



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 3, 2015 1:30pm

- 2. APPLICATION: Pinnacle Pets | Special Use Permit (Dog Kennel, Grooming)**
- Project Number: 201509280065
- Location: Located on the west side of Farm Bank Way, 430± feet north of Southwest Boulevard (040-009908).
- Proposal: A Special Use Permit to operate an overnight kennel, dog day care and grooming facility.
- Applicant: Dublin Building Systems; c/o Todd Rieser; 6233 Avery Road, PO Box 370; Dublin, Ohio 43017.

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits

Project Summary

The applicant is requesting a Special Use Permit to operate Pinnacle Pets Play and Stay boarding facility, located on the west side of Farm Bank Way. The facility would offer a variety of supplemental services, including dog daycare, bathing/spa services/grooming and a pool. An outside play area, covered in AstroTurf, will be provided to the rear (west) of the building. An interior play area will be available for indoor exercise, and will be able to be sub-divided to accommodate dogs of different size and temperament. In the future, the facility plans on expanding services to offer: animal behavior courses, pet portraits, special events (including charity and rescue and educational events) and pet pickup and drop off services. Also, alternative wellness services will be provided on a scheduled basis, including pet message, occupational therapy, water exercise, etc. Pinnacle Pets Play and Stay will provide boarding services 24 hours a day, 365 days of the year. However, proposed hours of operation for the day care services are 6:30am – 7:30pm, Monday through Friday and 7:00am – 1:00pm on Saturday.

Facts

Details

The applicant has indicated multiple measures taken to ensure that the proposed use will not harm neighboring uses. The proposed outdoor play area will be enclosed by a six (6) foot privacy fence which will prohibit the dogs from seeing or interacting with anyone outside the facility. Additionally, according to the fence manufacturer, the product – Sim Tek EcoStone – blocks 98% of direct sound. The indoor play areas are proposed to be covered with a specialized rubber floor, which has noise absorbing properties. Additionally, the building will be fully insulated to help contain the noise within the building.

Solid waste will be cleaned up by employees using pet waste bags. Liquid waste in the outdoor play areas will pass through the AstroTurf surface to the limestone base, and in the indoor play area will be cleaned and sanitized by employees. An ionic purifier with UV-C sanitizer will be used to clean the air.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

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;*

Standard is Met: Staff does not feel that the proposed use will change the essential character of the district. The proposed boarding facility is surrounded by commercial and light industrial uses.

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

Standard is Met: All business will be contained entirely within the building and within the outdoor play area. The applicant has indicated multiple measures be taken to ensure that noise and odor control will not impact adjacent uses, including a six (6) foot privacy fence, rubber flooring with noise absorption properties, indoor and outdoor waste provisions and a purifier.

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

Standard is Met: Staff does not feel that the proposed boarding facility and accessory services will adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The facility is located in a commercial and industrial area and all business will be conducted within the structure and fenced outdoor play area, which have been design to minimize any impacts on adjacent uses.

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;*

Standard is Met: The proposed use will not place any further demand on public services.

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;*

Standard is Met: Staff does not anticipate the proposed use creating an impact on the right-of-way greater than other retail uses permitted in the district.

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;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

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

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

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;*

Standard is Met: The site is located in a PUD-I, Planned Unit Development Industrial District, in which pet shops for the selling, grooming or training of animals are permitted with a Special Use Permit.

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;*

Standard is Met: The applicant properly submitted a completed application.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.