



ITEM 6: 201909040048 – Kiddie Academy (Special Use Permit – Day Care Center)

Site Location

Outlot #44 Parkway Centre East; east side of Buckeye Parkway approximately 830 feet south of the intersection of Buckeye Parkway and Stringtown Road (Parcel: 040-012668-00).

Proposal

A Special Use Permit to allow a day care center.

Zoning

PUD-C (Planned Development – Commercial)

Future Land Use

Commercial Center

Property Owner

Parkway Center East, LLC

Applicant/Representative

Shafi K. Alam, EDB International, Inc.

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 with 3 stipulations

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Case Manager

Jimmy Hoppel, Development Planner
614-277-3021
jhoppel@grovecityohio.gov

Summary

The applicant is requesting approval of a Special Use Permit for a daycare center. The anticipated size of the building will be approximately 8,820 square feet, with an additional 4,536-square-foot outdoor play area. The facility's capacity will allow up to 156 children.

Zoning Map

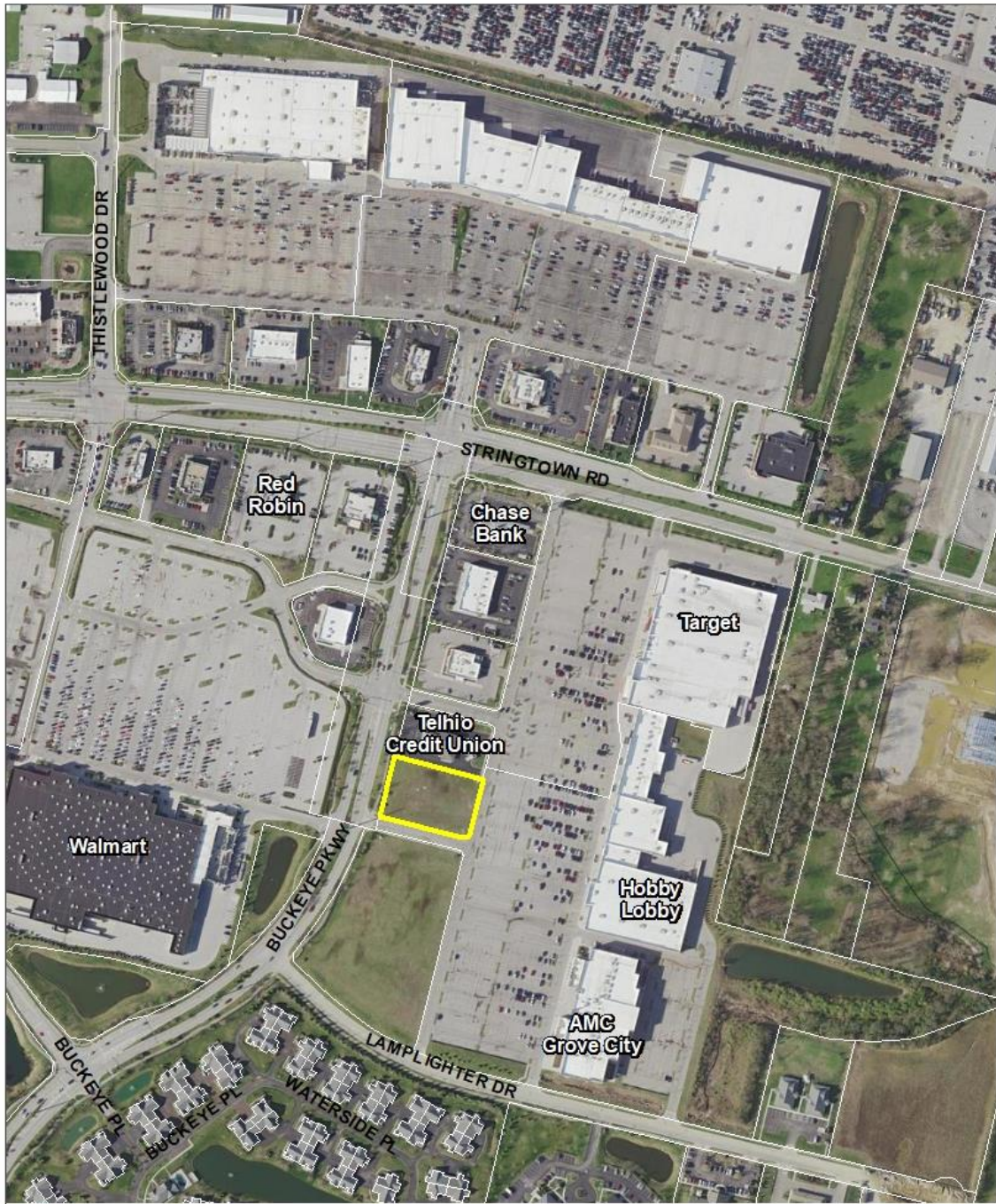


Next Steps

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. The applicant will be required to submit a development plan to approve the physical layout of the site and building architecture.

1. Context Map

This property is located at outlot 44 of Parkway Centre East. The site is on the east side of Buckeye Parkway approximately 830 feet south of the intersection of Buckeye Parkway and Stringtown Road (Parcel: 040-012668-00).



201909040048
Kiddie Academy - Special Use Permit
PID: 040-012668-00

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Feet



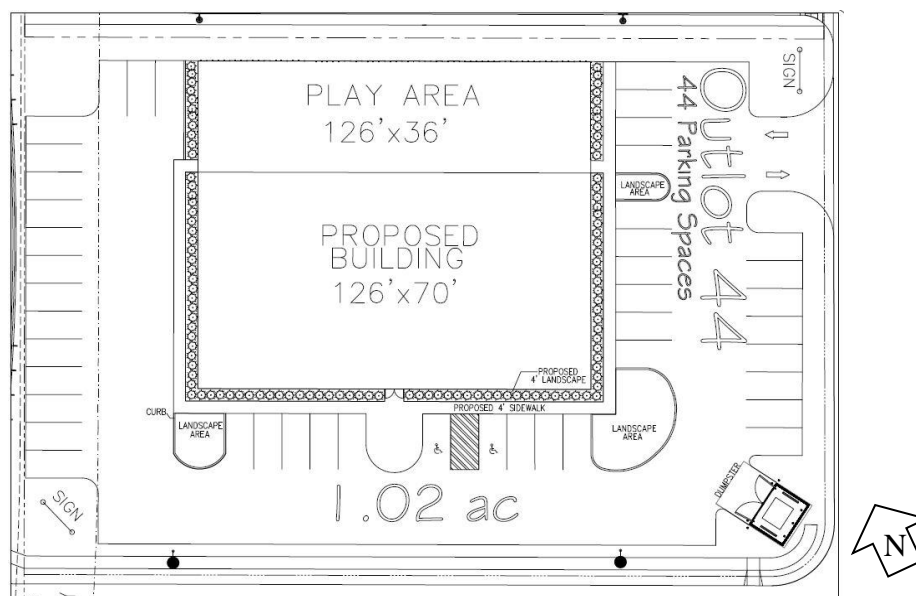
2. Analysis

The applicant is proposing to operate a childcare facility on Outlot 44 of Parkway Centre East, on Buckeye Parkway. The facility will offer childcare services for infants and toddlers, as well as before and after school children (ages from 6 weeks old to 12 years old). Proposed hours of operation are from 6:30 a.m. to 6:00 p.m. Monday through Friday. Peak drop-off and pick-up times are from 7:00 a.m. to 8:00 a.m. and 5:00 p.m. to 6:00 p.m., respectively. Based on the site plan accompanying the special use permit application, the applicant has indicated that a maximum of 156 children will be able to be cared for on the site and thirty staff members (full-time and part-time) will be employed. A development plan was not submitted concurrent to this application and will be required to examine the site layout, landscaping, building architecture and other site details. The current application is only examining the appropriateness of the use of a childcare center on the site.

The site plan shows an 8,820-square-foot building with a 4,536-square-foot play area to the north of the building. A 44 space parking lot is proposed for the site, with a child drop off area at the front entrance of the building on the southern elevation. The site plan associated with this application shows a black decorative metal fence, similar to those used at other childcare centers in Grove City, with protective bollards and landscaping on the west and east sides of the play area. Although the applicant has indicated in their response letter that their fence will not utilize black mesh, the submitted fence detail still indicates that the mesh will be used. Because no other recently approved childcare centers have utilized black mesh over their fencing, staff is recommending that this not be used. The applicant's drawings also show that fence posts will be spaced four feet apart, rather than bollards. In order to create a safe environment for children and staff in the play area, staff is recommending that bollards be installed along the perimeter of the play area, spaced four feet apart, when adjacent to a vehicular area, including vehicular areas on adjacent properties, as the drive-thru lane for Telhio Credit Union is directly adjacent to the north.

Further examination of the landscaping and site layout will occur with the development plan. Staff has concerns with a number of items shown preliminarily on the site plan, including sidewalk connectivity, parking lot configuration, and signage; however, these will be further examined upon submission of a development plan for the site.

Proposed Site Plan



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 of a daycare center is permitted with a special use permit and aligns with future land use plans which identify the area for commercial development. While the area in which the site is located is generally auto-oriented, commercial use of varying types along a primary arterial, if the site is designed appropriately as examined more fully with the development plan, staff believes the proposed use will not change the intended character of the commercial district.

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

Standard is Met: The use of a child daycare center and the anticipated traffic impact is not expected to adversely affect the Telhio Credit Union, which is immediately adjacent to the property, or the Parkway Centre East development. The layout of the site will be further examined with the development plan to ensure that connections to existing drives within the Parkway Centre East development are designed appropriately.

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 applicant has provided drawings showing that the site be constructed with fencing and bollards distanced four feet apart surrounding the play area, and has agreed to provide appropriate landscaping screening at the time of the development plan application, to enhance the safety and aesthetic for the staff and children using the play area.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer and school;**

Standard is Met: The proposed use will be adequately serviced by public facilities.

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 site for the proposed child daycare center is an existing vacant outlot of a commercial PUD. The development of this site for the proposed use of this special use permit application is not expected to impose a significantly different traffic impact that what would have been anticipated at the development of the PUD.

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 Commercial Center. This area exists as a heavily traveled primary arterial with auto-oriented commercial sites with a variety of uses and is planned to continue into the future.

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

Standard is Met: The daycare center will comply with applicable provisions for the special use. Other site requirements, including standards set forth in the PUD development standards text, will be examined for compliance upon submittal of a development plan.

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 a PUD-C district in which a daycare is permitted with the approval of 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 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 is Met: The applicant is proposing a child daycare center that will provide additional jobs to the city, as well as childcare services as a community amenity. The proposed childcare center will be within an auto-oriented commercial center and will not detract from the City's small-town character, provided that the site is designed appropriately as reviewed with the development plan.

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

Finding Not Applicable: The materials reviewed under the criteria of a special use permit application do not include relevant information. The architecture and layout of the site, including site fixtures and landscaping, will be examined with the development plan to ensure that the development results in an attractive site appropriate within the Parkway Centre area and from Buckeye Parkway.

- (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 Not Applicable: The materials reviewed under the criteria of a special use permit application, do not include relevant information. Connections to the area sidewalk and private roadway network will be examined with the development plan.

- (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.**

Finding Not Applicable: The GroveCity2050 Future Land Use and Character Map recommends this site be classified as a Commercial Center which includes different commercial and office uses. This classification recommends that any new development add to the area walkability and be connected to other developments. Though Code does not require open space dedication for commercial developments, the aesthetics of the site related to architecture, landscaping and other design elements, will be key to ensure any development on the site enhances the city's built character.

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

Finding is Met: This development proposal will provide additional jobs to the city and is not anticipated to add an undue burden on the city infrastructure.

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 with the following stipulations.

- 1) Black mesh shall not be applied to the fencing around the outdoor play area.
- 2) Bollards shall be installed, spaced a maximum of four (4) feet apart, around all sides of the play area where adjacent to vehicular areas on this and adjacent sites.
- 3) Landscaping shall be installed on all sides of the play area, with final type and location approved on the development plan for the site.

6. Detailed History

2005

Development Plan for Parkway Centre East approved by City Council with Resolution CR-63-05.

2007

Rezoning from C-2 (Commercial) to PUD-C (Planned Development – Commercial) approved by City Council with Resolution C-48-07.

2007

Development Plan for the Parkway Centre East outlots approved by City Council with Resolution CR-29-07.