



ITEM 4: 202002030007 – Park Square (Special Use Permit – Day Care)

Site Location

2132 Stringtown Road (Parcel: 040-012668-00).

Proposal

A Special Use Permit to allow a day care center with an outdoor play area.

Zoning

C-2, Commercial

Future Land Use

Commercial Center

Property Owner

ACD Investments, LLC

Applicant/Representative

Connie Klema, Attorney

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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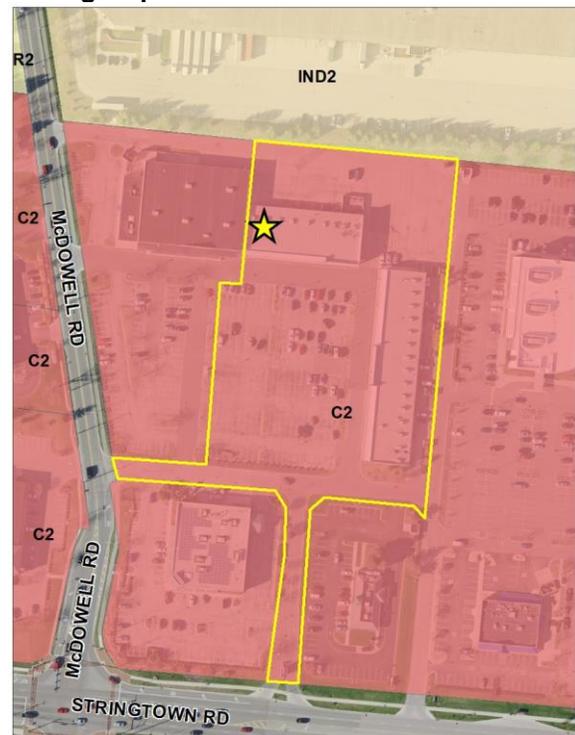
Case Manager

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Summary

The applicant is requesting approval of a Special Use Permit for a day care center within an existing tenant space of a shopping center. The proposed day care would include the addition of an outdoor play area in the rear of the building.

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 may then submit for building permits.

1. Context Map

This property is located 2132 Stringtown Road (Parcel: 040-012668-00).



202002030007
Park Square - SUP (Daycare)
2132 Stringtown Road

0 62.5 125 250
Feet



2. Analysis

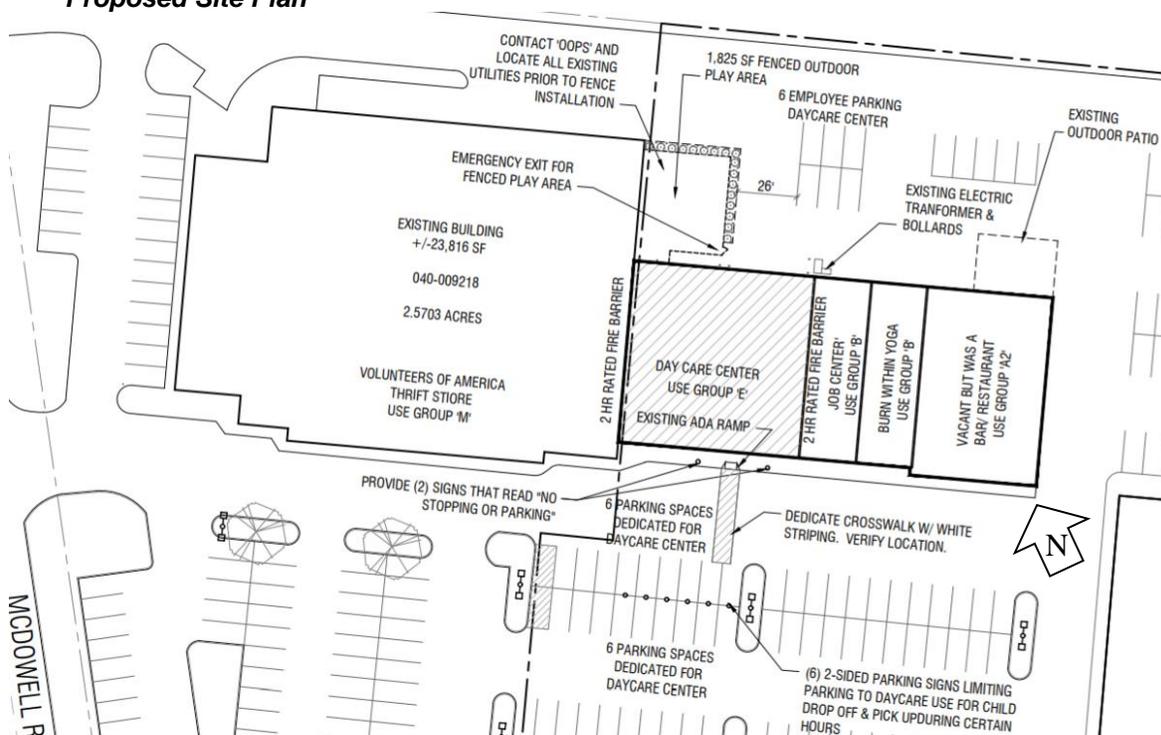
The applicant is proposing to operate a childcare facility within an existing shopping center near the intersection of Stringtown Road and McDowell Road. The facility will offer childcare services with hours of operation of 6:00 a.m. to 6:00 p.m. Monday through Friday. There will be morning and afternoon childcare sessions, with drop off and pick up times presumed to be early morning, mid-day and late afternoon. Based on the narrative provided by the applicant six employees and 40-50 children are expected to occupy the space. The applicant will be operating within an existing indoor tenant space of 5,500 square feet and plans to add an outdoor play area of just over 1,800 square feet. The current application is only examining the appropriateness of the use of a childcare center on the site.

The site plan shows 12 dedicated client pick-up/drop-off parking spaces within the existing primary shopping center parking lot, with a dedicated crosswalk to the entry of the facility. The site plans also show that parking spaces in the rear of the property will be reduced slightly, and the remaining spaces near the rear entrance of the facility will be dedicated to day care employees.

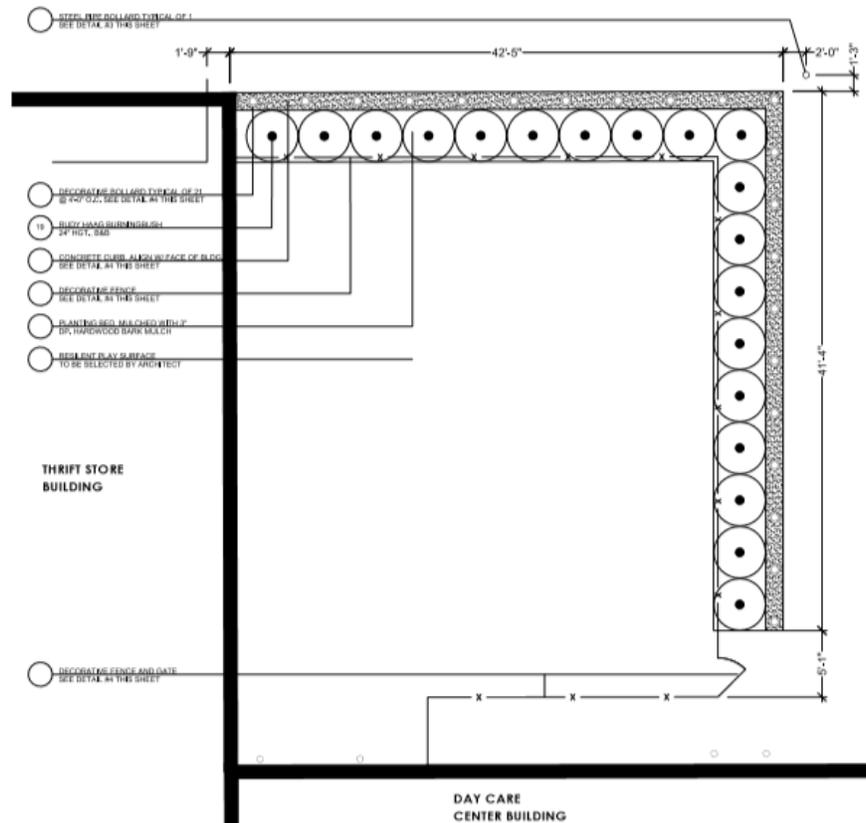
Additionally, the 1,800+ square foot outdoor play area will be lined with a black decorative metal fence, safety bollards spaced 4 feet apart and black decorative caps, as well as landscaping around the perimeter of the space. Plans show that the outdoor play area will be resurfaced with an appropriate and resilient play material to be later chosen by the architect.

Staff expressed concerns regarding the location of the play area in relation to truck and vehicular traffic in the rear of the shopping center. The applicant provided a truck maneuverability diagram for the Volunteers of America space that is adjacent to the proposed day care, which shows no conflict. Additionally, the dedicated employee parking spaces closest to the outdoor play area will limit the amount of vehicular traffic occurring near the play area.

Proposed Site Plan



Proposed Play Area 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 uses, including spaces within larger shopping centers. While the area in which the site is located is generally auto-oriented, commercial use of varying types are located within the shopping center. 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 day care center and the anticipated traffic impact is not expected to adversely affect the larger shopping center surrounding the tenant space. The applicant has provided documentation stating that the property owner is supportive of the slight reduction in parking spaces in the rear of the property. They have also shown in their plans that

truck maneuverability for the adjacent tenant space is not affected by the addition of the outdoor play area.

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 is proposing to provide landscaping around the exterior of the outdoor play area perimeter.

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, as it is filling a tenant space in an existing shopping center.

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 day care center is within an existing shopping center. Staff does not believe that the traffic created by the employees and clients of the day care center is different from what would be anticipated within a commercial shopping center.

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.

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, 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 Commercial 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 day care 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 is Met: The applicant is proposed to utilize black decorative metal fencing, decorative bollard caps and landscaping around the perimeter of the outdoor play area to create an attractive and safe environment for children within the outdoor play area. The play area will not be visible from a public right-of-way.

- (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 applicant is proposing to install a crosswalk between the childcare center's entrance and the designated customer parking area in order to create a safer connection for parents and children.

- (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. Parks, open space and historic preservation are not within the scope of the project or application.

- (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, as submitted.

6. Detailed History

1996

Building for the shopping center was constructed.