



# The City of Grove City, Ohio

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

- 8. APPLICATION: Tahna's Busy Bees | Special Use Permit (Day Care Center)**
- Project Number: 201510070075
- Location: 4461 S. Broadway, located on the west side of Broadway, 250± feet north of Casa Boulevard (040-011335).
- Proposal: A Special Use Permit to operate a childcare center.
- Applicant: Tahna Wells-Bridges; 3804 Williams Nook; Grove City, Ohio 43123.

## **Relevant Code Section(s):**

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

## **Project Summary**

The applicant is proposing to operate a child care facility at 4461 S. Broadway. The facility will offer child care services for infants and toddlers, as well as before and after school children. Proposed hours of operation are from 6:00am to 6:00pm Monday through Friday. The applicant has indicated that 39 children will be able to be care for on the site in one of two (2) playrooms, and five (5) staff members will be employed.

## **Facts**

### **Details**

The proposed child care facility will be located within a multi-tenant structure. Additional tenants in the building include Southwestern OB-GYN and Labcorp. The facility will occupy approximately 2,800 square feet of the front portion of the building and provide adequate parking and circulation on site. The applicant has submitted a site plan showing the location of employee and customer parking as well as proposed pick-up and drop-off circulation on the site for both buses and individual parent vehicles.

The proposed outdoor play area is located on the southwest portion of the building. Materials indicate the play area will be enclosed by a white vinyl fence; however details were not submitted for the fence and staff is not aware of the height or style of the fence. The play area is proposed to be directly adjacent to the driveway utilized for the drop off and pick up of children. Staff recommends the fence be moved back from the drive and that landscaping be installed between the drive and the fence to separate the play area from the drive both visually and physically. Staff recommends the applicant work with the Urban Forester to determine appropriate landscaping along the proposed fence to separate the play area from the drive aisle.

## **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:** The proposed use will be in harmony with the intended character of the district by adding to the unique mix of uses in the PUD-C, Planned Unit Development Commercial District and providing a service to the area residents

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

**Standard is Met:** The proposed childcare will operate entirely on the site of the facility, occupying a portion of a multitenant structure. The applicant has outlined specific parking areas for employees and customers, as well as route for busses and individual drop off/pick up locations. The proposed outdoor play area is located opposite the parking lot. Staff does not feel that the proposed use will further adversely affect or hinder the use of the adjacent property.

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

**Standard can be Met:** Staff feels that, provided that adequate safety measures are taken in the design of the interior of the structure and by staff on site to ensure the safety of the children, the proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood, or potential customers on the site. Staff does have concerns regarding the lack of separation between the proposed outdoor play area and the pick-up/drop-off drive aisle and recommends that the fenced area be setback from the drive and that landscaping be installed to physically and visually separate the play area from the drive.

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 child care facility area 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:** Although the proposed child care center will likely generate a steady amount of traffic particularly during typical drop-off and pick-up times for children, Staff does not feel that the impact on the right-of-way will be different from other permitted uses of 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 the PUD-C, Planned Unit Development Commercial District, in which day care facilities 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 with the following stipulations:

1. The proposed fencing around the play area shall be 6' vinyl white privacy fencing.
2. The proposed fencing around the play area shall be setback at least 8' from the pick-up / drop-off drive.
3. The applicant shall work with the Urban Forester to determine appropriate landscaping along the proposed fence to visually separate the play area from the drive aisle.