



The City of Grove City, Ohio

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

- 6. APPLICATION: Petland | Special Use Permit (Pet Store)**
- Project Number: 201509280072
- Location: 2740-2744 London-Groveport Road, located within the Village at the Groves Shopping Center at the northeast corner of London-Groveport Road and Rings Avenue (040-008054).
- Proposal: A Special Use Permit to operate a retail pet facility.
- Applicant: Petland, Inc.; T.J. Evans; 250 Riverside Street; Chillicothe, Ohio 45601.

Relevant Code Section(s):

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

Project Summary

The applicant is requesting a Special Use Permit to operate a Petland store, located at 2740-2744 London Groveport Road, in the Village at the Groves Shopping Center. The store would offer a variety of animals for sale including birds, fish, reptiles, small animals, puppies and kittens. The store will also offer pet food and goods. No boarding of animals will be conducted as part of the use and no grooming services will be offered. Proposed hours of operation are 10:00am – 9:00pm, Monday through Saturday and 12:00pm – 5:00pm on Sunday.

Facts

Details

The applicant has indicated multiple measures taken to ensure that the proposed use will not harm neighboring uses including the installation and use of a separate HVAC system and exhaust to control odor, temperature and humidity of the indoor kennel area. The store will also be equipped with two (2) double bowl stainless steel sinks with disposals to handle all pet waste. The puppies will not be walked outside in the parking lots.

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 pet store is located in a shopping center with other retail 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 retail building and the applicant has indicated multiple measures be taken to ensure that noise and odor control will not impact adjacent uses, including a separate HVAC system and exhaust for the indoor kennel area. Puppies are not walked in the parking lot and materials indicate that staff is on site additional hours before and after business hours to provide additional care for the pets in the store.

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 pet shop will adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The store is located in a retail area and all business will be conducted within the structure, which has 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 C-2, Commercial 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.