



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Council Chambers
April 3, 2018 1:30pm

- 1. APPLICATION: K9 Ohio | Special Use Permit (Dog Training and Kenneling)**
- Project Number: 201801310005
- Location: Located at 4446 Broadway, in the northeast corner of the Broadway and Ventura Blvd intersection (PID 040-003294)
- Zoning: C-2 (Retail Commercial)
- Proposal: To approve a Special Use Permit to allow for a dog training with kenneling facility
- Applicant: Luke Smurthwaite, K9 Ohio, LLC, 3699 Grove City Road, Grove City, OH 43123

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits – Approval, Revocation, and Amendment of a Special Use Permit

Project Summary

The applicant is requesting a special use permit for a dog training facility with kenneling at 4446 Broadway, part of a multi-tenant building located at the northeast corner of the Broadway and Ventura Boulevard intersection. The business, K-9 Ohio, is currently in operation on the site and also offers a retail component to provide dog food, treats, toys and other supplies to customers. Retail sales is an approved use in C-2 districts, therefore the retail aspect of the business is not considered as part of the proposed special use permit – only dog training and kenneling (dog day care and overnight boarding).

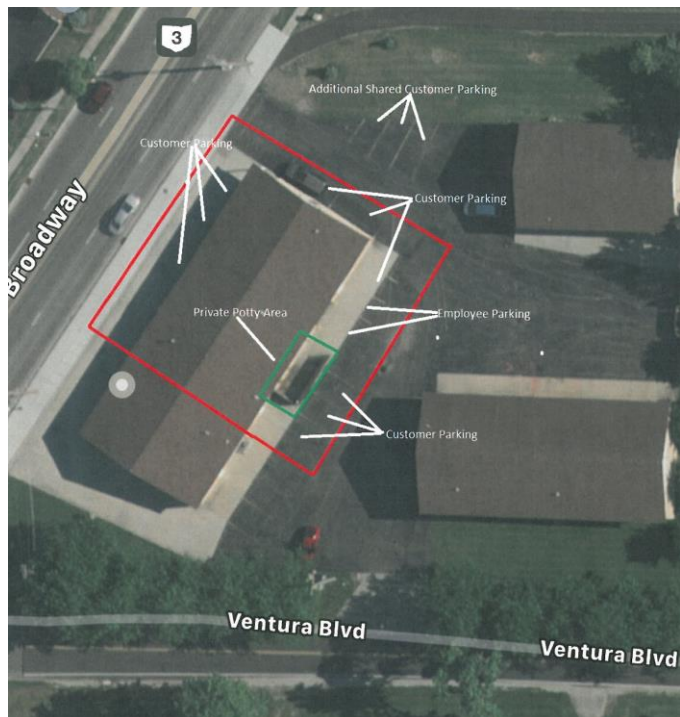


Per the applicant, the focus of the business is on dog training. Multiple training programs are offered ranging from five (5) to 15 days in duration and is by appointment only which includes scheduled drop off and pick up times. Dog day care will be available for customers not entering the training program but want their dogs to have a place to play while the customer is away. The facility can accommodate a maximum of 10 dogs for daycare at a time

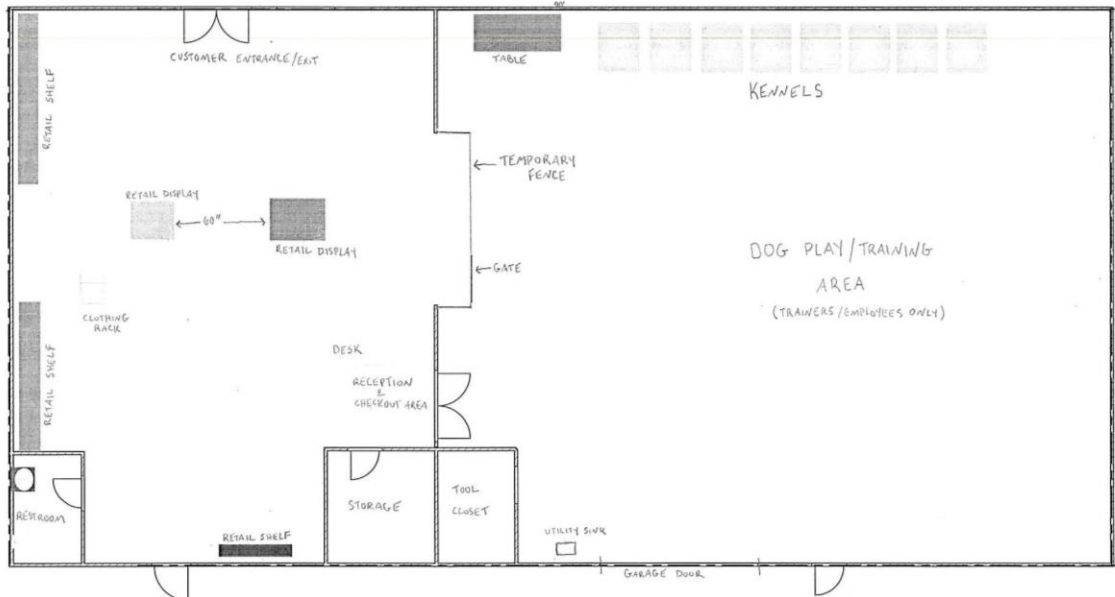
with drop off beginning at 7:30am and pick up ending at 6:00pm, seven days a week. Day care dogs do not stay for over-night boarding, but dogs enrolled in the training program have priority for boarding on the site. The facility will offer boarding for up to six (6) dogs overnight. If these six (6) spaces are not filled with training clients, they will be open to overnight boarding. The applicant has indicated that the boarding aspect of the business has room to be expanded, as there is enough space within the building to expand; however, they want to keep the number of boarded dogs limited to ensure the dogs receive proper attention.

The pet shop business, which occupies 900 square feet of the space, sells dog food, treats, toys, and other supplies for dogs. This portion of the business will be open from noon until 8:00pm on Monday through Friday and from noon until 6:00pm on Saturdays and Sundays, with some additional hours available to participants in the dog training and daycare class.

Parking will be provided throughout the site with 12 customer spaces available around the building and two (2) employee spaces located in the rear of the building. Staff believes that this is enough parking for the businesses, particularly since dogs with the training and kenneling will be only dropped off and picked-up, with customers only occupying those spaces for a short amount of time, and the retail store is required to have only five (5) spaces provided per code.



Because the business is located in a multi-tenant building with additional buildings with other businesses on the site, special care needs to be taken to ensure that noise and messes are managed. The applicant has indicated that a garage door has been installed within the building to separate the dogs from the other portions of the business and keep noise down; additionally, the applicant has indicated that the trainer will be onsite with the dogs throughout the day and into the evening hours and will work to keep them quiet. There is a fenced area for the dogs outdoors in the rear/east portion of the building that will either be grassed with a turf or grass to serve as an outdoor space. Dogs are also walked in nearby parks throughout the day. The applicant has indicated that all waste will be picked up and put into a waste receptacle and into the dumpster on the site. The floors indoors are mopped twice a day, and indoor messes are cleaned up immediately.



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 Can Be Met: Staff believes that the dog kenneling, daycare, and training businesses can be in harmony with the intended character of the district as long as noise and messes are managed to minimize the impact of the business on the property and adjacent tenants. Other dog-oriented businesses have been approved in multi-tenant buildings provided that negative impacts are minimized for other tenants. This property is zoned C-2 (Retail Commercial) and all proposed aspects of the business can be permitted on the property with approval of a special use permit.

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

Standard is Met: The proposed dog kenneling, daycare, and training businesses will primarily occur indoors, with a small fenced area providing an outdoor space directly adjacent to the building. Dogs will be taken on daily walks throughout the city and parks and the applicant has stated that any waste left by the dogs will be cleaned up and properly disposed. Additionally, the applicant has stated that the existing fenced area will be cleaned up regularly and be out of view of any 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 is Met: The applicant has indicated that most activities will occur indoors and all messes from the dogs will be cleaned up. The nearest residential property is approximately 180 feet from the building and fenced outdoor dog area and should not be impacted by the business. Most of the remaining surrounding properties are zoned non-residentially with C-2 (Retail Commercial) or PUD-C (Planned Unit Development- Commercial) on the west side of Broadway, Windsor Park zoned SD-3 (Recreational Facilities) to the north, and a church zoned SD-1 (Educational) to the south.

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 be adequately serviced by public facilities.

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: The proposed use of dog training, dog day care and boarding is not anticipated to generate traffic greater than other uses permitted in the C-2 (retail commercial) zoning district. Adequate parking will be provided on the site with 12 different customer parking spaces available and two (2) employee spaces. Anticipated additional traffic from this site will be minimal with 10 dogs being permitted in classes at a time. As a result, staff believes that the proposed uses will not impose a traffic impact on Broadway that is more intense than other C-2 uses.

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 applicant has provided information to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area.

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

Standard Can Be Met: The proposed dog kenneling and training and pet shop businesses will comply with applicable special use permit provisions; however, sign permits are needed for all of the existing exterior signage for the businesses.

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 C-2 district, in which dog kenneling and daycares and pet shops 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. Noise from the dog kenneling and training business shall be minimized to not negatively impact surrounding tenants.
2. Dog waste, both on and off the site, shall be cleaned up immediately and placed in an appropriate trash receptacle and/or dumpster.