



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
December 4, 2018 1:30pm

**4. APPLICATION: Stringtown Animal Hospital | Development Plan**

Project Number: 201810300048

Location: Located at 1320 Stringtown Road, on the north side of Stringtown Road approximately 1,000 feet west of SR 104/Jackson Pike (040-009263)

Zoning: PUD-C (Planned Unit Development- Commercial)

GroveCity2050 Future  
Land Use Designation: Commercial Center

Proposal: A development plan for a 1,943 square foot building addition, to relocate six parking spaces, and to add four parking spaces for the Stringtown Animal Hospital

Applicant: Susan Allen, TC Architects, 430 Grant Street, Akron, Ohio 44311

**Relevant Plans, Policies, and Code Section(s):**

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

**Project Summary**

The applicant is requesting approval of a development plan for a building and parking lot addition to the Stringtown Road Animal Hospital located at 1320 Stringtown Road. The proposed building addition will be 1,943 square feet onto the rear/north of the existing structure, and the parking lot improvements will relocate six (6) parking spaces and add four (4) new parking spaces to the north side of the parking lot. The expansion will allow for six (6) new exam rooms, office areas, a pharmacy area and new treatment areas, as well as a new accessible ramp to the main building lobby.



**Site Plan**

The proposed building and parking lot expansions will both occur north of the existing building, in the rear of the lot. The building addition will be 1,943 square feet and will extend into a portion of the existing parking lot. The six (6) parking spaces lost due to the building addition are proposed to be relocated and four (4) new parking spaces are proposed to be added as part of the 3,580 square foot parking lot addition. The proposed parking lot will utilize the same parking space size and pavement design as the existing lot, approved in 1998.

The dumpster enclosure will also be relocated due to the building expansion, to be in the northwest corner of the proposed parking lot addition. A new ramp leading from the front entrance on the east side of the building to the rear/north side of the building is also proposed with the building expansion.

### Parking

Based on the size of the building after the proposed addition (4,500 square feet), 30 parking spaces are required on the site (1 space per 150 square feet). The site will contain 39 parking spaces after the proposed parking lot expansion, exceeding the required amount on the site. The site is zoned PUD-C with no zoning text; therefore, requirements revert to Table 1135.14-III, which refers to Section 1135.12 for parking requirements. This section requires either one parking space for every 150 square feet or 200 square feet for business/professional/medical offices depending on the zoning district which the office is located.



### Landscaping

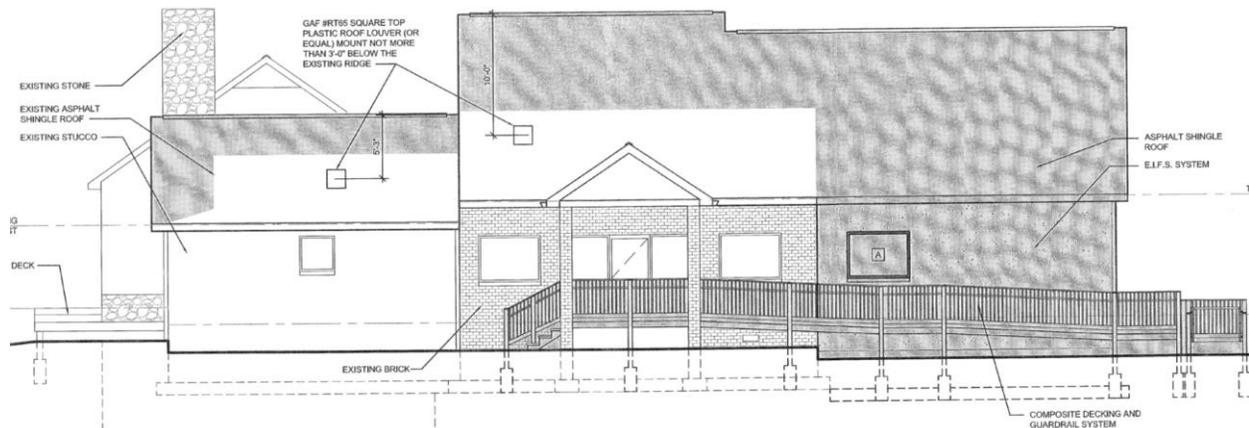
The site currently features several large trees, of which most are to be preserved during construction. The applicant has indicated that four trees and some shrubs (currently around the building) are to be removed for the new building and parking lot additions. In their place, eight additional trees (Kousa Dogwoods) are proposed to be planted around the parking lot and in the rear parking island, as well as 15 Winter Gem Boxwood Shrubs. The relocated dumpster will also be landscaped with Winter Gem Boxwoods around each of the three sides.

Staff is supportive of the proposed landscaping and landscaping details with the exception of the planting typicals for the shrubs and trees. The proposed planting typicals state that all burlap shall be removed but should also state that 50% of the wire cage will be removed to conform with Chapter 1136.09(d).

### Buildings

The proposed building expansion will be one (1) story with a maximum height of 27', meeting the maximum height requirements of 35' in Table 1135.14-III and matching the height of the existing building. The building addition will be approximately 2,000 square feet in size and is proposed to be finished in materials matching those utilized on the existing building. The building will be finished primarily in EIFS (Sto "#31437 Fine Texture") with aluminum windows finished in a bronze (Andersen "Dark Bronze") and gray asphalt roof shingles (GAF Timberline "Fox Hollow Gray"). Similar to the building's accents, the proposed ramp and new doors will be painted in a "dark bronze."

The dumpster enclosure will be relocated as part of the building addition. The current dumpster is enclosed by a stockade wood fence, and the applicant is proposing to update the enclosure with the wood privacy fencing with masonry posts at each corner and stained wood gates.



*East Elevation with Proposed Addition Shaded*

### **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 for Planned Unit Development districts 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 is Met:** Staff does not believe the proposed expansion will be a detriment to surrounding uses as the proposed expansion meets the setback requirements of Table 1135.14-III for PUD-C site requirements and will continue to be used for the existing Stringtown Animal Hospital. Additionally, this site is surrounded by other commercial or service uses including the auto auction adjacent and to the north and the new OhioHealth Grove City Methodist Hospital to the south.

- (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 is Met:** No exceptions from the Zoning Code are requested with this application. The proposed building addition meets the setback and building height requirements for PUD-C sites without a zoning text, and the proposed parking lot addition will maintain the same design as the existing parking lot, which was previously approved by City Council in 1998.

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

**Finding is Met:** The proposed building and parking lot additions will be on the same lot as the existing Stringtown Animal Hospital and will not impact any future development in the surrounding area.

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

**Finding is Met:** The proposed building addition and parking lot addition will be for the existing Stringtown Animal Hospital and will allow for an expansion of services. The GroveCity2050 Future Land Use and Character Map recommends this site and the surrounding area to be under the Commercial Center classification, which includes office and other commercial uses. Staff believes

that this site is in character with GroveCity2050 and with the surrounding area, which includes other medical uses and the Grove City Methodist Hospital.

**(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 is Met:** The site currently has a single curb cut onto Stringtown Road, which was recently improved as part of the updates to Stringtown Road. Staff believes Stringtown Road and other area roadways are suitable to carry the additional traffic generated from the proposed minor building and parking lot expansion.

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

**Finding Can Be Met:** With the recent Stringtown Road improvements this site will be able to have a new sanitary lateral and water service. These items will be reviewed and approved during the construction plan review following the development plan.

**(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 Can Be Met:** The proposed changes to the site will preserve most of the existing tree stand, with the applicant proposing to provide some additional plantings around the dumpster enclosure, new building addition, and parking lot. More review will be needed during the construction plans phases for the proposed utilities on the site.

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

**Recommendation**

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.