



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

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Planning Commission Staff Report

Lower Level Conference Room

January 5, 2016 1:30pm

### 3. APPLICATION: Pinnacle Pets | Development Plan

Project Number: 201509280073

Location: Located on the west side of Farm Bank Way, 430± feet north of Southwest Boulevard (040-009908).

Proposal: The development of a dog day care, overnight kennel and grooming facility on approximately 1.77 acres of land.

Applicant: Red Architecture and Planning; c/o Matthew Althouse; 855 Grandview Avenue, Suite 295; Columbus, Ohio 43215.

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

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

#### **Project Summary**

The applicant is requesting approval of a development plan for an overnight kennel and grooming facility on Farm Bank Way for Pinnacle Pets Play and Stay. The proposal includes an 8,960 square foot building and 16 space parking lot connected by a covered canopy. A portion of the side yard (south) will be fenced in for outdoor play area. The site of the proposed development in zoned PUD-I, Planned Unit Development Industrial Development, with a zoning text (C-53-05). The proposed development plan has been designed to be in compliance with the approved text.

#### **Facts**

##### Zoning

The site is zoned PUD-I, Planned Unit Development Industrial District with a zoning text (C-53-05).

##### Surrounding Zoning and Uses

To the north and west is industrial development and the CSX railroad tracks in the PUD-I, Planned Unit Development District Industrial and IND-2, Industrial Districts. To the east and south is commercial development in the C-1 and C-2, Commercial Districts.

##### Site Features

The site is completely clear-cut and vacant.

##### Site History

The Planning Commission approved a lot split and recommended approval of a special use permit request in November 2015 in preparation for the development of this site. The second reading of the special use permit application was approved by Council on December 7, 2015.

## Details

### Site Plan

The 1.77 acre site will be accessed from a single 25 foot wide curb-cut off of Farm Bank Way. A 25 foot ingress/egress access easement is also proposed to allow future development north of the site to use the same access point off of Farm Bank Way. Materials indicate this agreement will be submitted separately by the property owner and staff requests this agreement be recorded prior to construction commencement. A private drive is proposed throughout the development, ranging in width from 20 feet to 24 feet. The northern most portion of the drive includes a nine (9) foot wide drive going into the northwest corner of the building and materials indicate this drive leads to an overhead door. A six (6) foot concrete sidewalk is proposed from the entrance of the building (under the canopy) through the parking lot out to the connection on Farm Bank Way.

The proposal meets most of the setbacks set by the zoning text, including the 10 foot pavement setback along the southern property line, the 20 foot building setback on the western property line, the 25 foot pavement and 50 foot building setback along the eastern property lines and the 30 foot building setback along the northern and southern property lines. The proposal does not meet the 10 foot pavement setback along the northern property line, however, due to the access drive location. Staff is supportive of this deviation.

A large stormwater pond is located to the north of this development, on the adjacent parcel. A drainage easement will need to be obtained to allow this site access to the pond. Staff requests this easement be recorded prior to construction commencement. The pond was installed when the northern development was constructed, and installed to be used as a regional stormwater system for this area. However, staff has concerns with the pond. Staff requests the basin be made compliant with the Grove City Stormwater Design Manual, including function and aesthetic features, such as the installation of an aerator and fountain. Fencing is proposed between the access drive and the pond, as required by the Stormwater Drainage Manual Section 6.7.8, however no details were submitted on this fencing. Staff request details be submitted and approved by the Public Service Director. Additionally, staff requests that stormwater be piped across the open space between storm structures 2 and 3 to avoid the area functioning like a small dry basin, which is not permitted in Grove City. There are a number of fees required for the future improvement of Farm Bank Way, but staff believes these fees can be addressed during the Site Improvement Plan process.

### Architecture

The proposal includes a single story building, 18'8" high and approximately 8,960 square feet in size. The east (front) façade of the building will be composed of a combination of materials, including concrete block (Oberfields Colossal Blok "Graphite"), spec-brik (Oberfields "2015 Houston Blend"), metal wall panel (Varco Pruden Buildings "Cool Granite Gray") and aluminum storefront ("Clear anodized aluminum with 1" insulated tinted glazing"). A vestibule is also proposed that includes a canopy that extends over a drive aisle to the parking lot. The north elevation is composed of both spec-brik and metal wall panels, while the west and south elevations only include metal wall paneling, with a small portion of spec-brik on the corner of the south elevation (water table).

The zoning text from the previous rezoning (C-53-05) includes architectural standards regarding building materials. The text states that "building materials shall be brick, stone, cultured stone or glass, individually or in any combination thereof. In addition, stucco, synthetic stucco, split face block, precast concrete and wood trim may be used as an accent material not to exceed 50% in area. The rear elevations of those buildings in Sub-Area A & B which back up to the CSX railroad tracks will not require the use of brick, stone or cultured stone." Materials indicate that the overall

building elevation area is 5,250 square feet. With the exception of the west elevation (that is adjacent to the railroad) and the portion of the south elevation that is screened from view, approximately 3,195 square feet of the total building elevation calculation is required to have an architectural finish. According to materials, 1,701 square feet of the elevations is composed of cultured stone or class, which exceeds the 50% requirement (53.2%).

A dumpster enclosure is proposed along the northern portion of the site. Materials indicate the dumpster will be enclosed by a concrete block wall with a gate. Additionally, only one side of the dumpster enclosure is proposed to be screened. Staff requests the dumpster enclosure be finished in materials to match the primary structure with stained wood gates. Additionally, Staff recommends the applicant provide landscaping around the dumpster on three of the four sides, per Code Section 1136.08. An eight (8) foot high Simtek fence (Ecostone Plus "Grey") is also proposed around a portion of the eastern side yard to provide an area for outdoor play space. The fence is composite fencing that, according to the manufacturer, blocks 98% of direct sound.

### Parking

A total of 16 parking spaces are proposed with the development, 14 standard spaces (9'x20') and 2 are handicap. All spaces are located east of the proposed building, across from the drive aisle.

### Landscaping and Screening

Landscaping is proposed throughout the site, including within two parking lot peninsulas and around the proposed building. Details have been provided for the proposed landscaping. Staff requests that a note be added to page L1.0 stating that "No straw can be used with grass seed."

Additionally, Staff requests the landscape area around the proposed sign be landscaped with permanent plant material (currently only a perennial is shown around the sign). Code Section 1136.06(d) requires that all vehicular use area parking lot islands have one 2" minimum caliper tree planted in the planting area. Materials indicate the two northern most peninsulas are striped. Per Chapter 1136.06(d), parking rows shall begin and end in planting areas. Staff recommends installing curbed landscaped peninsulas containing one 2" minimum caliper tree in the planting area of each peninsula in the parking lot as required by code.

### Lighting

Lighting fixtures are proposed throughout the site and all vehicular and pedestrian areas meet the 0.5 footcandle minimum. New fixtures include pole mounted fixtures (mounted at 25' above grade) and wall mounted fixtures (mounted at 20' above grade), which match the existing neighboring complex to the north.

### Signage

No sign package was submitted for review as part of this application. Materials do indicate, however, that the existing sign will be relocated along the entrance drive of the development.

### Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** The proposed residential development will not be detrimental to present and potential uses. The site is bordered on all sides by compatibly zoned properties (commercial and industrial) and the proposed use is compatible in nature to surrounding development.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Can Be Met:** The access drive encroaches into the 10 foot pavement setback along the northern property line, which does not meet the standards set forth by the zoning text (C-53-05). However, staff is supportive of this deviation considering the location of the proposed drive in relation to future development on the adjacent northern parcel. Additionally, the two northern most parking lot peninsulas are shown as striped. Staff recommends installing curbed landscaped peninsulas containing one 2" minimum caliper tree in the planting area of each peninsula in the parking lot as required by code.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** The proposed development has been designed in accordance with the approved zoning text (C-53-05) for the Broadway Professional Village.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The proposed PUD is appropriate for the area given the design of the site to match the character of adjacent developments and to reduce impacts on adjacent properties.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Met:** Proposed private roads on the site will adequately carry traffic around the development and the 25 foot ingress/egress access easement will provide adequate access for future development north of the site.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** Proposed utility services are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** The proposed development will be developed in a single phase and will contain all necessary parking spaces, landscaping and utilities.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Met:** The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations and deviations:

1. The 25' ingress/egress access easement and drainage easement agreements shall be recorded prior to construction commencement.
2. The access drive shall be permitted to encroach into the 10 foot pavement setback along the northern property line.
3. A fountain and aerator shall be installed in the existing stormwater basin, to be made compliant with the Grove City Stormwater Design Manual.
4. Details of the proposed fencing between the access drive and pond shall be submitted and approved by the Public Service Director.
5. Stormwater shall be piped across the open space between storm structures 2 and 3.
6. The dumpster enclosure shall be finished in materials to match the primary structure with stained wood gates.
7. Supplemental landscaping shall be installed around the dumpster in accordance with Chapter 1136.
8. Curbed landscaped peninsulas shall be installed in the parking lot adjacent to the access drive. These peninsulas shall contain one 2" minimum caliper tree in the planting area as required by code.
9. The proposed ground/monument sign shall be set within a permanent landscaped bed.