ALL SEATING SERVICES TO STAYERS  
+ ALL SEATING SERVICES

Right side

Facing / Right side



**488 COMPANY**  
 ENGINEERS & ARCHITECTS  
 12345 MAIN ST.  
 CINCINNATI, OH 45202



**SMITH DEVELOPMENT**  
 GROVE CITY OHIO

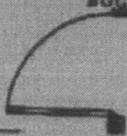
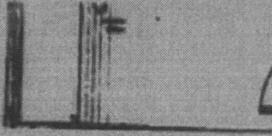
*Front Parking Lot*

*NEED BACK LAYOUT*

BOGDEN ARCHITECTS

6144212213

P.01



95-027



**SAMPLE DRAWING**

ABOVE SIGN IS A CHANNEL LETTER SIGN AS DESCRIBED

- SIZE 35 SQ. FT.
- COLOR = FACE 2030 GREEN
- RETURNS IVY GREEN
- TRIMCAP BRIGHT GOLD
- NEON DHL. STROKE GREEN
- RACEWAY Brown 1/2\"

ATTENTION GROVE CITY PLANNING COMM.

ANY QUESTION PLEASE CALL **CUSTOM NEON & COMMERCIAL SIGNS**  
 11814 STATE ROUTE 113  
 FLORENCE, OHIO 44814  
 (216) 965-7446

THANK YOU,

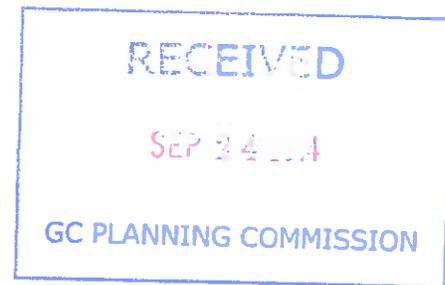
ORISON L. FIELDS - OWNER

September 23, 2014

City Center Childcare

3721 Broadway

Grove City, Ohio 43123



Dear Mrs. Kimberly Shields,

I have received the notification regarding the planning committee parking concerns for the location of the center. I appreciate the information that has been provided to us. We understand the requirements that are necessary to meet The City of Grove City policies and are willing to do whatever is requested from us. Thanks for being so patient with me and the owners.

We are aware of the safety concerns for the children, families and the staff in the community of Grove City. We will do everything required to ensure that the safety and the welfare of the families are our first priority. We have also decided to provide transportation for the families to decrease the number of children being dropped off and picked up from the center. If required we can also discuss decreasing our license capacity for the center.

The parent drop off will be utilized on the back entrance of the center away from the ongoing traffic on Broadway Harrisburg Pike. The families and staff will be instructed to drop off and pick up their children utilizing the back doors on the corner of Rose Ave and the back street located behind the childcare center. (Please see the marked entrance).

The staff will also park their vehicles in the rear of the building that's documented on the drawings. The play area for the children will be located on rear side of the building near the grassy vacant lot next to the center. The play area will also be fenced in and inaccessible to on-going traffic or staff parking. (Please review the drawing).

Mrs. Shields please review the enclosed information and if you have any concerns don't hesitate to call me. 614-668-6992 Thanks so much for all your assistance.

Mrs. Staples

September 26, 2014

City Center Childcare

3721 Broadway

Grove City, Ohio 43123

Dear Mrs. Kimberly Shields,

I appreciate your support regarding the required documentation for the special use permit application for the childcare center. Please review the corrections made pertaining to the playground concerns. (See attached documents). If necessary we can also have an indoor play area for the children or they can be taken to a nearby park.

The drop offs and pick up times will also vary. The parents and staff will begin arriving at the center during varied times of operation pending on their employment and school schedules. Our center's transportation for the children will also vary pending on the enrolled children that require transportation. We also appreciate the City of Grove City, Ohio support regarding our childcare center application process.

If you have any concerns, please contact me at 614-668-6992 or e-mail [mohamud95@hotmail.com](mailto:mohamud95@hotmail.com). Thanks so much for your assistance.

Mrs. Deborah Staples/ Childcare Consultant



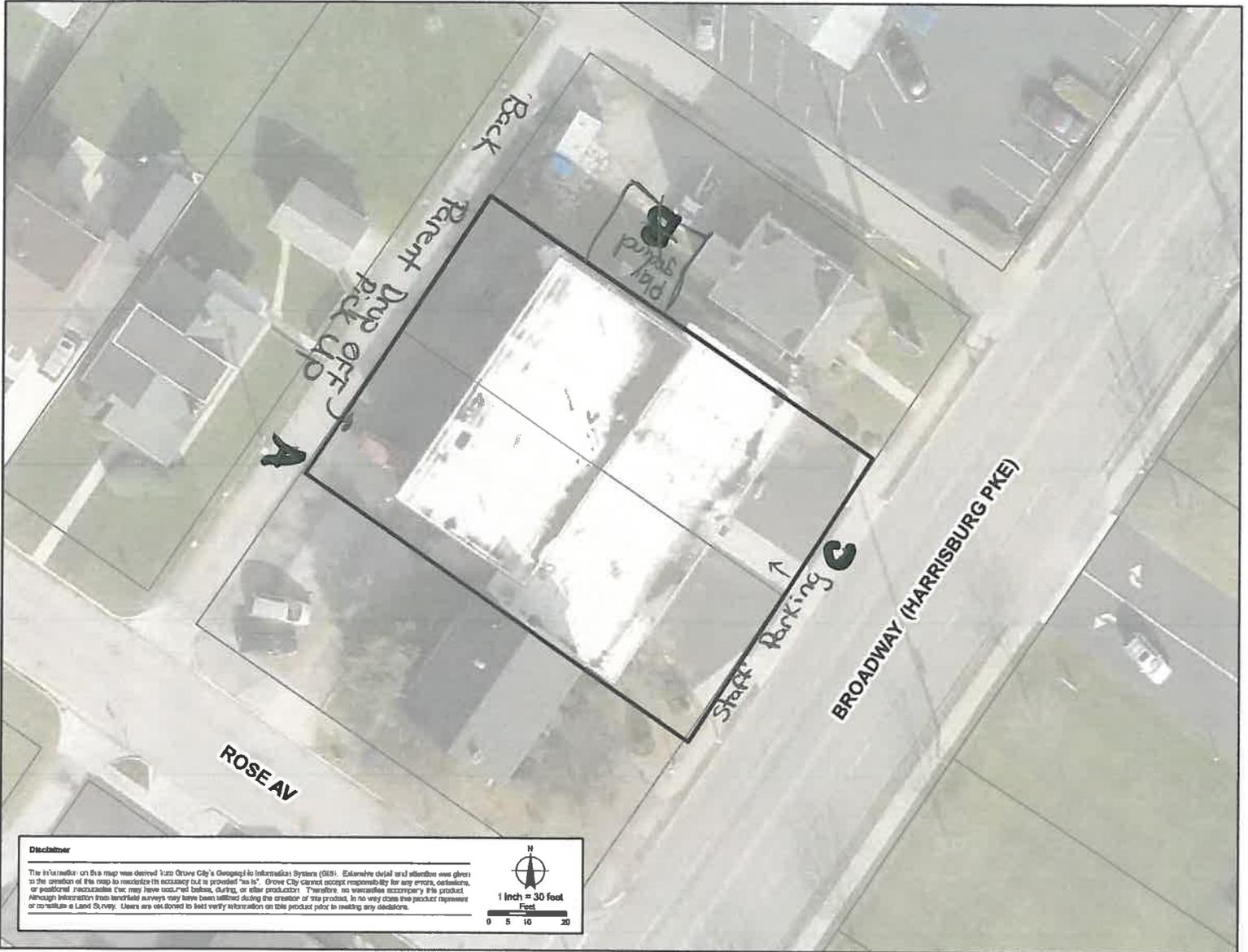
Kimberly Shields

City Center Childcare Center

RECEIVED

OCT 03 2014

GC PLANNING COMMISSION



- A. (Circulation parent drop off-pick up) Corner of Rose Ave back entrance childcare)
- ~~B. (Fenced playground outdoor)~~
- C. (Staff Parking (Front Entrance / Broadway - Harrisburg Pke)

THIS Driveway Easement and Maintenance Agreement ( Agreement ) is made this 6<sup>th</sup> day of August, 1998, between Stephen J. Smith and Shelley J. Smith, husband and wife (collectively "Smith") and Robert W. Keefer and Madalyn C. Keefer, husband and wife (collectively "Keefer") under the following circumstances:

A. Smith is the owner of certain real property situated in the City of Grove City, County of Franklin and State of Ohio and being more particularly described as follows:

Being Lot Numbers 1 and 4 in A.R. and C.L. EESLEY'S ADDITION to the City of Grove City as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10,m page 395, Recorder's Office of Franklin County, Ohio, ("Property 1").

B. Keefer is the owner of certain real property situated in the City of Grove City, County of Franklin and State of Ohio and being more particularly described as follows:

Being Lot Numbers 2 and 3 in A.R. and C.L. EESLEY'S ADDITION to the City of Grove City as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 10,m page 395, Recorder's Office of Franklin County, Ohio, ("Property 2").

C. Smith and Keefer acknowledge that (a) there is currently an asphalt driveway on Lot Number 4 of Property 1 which is utilized to gain access to the warehouse building located on Property 2, and (b) there is currently a gravel driveway on Lot Number 1 of Property 1 which is utilized to gain access to the warehouse building located on Property 2.

D. Smith and Keefer desire to establish this Easement and Agreement to allow ingress and egress over the existing driveways through Property 1 for the benefit of Property 2. The location of the driveways shall be as follows:

- (a) there is an overhead door on the north side of Lot Number 2 of Property 2. An easement area is established from that door north and perpendicular to the overhead door across Lot Number 1 of Property 1 to the nearest street or alley as generally depicted on Exhibit A attached hereto and incorporated herein in its entirety by this reference.
- (b) there is an overhead door on the south side of Lot Number 3 of Property 2. An easement area is established from that door south and perpendicular to the overhead door across Lot Number 4 of Property 1 to the nearest street or alley as generally depicted on Exhibit A.

The above described easement areas are collectively referred to herein as the "Driveway Areas".

CONVEYANCE TAX  
EXEMPT

JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

TRANSFERRED  
NOT NECESSARY

AUG 07 1998

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

RECEIVED

OCT 02 2014

GC PLANNING COMMISSION

NOW THEREFORE, Smith and Keefer agree as follows:

Smith hereby grants to Keefer a nonexclusive easement and right of way for ingress and egress over the Driveway Area to be used as an unobstructed driveway or path, or both, by vehicle and pedestrian travel, with the right to install and maintain any paving or surfacing thereof in a manner consistent with that existing on the date hereof.

Smith shall not obstruct the Driveway Areas in any manner which will unreasonably interfere with Keefer's use thereof. However, Smith may obstruct the Driveway Areas for a limited period of time if it is necessary for the use and enjoyment of Property 1.

This Agreement shall run with the land and be binding upon the inure to the benefit of the respective heirs, personal representatives, successors, transferees and assigns of Smith and Keefer.

SIGNED this 15<sup>th</sup> day of August, 1998.

Signed and Acknowledged  
in the Presence of:

Linda S. BOOS  
Witness  
Linda S. BOOS  
Print Name (1)

BY: [Signature]  
Stephen J. Smith (1)

Becky A. Muehrman  
Witness  
Becky A. Muehrman  
Print Name (1)

Linda S. BOOS  
Witness  
Linda S. BOOS  
Print Name (2)

BY: [Signature]  
Shelley J. Smith (2)

Becky A. Muehrman  
Witness  
Becky A. Muehrman  
Print Name (2)

Print Name (3)

[Signature]

Witness

STEVE DONAHUE

Print Name (3)

Linda S Boos

Witness

Linda S Boos

Print Name (4)

[Signature]

Witness

STEVE DONAHUE

Print Name (4)

BY: Madalyn C. Keefer  
Madalyn C. Keefer (4)

STATE OF OHIO  
COUNTY OF FRANKLIN, SS

Before me, a Notary Public in and for said County and State, personally appeared the above named Stephen J. Smith, who acknowledges before me that the foregoing instrument was signed for the purposes therein stated and as the free act and deed of the signer thereof.

IN WITNESS WHEREOF, I hereby certify the acknowledgment and have hereunto subscribed my name and affixed my official seal this 4th of August, 1998.

Linda S Boos

Notary Public



LINDA S. BOOS  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Oct 31, 1999

Before me, a Notary Public in and for said County and State, personally appeared the above named Shelley J. Smith, who acknowledges before me that the foregoing instrument was signed for the purposes therein stated and as the free act and deed of the signer thereof.

IN WITNESS WHEREOF, I hereby certify the acknowledgment and have hereunto subscribed my name and affixed my official seal this 4<sup>th</sup> day of August, 1998.



LINDA S. BOOS  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Oct 31, 1999

Linda S. Boos  
Notary Public

STATE OF OHIO  
COUNTY OF FRANKLIN, SS

Before me, a Notary Public in and for said County and State, personally appeared the above name Robert W. Keefer, who acknowledged before me that the foregoing instrument was signed for the purposes therein stated and as the free act and deed of the signer thereof.

IN WITNESS WHEREOF, I hereby certify the acknowledgment and have hereunto subscribed my name and affixed my official seal this 6<sup>th</sup> day of August, 1998.



LINDA S. BOOS  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Oct 31, 1999

Linda S. Boos  
Notary Public

STATE OF OHIO  
COUNTY OF FRANKLIN, SS

Before me, a Notary Public in and for said County and State, personally appeared the above name Madalyn C. Keefer, who acknowledged before me that the foregoing instrument was signed for the purposes therein stated and as the free act and deed of the signer thereof.

IN WITNESS WHEREOF, I hereby certify the acknowledgment and have hereunto subscribed my name and affixed my official seal this 6<sup>th</sup> day of August, 1998.



LINDA S. BOOS  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires Oct 31, 1999

Linda S. Boos  
Notary Public

This Instrument Prepared By:  
Carlisle Patchen & Murphy LLP  
366 East Broad Street  
Columbus, Ohio 43215

