



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Lower Level Conference Room  
February 7, 2017 1:30pm

**1. APPLICATION: Buckeye Grove MOB | Development Plan**

Project Number: 201701030001

Location: Located at the northeast corner of Hoover Road and London-Groveport Road (040-010046)

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

Proposal: A development plan for a 14,000 square foot medical office building.

Applicant: Frank Petruziello, 4270 Morse Road, Columbus, OH 43230

**Relevant Code Section(s):**

- 1135.14 Planned Unit Development District
- C-46-98 Buckeye Grove Shopping Center PUD-C Zoning
- CR-70-98 Buckeye Grove Shopping Center Development Text

**Project Summary**

The applicant is proposing to construct a 14,000 square foot medical office building located at the northeast corner of Hoover and London-Groveport Roads. The proposed building will be occupied by two tenants, OhioENT & Allergy and a sleep health monitoring practice, and will be one-story constructed primarily of brick with large glass windows on each side of the structure.

The site of the proposed development is located within the Buckeye Grove Shopping Center PUD. The PUD zoning was approved under C-48-98 and the development text for this area was approved under CR-70-98.

**Site Plan**

The 1.252-acre site is proposed to be accessed with two (2) 24-foot access drives from the property to the north, with no new curb cuts proposed along Hoover Road or London Groveport Road to access the site. The applicant has submitted documentation of an access easement over the property to the north allowing vehicle movement over the site to access the site proposed for development. Two-way circulation is proposed around the property with 24-foot drive aisles on the west, south, and east sides of the building.

All building and parking lot setbacks are met on the site. All curbing on the site is proposed to be 18" straight curbing. There will be five (5) foot sidewalks going around the south (front) and east sides of the building and as well as basement access on the east side of the building with two (2) sets of stairs and a window well area. A crosswalk is marked across the parking lot to connect the primary building entrance south to the proposed eight (8) foot bike path on the north side of London Groveport Road.

## Parking

There are 69 total parking spaces proposed on the site including four (4) handicap spaces. All proposed striping will be white. Required parking on the site, per the development standards text, is regulated by Grove City Code. Based on the square footage of the proposed structure, a total of 70 spaces are required on the site (with one space required for every 200 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. The building's two tenants will have differing peak hours with the sleep center's peak being at night and ENT practice having peak hours during the daytime. Staff is supportive of the proposed reduction of parking on the site based on this documentation.

Proposed parking spaces will be 162 square feet in size (9'x18'), which is below the required 180 square foot minimum. Staff is supportive of a deviation from the parking space size as this will create less impervious surface and allow for more parking spaces on the site. Additionally, it should be noted that the city has granted a number of deviations to this requirement to allow parking spaces of this size for other sites, and no known negative impacts have resulted from these deviations.

## Landscaping

A landscape plan has been submitted showing landscaping for the building, parking lot, perimeter, screening of service structures, and at the base of the proposed monument sign. In order to eliminate potential conflict between trees and the overhead power lines along the eastern portion of the proposed parking lot, shrubs are proposed in landscape peninsulas in place of trees under the power lines.

A mound with evergreens trees currently exists along a majority of the property line between the site to be developed and the residential (condominium) development to the east. Where the mound ends at the northeast corner of the property, the applicant is proposing to install five (5) White Spruce trees, 5'6" at installation. The proposed development is considered "non-compatible" with the adjacent residential property, therefore landscaping along the east property line will need to comply with section 1136.07, which requires a continuous 80% opaque landscape hedge, solid wall or earthen mound for visual screening.

## Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Downcast LED lighting fixtures have been proposed for the parking lot and building lighting. These proposed lighting fixtures are not in character with neighboring properties including the Buckeye Grove medical office to the north and the Buckeye Grove Shopping Center to the west. While staff is supportive of using downcast LED lighting, it is staff's opinion that the fixtures should better match the color and style of the surrounding area.

## Building

The proposed medical office building will be 14,000 square feet and one story with a basement. The building will have a total height of 22 feet. The building will be finished primarily in Belden Brick with grey cast stone finishings above each window. Large windows will be utilized on all sides of the building, with floor to ceiling windows utilized at the building's entrances.

One dumpster enclosure is proposed, to be located northeast of the building. The enclosure will match the building, finished with brick veneer and metal coping along the top.

## Signage

A detailed sign package was not submitted with the application; however, plans do show a monument sign located at the southwest corner of the site at the corner of Hoover and London-

Groveport Roads. A rendering was also submitted showing a small “blade sign” suspended from the awning over the primary building entrance. While dimensions and other details were not submitted for this sign, staff is supportive of the general character of the sign. Any additional signage on the site (including the monument sign) will be required to comply with the requirements of Chapter 1145.

### **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 use of a medical office building is in conformance with the approved zoning on the site, is in character with area development, and will have a beneficial effect on the area.

- (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 Met:** The proposed development is requesting deviations from Code requirements related to parking, in terms of the number of spaces proposed and the size of parking spaces. Staff is supportive of these deviations as it will reduce the amount of impervious surface on the site and the applicant has indicated that the proposed parking on the site is adequate. Deviations are also requested for landscaping on the site due to overhead power lines and an existing mound along the east property line. With these deviations noted, staff believes the proposed development is appropriate and consistent with area developments.

- (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 overall is compatible with other uses in the area; however, staff recommends the lighting on the site be changed to reflect the lighting utilized on the property to the north and the Buckeye Grove Shopping Center to the west.

- (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 development is in conformance with the approved uses outlined in the approved development text for the area.

- (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:** The existing roadways, Hoover Road and London-Groveport Road, are suitable to carry anticipated traffic generated by the proposed medical office building. The two proposed access drives onto the property to the north are also suitable to carry anticipated traffic generated by the proposed medical office building, and an easement exists over these drives to access the site.

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

**Finding Met:** Proposed utilities are adequate for the proposed development. A more detailed review of the proposed utilities will be conducted with the submittal of the Site Improvement 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 Met:** The proposed development contains the required parking spaces, landscaping and utilities to create a stable environment.

- (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 Development Plan with the following stipulations and deviations.

1. Site lighting shall match the color and style of fixtures utilized on area developments.
2. A deviation shall be granted to reduce the number of required parking spaces on the site from 70 to 69.
3. A deviation shall be granted to reduce the permitted size of parking spaces from 180 square feet to 162 square feet.
4. Landscaping shall be installed along the east property line in a manner to comply with the continuous 80% opaque visual screening requirement of Chapter 1136 as determined by the Urban Forester.