



ITEM 8: 201904030017 – Novocaine Lounge (Development Plan)

Site Location

3425 Grant Avenue (Parcel 040-000237)

Proposal

A Development Plan for a 436-square-foot building addition

Current Zoning

CBD (Central Business District)

Future Land Use

Town Center Core

Property Owner

JL Dental Properties, LLC

Applicant/Representative

Andrew Maletz, Maletz Architects, Inc

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- 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 approval of a Development Plan to construct a 436-square-foot addition on the north side of the former Stoner Periodontics office to open a members-only “speakeasy” in the space.

Zoning Map



Next Steps

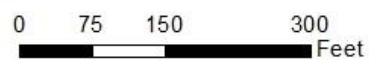
Upon recommendation from Planning Commission, the Development Plan can move forward to City Council. If the item receives City Council approval, the applicant can submit for building permits for the site.

1. Context Map

This property is located at 3425 Grant Avenue, approximately 280 feet west of Broadway (040-000237).



201904030017
Novocaine Lounge - Development Plan
3425 Grant Avenue



2. Analysis

Summary

The applicant is requesting approval of a development plan for a building addition at 3425 Grant Avenue. This site was previously used as the Stoner Periodontics office and is proposed to be used for the Novocaine Lounge, a members-only “speakeasy” and lounge. The proposed addition will be 436-square-feet in size and will be used as an entrance to the Lounge and as an eating space. The building addition will be one-story in height and be finished primarily in brick. The southern portion of the building will continue to be used as the John J. Dubos DDS dental practice.

The GroveCity2050 Community Plan and Future Land Use Map designates this site as Town Center Core. This classification lists commercial uses as one of the recommended primary uses for the site, which the proposed Lounge would meet.

Site Plan

The proposed addition will be located on the north side of the building along Grant Avenue and will replace the building’s current entrance. It will extend approximately 11 feet from the existing building and be approximately 34 feet in width at the widest portion. Section 1135.12(b) states that buildings in the Central Business District (CBD) may be set back no closer than 50 feet from the centerline of a road. The proposed addition will be set back approximately 26 feet from the centerline of Grant Avenue, encroaching by 24 feet. The applicant has applied for a variance and will be heard by the Board of Zoning Appeals at the June 24 meeting. Staff is supportive of the front setback encroachment, as other nearby buildings along Grant Avenue are spaced less than 50 feet from the centerline (with distances measured between 18 to 33 feet), and the proposed setback being between these distances and in character with the surrounding properties.



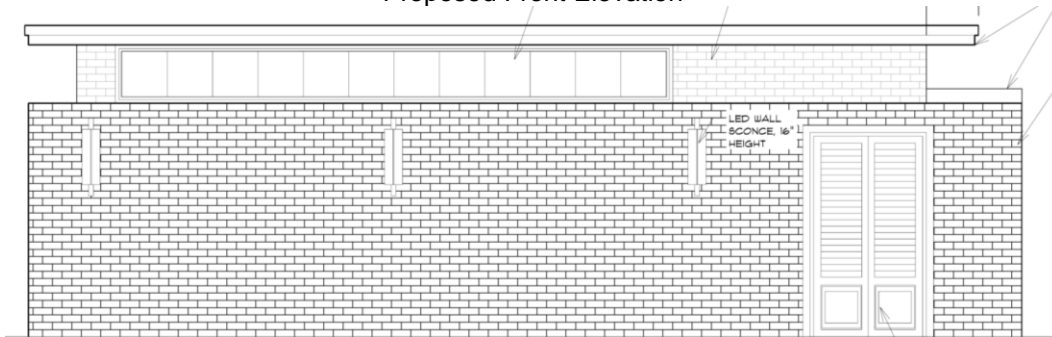
Landscaping

Landscaping is proposed along the front of the new addition. This landscaping is to include a row of Green Velvet Boxwood shrubs, seven Columnar Hornbeams and one Red Baron Crabapple tree. Staff is supportive of the proposed landscaping, as it will maintain the green area in the front that is currently landscaped and will give the space a more aesthetically pleasing appearance for passersby, which is one of the design goals for the Town Center area. There are a couple of minor issues with the landscape plan, including the Columnar Hornbeams needing to be re-labeled to state that they will be two-inches in caliper at the time of installation and ensuring that the location of the plantings, particularly the Hornbeams and Crabapple tree, are installed away from the building’s eaves so as to not inhibit their growth.

Building

The proposed addition will be 436-square-feet in size and will be one-story with a maximum height of 10.67 feet, two feet lower than the existing portion. The building will be finished primarily with brick, utilizing a lighter brown brick (Belden Brick "Cream") along the sides and roofline to match the existing stucco on the remaining portion of the building. Darker brown brick (Belden Brick "Claret") will be utilized on the front portion to provide some accent to the expansion's front. In addition to the brick, windows will be placed along the roofline and shutters on the front/north side of the building to break up the building and provide additional accents. Three LED wall lights are also proposed on the building's front to provide some further site lighting. Staff is supportive of the building's design, as it will match and complement the existing stucco on the building, coordinating well with the existing materials, and its usage of brick, which is a predominant building material in the Town Center. The building will utilize more traditional materials while having a unique and modern design for the area. Nearby buildings, including the Grove City Library and Sound Communications, also have more modern architecture, and the mixture of architecture types allows for a transition between the eras of each building, allowing the new to exist with the old.

Proposed Front Elevation



Proposed Side Elevation



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 5 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 is Met: Although the proposed "speakeasy" and lounge will be private and members-only, the proposed addition will utilize similar materials to that of other buildings in the Town Center with the primary usage of brick. Staff believes its design will be complementary to other buildings in the nearby area, including those on Broadway and commercial buildings like Star Electric on Grant Avenue. Additionally, the building will utilize a more unique and modern design that staff believes coordinates well with the character of Town Center. Other nearby buildings, including the Grove City Library and Sound Communications, have a more modern architectural design that has been incorporated into the surrounding area with the usage of grey and black and the usage of brick. In staff's opinion, this building's design will also allow for a more seamless transition between the older architecture of much of the Town Center and the modern architecture of some of the newer buildings.

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

Finding is Met: The proposed building will utilize brick that matches and complements the current stucco to allow for a more seamless transition between the current structure and the new addition. Staff believes that the incorporation of the brick and other design elements, including the lighting, windows and shutters creates a well designed building that uses quality materials and accents to provide additional interest. Additionally, landscaping is proposed in the front (north) side of the addition to provide additional interest on the site and separate the public sidewalk and private building without making the building seem unwelcoming in appearance.

- (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: There is currently a sidewalk along Grant Avenue which will be preserved and unobstructed with the proposed addition.

- (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: While only minor changes are being done to the site overall, the proposed addition will utilize quality materials and design with new landscaping and materials on the building including the brick, windows, lighting fixtures and shutters. Staff believes that the proposed addition will be an overall improvement on the site, updating the current stucco design from the 1950s to be a more modern design, while utilizing historic materials such as the brick.

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

Finding Can be Met: While the site is currently vacant and a new tenant will provide the City with a greater net fiscal benefit than a vacant site, the prior use was a medical office, which provided more highly skilled employment opportunities. However, the investment in the site will increase the property's value, benefiting Jackson Township, and the unique character of the use could

generate additional visitors to the Town Center. Typically retail uses do not provide cities a fiscal benefit due to the high volumes of traffic (cost of roadway maintenance) and lower wages (lower income tax generation) they generate; however staff believes the small scale of this development and its location within a walkable area negate potential fiscal concerns, and that the benefits from the uniqueness of the use offset the loss of previous medical office space.

4. 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 stipulation.

1. A variance shall be obtained from the Board of Zoning Appeals from Section 1135.12(b) for the encroachment into the front setback.

5. Detailed History

1954

The current building on the site was constructed.

2011

The building was sold to Dr. John Dubos and began to be used for dental services.

2018

Stoner Periondontics, which utilized the northern portion of the building, vacated and the space became available for a new tenant.