



## ITEM 1: 201905290027 – Dogs Rule! (Special Use Permit – Dog Grooming)

### Site Location

4095 Hoover Road (Parcel 040-002918)

### Proposal

A Special Use Permit to add dog grooming for an existing dog daycare business

### Zoning

C-2 (Retail Commercial)

### Future Land Use

Mixed Use Employment Center

### Property Owner

Simeon Enterprises, Inc.

### Applicant/Representative

Carla & C. Dennis Eaddy, Dogs Rule! Dog Day Care

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09(b)(12)
- GroveCity2050 Community Plan Future Land Use and Character Map

### Staff Recommendation

Approval as submitted

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### Case Manager

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### Summary

The applicant is requesting approval of a Special Use Permit to add dog grooming to the existing Dogs Rule! Dog Daycare business. The proposed use will be located on the same site as the current business, with the business's current space being divided into the two uses.

### Zoning Map



### Next Steps

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

# 1. Context Map

This property is located at 4095 Hoover Road, in the northeast corner of the Dartmoor Road and Knapp Drive intersection (040-002918).



201905290027  
Dogs Rule! - Special Use Permit  
4095 Hoover Road

0 125 250 500 Feet





## 2. Analysis

The applicant is requesting approval of a special use permit to add dog grooming to the existing Dogs Rule! Dog Daycare business at 4095 Hoover Road in the High Meadow Shopping Center. The proposed use of dog grooming will be an expansion of the business with no changes proposed to the dog daycare business. Dogs Rule! originally received approval of a special use permit in 2009 (renewed in 2010 as the original permit was valid for one year) for the dog daycare business only. The dog grooming portion will occur at the same site. Plans indicate that some interior renovations will be done to create the dog grooming space, which is proposed to be separated from the daycare area. No exterior changes are proposed to the building.

The dog grooming is proposed to utilize the same hours as the dog daycare portion being open Monday through Friday from 7:00am until 6:30pm, with the only difference being an additional two Saturdays per month for just dog grooming. There are currently eight employees for the daycare portion with an additional two employees added for the grooming business. The applicant anticipates that the majority of customers for the grooming business will also be patrons of the daycare business, with some new customers but a specific amount was not provided. Dogs are anticipated to be on the site for grooming between six to seven hours if using the dog daycare business, or two to three hours if only being groomed. The applicant has indicated that dogs will be walked in the existing fenced area to the rear/west of the building and that any waste will be immediately picked-up.

Existing Building Front and Rear Fenced Area



### 3. Special Use Permit Analysis

Per Section 1135.09, 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 is Met:** The proposed use is an extension of an existing dog daycare business and will have the same hours of operation, with the exception of two Saturdays per month. Dogs for the grooming portion are anticipated to be on the site for less hours than dogs who are there for daycare. The applicant has experience in minimizing noise and odor with the dog daycare, and they have indicated they will continue to do so with this new business. Additionally, the surrounding shopping center contains a variety of commercial and service uses include a salon, Jazzercise, driving academy and a power sports retail business, not making the proposed use out of character with the rest of the area.

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

**Standard is Met:** The proposed dog grooming business will utilize the existing outdoor fenced area of the dog daycare business and all waste is proposed to be cleaned up immediately. The dogs will be on the site with mostly the same hours as the daycare business with no overnight boarding provided. Furthermore, the City had received a complaint that patrons had been parking in the fire lane to pick-up and drop-off their dogs. The applicant has been cooperative in working on the issue and indicated that they informed their customers to park in parking spaces only.

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 dogs will be kept indoors and only be outside in the fenced area in case they need to be walked. The business's owners stated that they would work to keep excessive barking down as part of the dog daycare special use permit. The City has not received any noise complaints from nearby residents or businesses for the dog daycare portion.

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 that are already available on the site.

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 business is located in the High Meadows Shopping Center, which generates traffic from different retail uses, Jazzercise and other uses throughout the day. Staff believes that the addition of the dog grooming business will not cause a large traffic impact onto Hoover Road or other nearby roadways. The applicant has indicated that only two additional employees will be added for the grooming portion and that it is anticipated that most of the dog

grooming customers will be utilizing the dog daycare portion, not creating many new customers accessing the site.

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. GroveCity2050 recommends this site be used for Mixed Use Employment Center, which lists commercial uses as a secondary use in this classification. This is an area that offers a variety of uses including banks, grocery stores, restaurants, retail, and residential all within a walkable area, meeting the description of a mixed use employment area, which is meant to have a walkable pattern that connects places to work, shop, and live. Staff believes that bringing dog grooming to the area provides an added service for the community.

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

**Standard is Met:** The dog grooming will comply with applicable special use permit provisions.

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 grooming is 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.

#### **4. 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:** The applicant is proposing to add dog grooming to their the business based on requests from current customers whose dogs go to daycare at the site. As all of the proposed changes to the tenant space will be interior, the character of the area will not be impacted. Additionally, they are proposing to add two new jobs with the possibility of adding more in the future.

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

**Not Applicable:** No exterior improvements are proposed as part of this special use permit request. The dog grooming is proposed to be within the same space as the current dog daycare business with only interior renovations proposed to be completed to create the separate areas for the businesses.

**(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.**

**Not Applicable:** No exterior improvements are proposed to be done as part of the dog grooming special use permit. The site is currently accessible by roadways and sidewalks, with multiple modes of transportation able to access the site. GroveCity2050 recommends this site be used for Mixed Use Employment Center, which includes providing different uses within a walkable area to allow people to live, shop and work in the same area. The addition of this use to an already walkable area provides an added service within walking distance to other businesses and residences.

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

**Not Applicable:** No exterior changes are proposed, with the only changes proposed to the building's interior. The applicant has stated that the existing fenced area will be used in the case any of the dogs need to be walked, with no improvements proposed to the site's outdoor area.

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

**Finding is Met:** Two additional jobs will be added for this business with the possibility that more could be added in the future. The applicant has indicated that the majority of customers are anticipated to be from the dog daycare portion of the business, utilizing both services during the day, but that the business is open to new customers as well. Moreover, as the proposed dog grooming will be in the same space as the dog daycare with no new construction proposed, no additional burden will be placed on the City's utilities or roadways.

## **5. Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

## 6. Detailed History

### **1965**

High Meadow Shopping Center was constructed.

### **2009**

City Council approved a special use permit for dog daycare on the site in February 2009 with Ordinance C-02-09. That special use permit was valid for one year.

### **2010**

City Council renewed the special use permit for dog daycare in March 2010 with Ordinance C-06-10.