



ITEM 2: 202006030027 – Mutts & Co (Special Use Permit – Dog Grooming)

Site Location

4170 McDowell Road (Parcels 040-005547)

Proposal

A Special Use Permit for Dog Grooming

Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

JJR Enterprises LLC

Applicant/Representative

Mark Vitt, Mutts & Co.

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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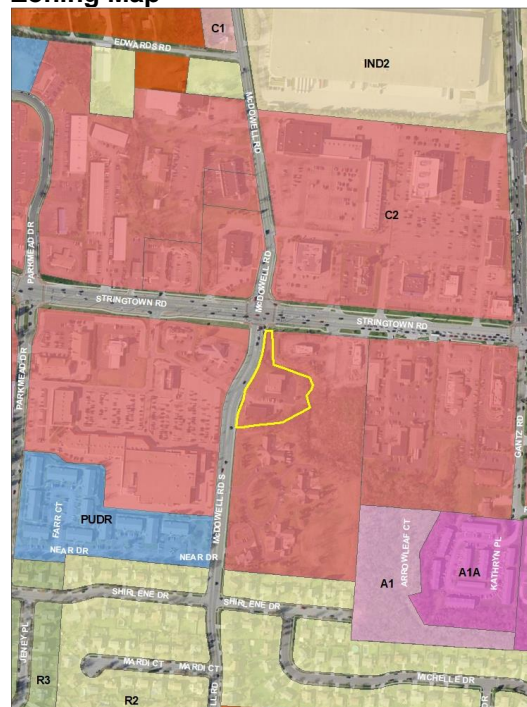
Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is requesting approval of a Special Use Permit for dog grooming to permit two self-service dog wash stations as part of the retail pet supply business.

Zoning Map

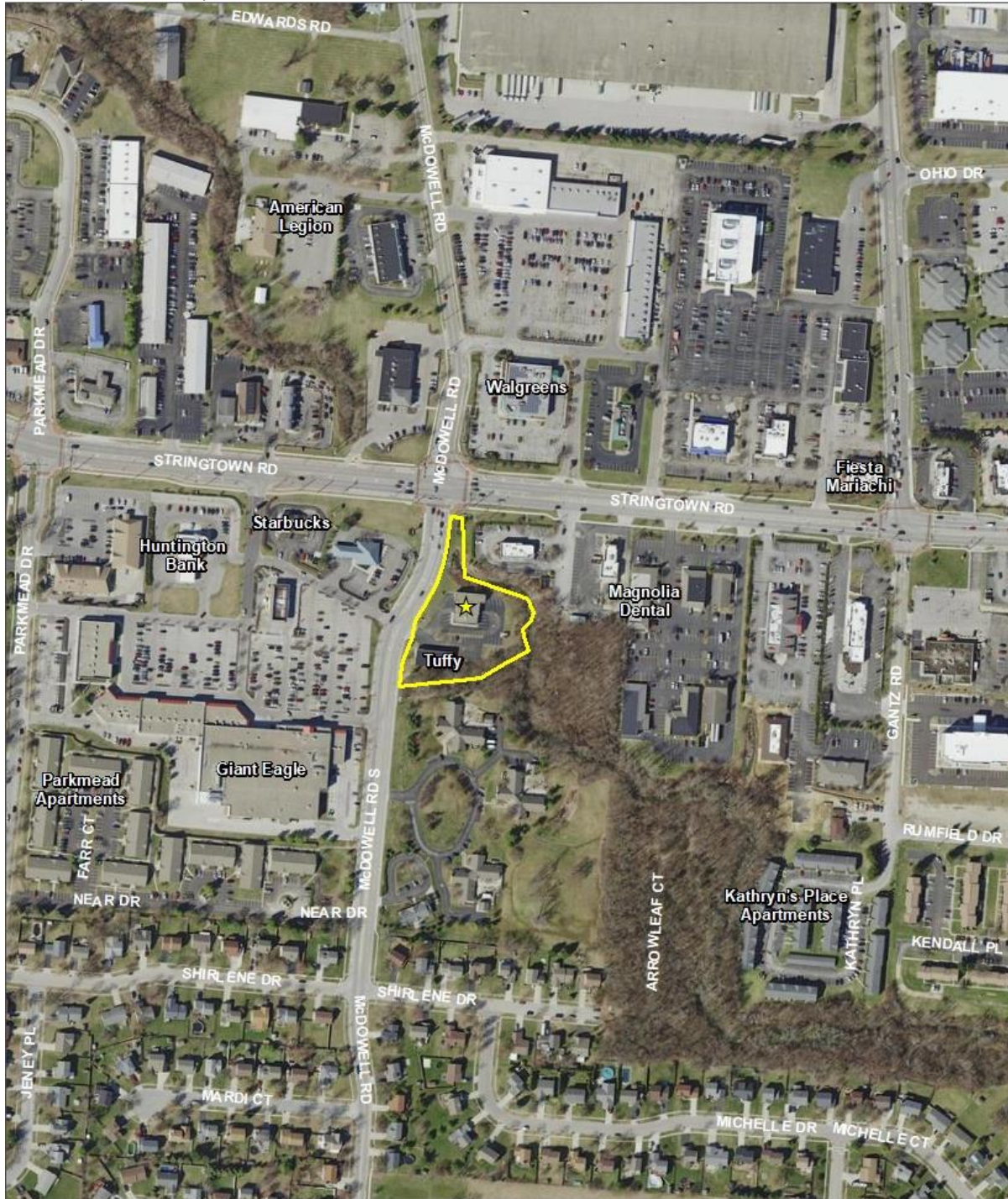


Next Steps

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

The property is located at 4170 McDowell Road, in the southeast corner of Stringtown and McDowell Roads (040-005547).



202006030027
Mutts & Co - Special Use Permit Dog Grooming
4170 McDowell Road



2. Analysis

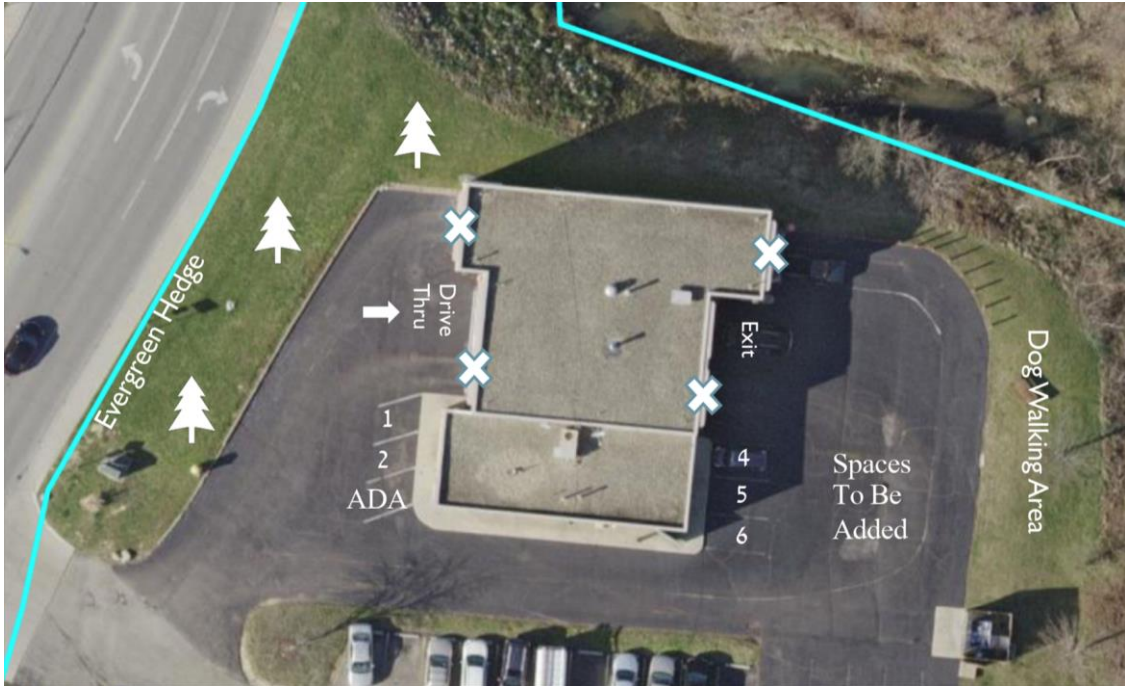
The applicant is requesting approval of a Special Use Permit for dog grooming at 4170 McDowell Road, which has been the location of several commercial businesses including a drive-thru convenience store, a pizza shop, coffee shop and car wash. The applicant is proposing to open a Mutts & Co. business on the site, a retail business offering different dog foods, toys, nutritional items and other products. A portion of the business is to be devoted to two self-service dog wash stations. Pet owners will be responsible for bathing and grooming their pets and no professional groomers will be onsite; however, due to it being similar to a dog grooming use, a special use permit is needed for the

operation of the stations. It is anticipated that between one and eight dogs will be in the dog wash per day. Appointments will not be required, the stations are first come first serve, and all materials including shampoo, towels, the tub and other items will be provided for the customers. A special use permit has also been submitted for a drive-thru component of the business which will be heard concurrently with this application. The northern and southernmost bays will be blocked off and utilized for storage and as part of the indoor retail business, with just the middle bay to be left open for the drive-thru.

The applicant has indicated that numerous site improvements will be occurring including major interior renovations of the building for the retail component and dog wash, repaving and restriping of the parking lot and adding some additional landscaping to the site's frontage along McDowell Road. The plans currently show a proposed hedge along McDowell Road and three additional trees between the paved area and roadway; however, the applicant will need to work with Development Department staff and the Urban Forester to select an appropriate location for the landscaping. The building of the proposed business is located on the same parcel as the Tuffy Auto Service Center and both buildings have parking areas associated with each. Currently, the proposed location of Mutts & Co. has 11 available parking spaces associated with the building. This meets the required number of spaces based on the 2,133 square-foot retail portion, and per code, dog grooming does not have a parking requirement. Plans show six spaces will be provided with a note that more spaces are to be added; however, the applicant has stated that they may reconfigure the lot after it is repaved, so they are not sure how the final lot will be configured, but may keep it laid out as is.



Proposed Site Layout and Preliminary Parking Plan



Current and Potential Parking Layout



The proposed dog wash will be open different hours than the regular retail business, closing 30 minutes earlier each day, to allow for sanitation time prior to close. It will be open Monday through

Friday from 9 a.m. until 7:30 p.m., Saturdays from 9 a.m. until 6:30 p.m., and Sundays from 10 a.m. until 5:30 p.m.

The dog wash station will be located indoors, and customers will access the dog wash area through the retail portion of the building. Only internal renovations are needed to create the grooming stations. The applicant has indicated that no overnight or dog daycare will be provided and if any pet waste is left on the site, employees will remove it and dispose of it in the site's dumpster. A small dog walk area is proposed in a grassed area to the rear/east of the parking lot and near the dumpster. Additionally, customers will be required to have their dogs leashed and under control at all times.

The surrounding area mostly consists of other commercial uses including a Tuffy Tire and Auto Service Center located adjacent and to the south on the same property, the Derby Square Shopping Center, located to the west containing Giant Eagle as an anchor, Walgreens and CVS to the north and various smaller centers to the east containing a mix of office and commercial uses. The nearest residential use is a multi-family development located approximately 200 feet to the south with the existing Tuffy in between. Staff believes that noise will be well managed since the use will occur indoors and is situated along a commercial corridor with many other uses that provide retail, vehicle servicing, restaurants and other uses that create noise and light and will not create any additional impact on the area. The GroveCity2050 Future Land Use and Character Map recommends this site be Commercial Center which includes various commercial uses as a primary recommended use. Staff is supportive of the proposed dog grooming use as it is in character with the neighboring properties and meets the recommendations of GroveCity2050.

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 GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center as one of the properties fronting or near the Stringtown commercial corridor. The applicant is also planning on making several updates to the interior of the building and site, including some new landscaping and repaving and restriping of the parking lot to provide additional character seen on newer nearby developments.

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

Standard is Met: The proposed dog wash areas will be located entirely indoors and will be in operation during business hours typical to other retail businesses not creating a larger impact than a typical retail business.

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: No boarding or dog daycare is proposed as part of the business. Owners will be present with their pets and be washing them and then leaving the site. The applicant has

indicated that any pet waste will be cleaned up by an employee and disposed of in the site's dumpster.

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 site was previously used commercially and is near many other retail uses and will not pose a larger traffic impact than other retail sites. Additionally, the building was constructed to be for multiple tenants and did not cause traffic impacts when it was used as such. This new business will utilize the entire building and could potentially have a lesser impact than previous uses.

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 that meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. The GroveCity2050 Future Land Use and Character Map recommends this site be used for Commercial Center that includes various commercial uses.

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

Standard is Met: The proposed dog wash 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 submitted a properly 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 proposed business will bring an additional amenity to the community by having an option for dog owners to groom their pets without needing to have their own equipment and will be more affordable than taking their pet to a professional groomer. Additionally, the business offers high-quality pet products and has been successful at other Central Ohio locations.

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

Finding Can Be Met: The applicant is proposing numerous updates to the site and building including repaving and restriping the parking lot as well as providing some landscaping along the site's frontage that will update the entry onto the property. These site improvements will be further reviewed through separate applications, likely an administrative Certificate of Appropriateness through the Building Division.

- (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 addition of dog grooming to the site does not affect connectivity in the community, although an existing sidewalk goes along the site's frontage and connects with the sidewalk network on Stringtown Road, including the bike path. The site is also near existing COTA bus stops allowing customers to more easily travel to the site by public transportation or by bike.

- (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 Not Applicable: The proposed use is locating on an existing site and will utilize the current building and paved area. The applicant is proposing to add some landscaping between the parking lot and McDowell Road but will otherwise be maintaining their portion of the property as it is currently laid out.

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

Finding is Met: The site is currently vacant and the proposed business will fill the open space, providing the City with a net fiscal benefit through additional income taxes, as well as providing a new type of business to the community with both specialized products for pets as well as dog wash stations.

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

1979

The property was rezoned from R-2 (Single Family Residential) to C-2 with Ordinance C-1-79.

1994

The current building was constructed to be used as a multi-tenant commercial building.

2011

City Council approved a Special Use Permit for a drive-thru for the Buckeye Beverage Bay & Fine Wine with Ordinance C-04-11.

2018-2019

The Buckeye Beverage Bay closed and the building became available for lease.

2020

A Special Use Permit has been submitted for a drive-thru for the proposed Mutts & Co. business. This item will be heard concurrently with the dog grooming Special Use Permit request.