

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: February 27, 2015
Re: Staff Report for Grove City Family Dentistry Parking Lot Expansion – Development Plan

Item #1 – Grove City Family Dentistry Parking Lot Expansion - Development Plan (PID #201412200073)

Application: Development Plan
Location: 4068 Gladman Ave
Applicant: Thomas R. Clark
Zoning: PSO
Use: Parking Lot, Dentist Office

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to expand the parking lot for Grove City Family Dentistry at 3031 Columbus Street. The lot proposed for the expansion is located directly to the south of the existing parking lot and is currently in the process of being rezoned from R-2 to PSO (the first reading at City Council was held on January 20th). A single-family home is currently on the site and will be removed along with accessory structures for the proposed improvements. The proposed parking lot expansion will add 21 parking spaces to the south of the existing parking lot.

A similar expansion was approved in 2009 for Grove City Family Dentistry, which included variances from the BZA to reduce the parking lot setback on the south and west property lines and modify landscaping requirements. The proposed development proposes the same reduced setbacks as the previously approved variances.

This application was tabled at the February 3rd Planning Commission meeting after concerns were voiced by the adjacent property owners to the south of the proposed expansion. The applicant has met with the

neighbors and the revised plans submitted include documentation indicating the adjacent property owners' agreement / approval of the proposed improvements. Changes made to the previously submitted plans include a 6' fence for screening and replacing the 25' tall parking lot lighting with 10' decorative area lighting.

Site Plan

The expanded parking lot will be accessed from the existing Grove City Family Dentistry parcel with two connecting drive aisles to the existing rear parking lot. A new curb cut is shown on the cover sheet and Stormwater Pollution Prevention Plan (sheet 5/5), but not shown on all other plan sheets. Staff is not supportive of any additional curb cuts to access the proposed parking lot expansion. All access to the expansion should be from the existing parking lot.

The proposed parking lot is proposed on a unique parcel from the Grove City Family Dentistry lot. The two parcels (040-002174 and 040-002179) will need to be combined to eliminate setback conflicts.

Building

No new buildings or changes to existing buildings are proposed with this development plan.

Parking

21 new parking spaces are proposed with this expansion for a total of 70 spaces on the site. Proposed spaces will be 10x18'. The existing southern parking area will be restriped and a handicap parking space will be added.

Landscaping

The landscaping proposed along the southern property boundary does not meet the requirements of chapter 1136 between incompatible uses; however the landscaping matches what was approved by the BZA and installed with the previous parking lot expansion in 2009. Because of this, staff is supportive of the proposed deviation as it was determined to be appropriate screening by the BZA in 2009. Furthermore, the applicant has worked with the adjacent property owner to the south of the proposed parking lot expansion to resolve past conflicts with the proposed plans. A 6' vinyl fence will be installed along the property line, from the southeast corner of the property to the front of the adjacent property owner's house to screen the parking lot from their residence.

Lighting

Two new 10' decorative lights are proposed in the landscape islands on either side of the expanded parking lot. The proposed fixtures will match those in the southern parking lot and southern entrance to the building. Additionally, an existing 25' parking lot light will be relocated along the eastern edge of the expanded parking lot.

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 deviations and stipulations:

1. The parking lot setback from the western property line shall be reduced to 12'.
2. The parking lot setback from the southern property line shall be reduced to 5'.

3. Landscaping along the southern and western property lines shall be installed according to Sheet L1.1 and shall be permitted to deviate from the requirements of chapter 1136.
4. Landscaping shall be installed along the south side of the dumpster.
5. The southern curb cut shall be removed from the cover sheet and sheet 5/5 (Stormwater Pollution Prevention Plan).
6. The parcel of the proposed parking lot expansion (040-002179) shall be combined with the Grove City Family Dentistry parcel (040-002174).