



ITEM 9: 201904020016 – Ohio Addiction Recovery Center (Rezoning - Use Approval)

Site Location

3880 Jackpot Road (Parcel 040-005972)

Proposal

A Use Approval for an inpatient and outpatient addiction recovery facility

Zoning

PUD-C (Planned Unit Development - Commercial)

Future Land Use

Commercial Center

Property Owner

CMS EDU II Grove City LP

Applicant/Representative

Timothy J McGrath, Strip, Hoppers, Leithart, McGrath & Terlecky Co.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with one stipulation

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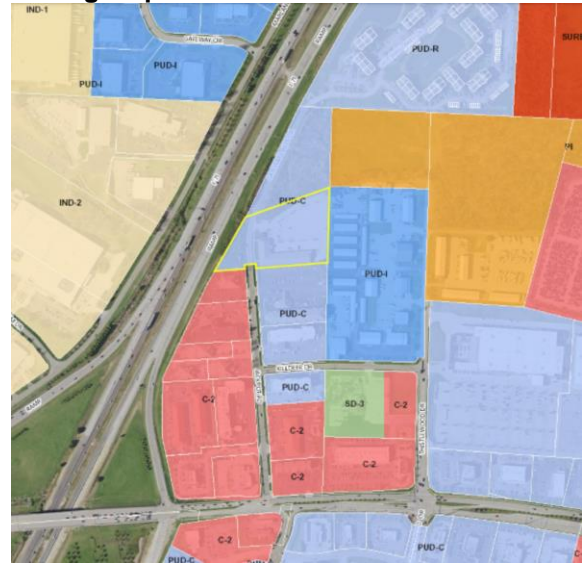
Case Manager

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Summary

The applicant is requesting a Use Approval to operate inpatient and outpatient addiction recovery services on the former Harrison College site. The facility is proposed to include offices, classrooms, therapy rooms and bedrooms. The applicant is proposing to renovate the existing building with no changes to the parking or site configuration proposed.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Use Approval will move forward to City Council. If City Council approves the application, the Use Approval goes into effect 30 days after Council approval.

1. Context Map

This site is located at 3880 Jackpot Road, approximately 1,200 feet north of Stringtown Road (Parcel 040-005972).



201904020016
Ohio Addiction Recovery Center - Use Approval
3880 Jackpot Road



2. Analysis

The applicant is requesting a use approval for 3880 Jackpot Road to operate an inpatient and outpatient addiction recovery center. This site was previously used for Harrison College and has been vacant since September 2018. This application was heard at the May 7 Planning Commission meeting and was tabled until the June meeting to allow for outreach and more information to be collected on the proposed use. Since the last meeting, the applicant has held a public informational meeting at City Hall on May 29 and has provided a revised narrative with added information regarding the proposed use of the site. Additionally, two members of the Development Department toured some of the Center's existing facilities on May 31.

The applicant has indicated that the center is proposed to include bedroom space for a maximum of 32 clients and will provide offices, classrooms, meeting rooms and therapy rooms as well. Inpatient services at the site will include the first two levels in addiction treatment, Detox and Residential, with clients in those stages living and receiving treatment onsite. Ohio Addiction Recovery Center currently offers treatment for the final three levels of Partial Hospitalization, Intensive Outpatient and Outpatient, and is proposing to expand their services to include the first two levels mentioned above. Outpatient services, which the organization currently practices, include individual and group therapy run by counselors, equine therapy, physical activities such as yoga, art therapy and workforce development. The applicant is proposing to renovate the existing building and is not proposing exterior changes to the building or site changes. The proposed facility on Jackpot Road will be for the inpatient services of Detox and Residential and outpatient services (except for equine therapy).

As previously stated, two staff members toured the Center's existing facilities on May 31, 2019. The following paragraph contains information collected from Staff's visit regarding the operation of the Ohio Addiction Recovery Center's current and proposed operations. The organization's current facilities include a main office building for services and several residential buildings for offsite housing. Clients in the last three levels of treatment (Partial Hospitalization, Intensive Outpatient, and Outpatient) are placed in houses depending upon their gender and live with others in the same level of treatment, away from the main treatment facility. They are shuttled from their housing to the main office facility for outpatient services (including the different types of therapy and workforce development) and to volunteer destinations by staff members. The applicant has indicated that there is a possibility that some of the clients in the last three levels of treatment may be housed at the proposed facility on Jackpot Road in the future, but this is not currently proposed for the site.

Hours of operation at the proposed Jackpot Road facility will be 24 hours a day, every day. The applicant has indicated that 20 staff members will be onsite staggered between three shifts, not creating a large change in traffic patterns on Jackpot Road. The shuttles for clients from their housing to the facility for outpatient services will be the only other regular vehicles accessing the site during the day. Any added traffic will be from clients entering the program and going to the facility, which will be scheduled with the organization prior to their arrival.

Inpatient addiction treatment centers are classified under US Department of Labor SIC Code 8069 and outpatient facilities are classified under 8093, both of which are permitted in the M-1 zoning district. Because the site is zoned PUD-C with no zoning text, permitted uses revert to those listed in section 1135.14. Uses permitted in M-1 districts are not included in this list, therefore the applicant has requested the use be reviewed as an "Other use as approved by Planning Commission" per section 1135.14(h)(10). It should be noted that Use Approvals are amendments to the zoning of a certain property based on the review and recommendation of staff and Planning Commission and is subject to final approval by City Council. It does not change the existing permitted uses of the district, rather it allows additional uses to that specific site. All changes and amendments to a site's zoning require approval from City Council, as they are a legislative action per Sections 1139.02 and 1139.03 of Grove City Code. This is not unique to the

submitted application as other projects located within a PUD district have gone through Planning Commission and City Council to approve uses, not originally identified in section 1135.14. It should be noted that although the public review process is the same for rezonings and use approvals, staff recommended the applicant pursue the use approval. This was done so under the premise and belief that the intent of PUD zoning is to permit diverse uses in the same area that do not need to be similar, based on the context of the area, and are “brought together as a compatible and unified plan of development which shall be in the interest of the general welfare of the public” per Chapter 1135.14.

Staff is supportive of the proposed use, as the surrounding area contains a variety of different uses including self-storage, hotels, retail and multi-family residential. The City has approved other inpatient facilities within PUD districts in a variety of contexts, including the Meadow Grove Transitional Care within the existing Meadow Grove Estates residential subdivision (zoned PUD-R), StoryPoint Senior Living near Fryer Park, and Ashford of Grove City adjacent to the Broadway Grove Apartments, CVS Pharmacy, and light industrial space. Additionally, several other medical uses have operated in the Jackpot Road area including NovaCare Rehabilitation and an eye care specialist within the Jackpot Road Office Park, as well as the new OhioHealth Grove City Methodist Hospital on Stringtown Road. In reviewing the application, staff researched addiction recovery centers in other central Ohio communities and found many to be located in similar contexts to the proposed site including the Buckeye Clinic in Dublin, The Recovery Village Columbus in Groveport, Recovery Works Columbus in the Crosswoods area and Cornerstone of Recovery off Riverside Drive, all located near hotels, restaurants, retail, multi-family housing or single-family homes.

The GroveCity2050 Community Plan’s Future Land Use and Character Map recommend this site be used as Commercial Center, which includes institutional uses as recommended secondary uses for this classification.

A highway sign was approved in 2009 for Harrison College that exceeds the requirements of chapter 1145 in terms of height and sign area. This sign was approved through a development plan amendment associated with the educational use on the site. Because the use is proposed to change with the submitted application, staff believes that the existing highway sign should be removed and replaced with a monument sign in conformance with the requirements of chapter 1145.

Existing Site Conditions



3. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these five Guiding Principles:

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

Finding Can Be Met: The proposed facility will initially create approximately 20 new jobs, and no changes are proposed to the exterior of the facility or site in order to maintain the existing character. Staff, however, does not believe that the existing highway sign is appropriate for the proposed use and recommends it be replaced with a monument sign in compliance with chapter 1145. While other recent medical developments have been approved for signage exceeding Code requirements, such exceptions have been granted for larger-scale medical developments such as the Mount Carmel medical campus, which did not include highway pylon/pole signs.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: No changes are proposed to the building exterior or the site's configuration. The built character of the site will not change with the proposed use.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Finding is Met: The site has an existing sidewalk which will remain and leads south on Jackpot Road, where it connects with other sidewalks along Stringtown Road and to COTA bus stops. Project materials state that parking needs and traffic generation will be staggered throughout the day and will be less than the previous college use on the site.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Finding is Met: No site changes are proposed for the operation of the addiction recovery center. If changes were to be proposed, a development plan for the site would be needed to demonstrate compliance with landscaping/screening requirements, site lighting, quality building materials and other site design requirements to enhance the City's natural and built character.

- (5) **Development provides the City with a net fiscal benefit.**

Finding is Met: The site currently is vacant and a new facility moving onto the property will provide additional net fiscal benefit with job opportunities and the income tax generated from these positions. The applicant has indicated there will initially be around 20 employees for the center creating new skilled medical employment opportunities in the City.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the use approval (rezoning) with the following stipulation:

1. The existing highway sign on the site shall be replaced with a monument sign in conformance with the requirements of chapter 1145.

5. Detailed History

1999

The site was rezoned from IND-1 to PUD-C without a text in September 1999 with Ordinance C-46-99.

2009

A development plan was approved in February 2009 for construction of the Indiana Business College on the site with Resolution CR-08-09.

A development plan amendment was approved in August 2009 to allow for the construction of a highway sign for Harrison College with CR-41-09.

2018

Harrison College, formerly known as Indiana Business College, closed in September 2018, and the site became available.