



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
April 4, 2017 1:30pm

- 3. APPLICATION: Grove City Center for Dentistry | Development Plan**
- Project Number: 201701250003
- Location: 4178 Hoover Road (040-015700)
- Zoning: PSO (Professional Services)
- Proposal: A development plan for a 5,362 square foot dental office.
- Applicant: Kurt Lape, Connect, PO Box 360445, Columbus, OH 43236

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

- 1135.12 Zoning Districts and Regulations — Non-residential District Requirements

### **Project Summary**

The applicant is proposing to redevelop 4178 Hoover Road (parcel 040-015700), located on the east side of Hoover Road and approximately 400 feet south of Old Stringtown Road, to construct a new dental office. The proposed building will be approximately 5,300 square feet in size, and will be occupied by one tenant, the Grove City Center for Dentistry. The proposed building will be constructed mostly of lap siding and stone.

The site currently contains a single family home, detached garage, and asphalt drive, which will be removed for the construction of the dental office. The site was annexed into Grove City in October 2016 and the PSO zoning was approved upon the site's annexation.

### **Site Plan**

The 0.631-acre site is proposed to be accessed by a single 24-foot curb cut from Hoover Road. The access drive narrows to 20-feet between the Hoover Road access point and the rear parking area. This primary drive aisle should be widened to 22' in order to create safer circulation on the site. In order to widen the drive aisle, the length of parking spaces adjacent to the building will need to be reduce from 20' to 18', thus reducing the size of the spaces under the required 180 square feet. Staff is supportive of a deviation to the minimum parking space size in order to widen the primary drive aisle.

The Board of Zoning Appeals granted a variance at their meeting on March 27, 2017 to reduce the drive aisle setback from the south property line from ten (10) feet to five (5) feet. All other building and parking lot setbacks are met on the site. There will be a five (5) foot sidewalk going across the south portion of the building leading from the parking lot to the building's front entrance.

### **Parking**

There are 33 total parking spaces proposed on the site including two (2) handicap spaces. All proposed striping will be white. Based on the square footage of the proposed structure, a total of 36 spaces are required on the site (with one space required for every 150 square feet of building

square footage); however, the applicant has provided documentation stating that the number of spaces will be sufficient for the site's usage. Staff is supportive of the proposed reduction of parking in order to preserve more open space on the property and to maintain a similar setback with parking lots on adjacent properties

Proposed parking spaces will be 180 square feet in size (9'x20'), which meets the required square foot minimum. However, as noted above, staff is supportive of a deviation to the minimum parking space square footage in order to widen the primary drive aisle from 20 feet to 22 feet.

### **Landscaping**

A landscape plan has been submitted showing landscaping for the building perimeter, parking lot perimeter, screening of service structures, and at the base of the proposed monument sign. Variances were sought at the March 27, 2017 Board of Zoning Appeals meeting to waive the irrigation requirement and waive landscaping along the south property line. Neither variance was granted.

The submitted landscape plan generally complies with the requirements of Chapter 1136, with the exception of landscaping along the south property line and irrigation on the site. Plans do not show any irrigation on the site. Irrigation will need to be installed on 75%-100% of the entire property with emphasis on areas along Hoover Road and all landscaping areas adjacent to the structure. Furthermore, code requires seven (7) trees and 14 shrubs to be installed between the drive aisle / parking area and the southern property line. Because extensive landscaping exists on the property to the south, staff would be supportive of allowing the 14 required shrubs to be relocated elsewhere on the site; however, the seven (7) required trees should be installed within the southern setback area.

### **Lighting**

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in most vehicular and pedestrian areas; however, a portion of the parking lot just south of the building's entrance does not meet the required lighting levels. Per Code, all vehicular and pedestrian areas must meet the 0.5 footcandle minimum. Additional fixtures should be added or lighting output should be increased for proposed fixtures in order to meet this requirement.

Downcast LED lighting fixtures have been proposed for the parking lot and building lighting. These proposed lighting fixtures are in character with fixtures utilized on the neighboring property to the north.

### **Building**

The proposed medical office building will be 5,362 square feet and one story with a total height of 20'6". The building will be finished primarily in James Hardie Artisan Lap siding ("Sail Cloth") and a Heritage Stone Ohio Vintage Limestone water table and accents around all sides of the building. Windows will also be utilized on all sides of the building. Roofing will be dimensional Owens Corning duration shingles ("Estate Grey").

One dumpster enclosure is proposed, to be located in the southeast corner of the rear parking area. The enclosure is proposed to be constructed of six (6) foot tan vinyl fencing. Staff is not supportive of the vinyl fencing and recommends that the enclosure be finished with the same stone utilized on the primary structure, with stained wood gates.

## **Signage**

A monument sign is proposed near the access point from Hoover Road. The monument sign is proposed to have stone posts that match the stone utilized on the building. The sign will be 8 feet in height, and the face will be approximately 26 square feet in size. The face is proposed to have a brown background with orange and white lettering. The monument sign and any building signage will be approved administratively by the Building Division through a separate sign application.

## **Recommendation**

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 stipulations and deviations.

1. A deviation shall be granted to reduce the number of required parking spaces on the site from 36 to 33.
2. A deviation shall be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.
3. The drive aisle between the site entrance and rear parking area shall be a minimum of 22 feet wide.
4. Irrigation shall be required on 75%-100% of the entire property with emphasis on areas along Hoover Road and all landscaping areas adjacent to the structure.
5. Seven (7) trees shall be installed between the drive aisle / parking area and south property line.
6. The applicant shall work with the Urban Forester to relocate the 14 shrubs required between the drive aisle / parking area and the south property line to a different location on the property.
7. All vehicular and pedestrian areas shall meet the 0.5 footcandle minimum lighting levels.
8. The dumpster enclosure shall be finished with stone to match that utilized on the primary structure, with stained wood gates.