



ITEM 4: 202011030054 – K9 Ohio (Special Use Permit – Dog Training and Boarding)

Site Location

2102 Edwards Road (PID 040-009824)

Proposal

A Special Use Permit for Dog Training and Boarding

Zoning

C-1 (Service Commercial)

Future Land Use

Mixed Neighborhood

Property Owner

Tim & Julie Ruzika

Applicant/Representative

Luke Smurthwaite, K9 Ohio

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 6 stipulations.

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Case Manager

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Summary

The applicant is requesting approval of a Special Use Permit to allow for a canine training and boarding facility to be located at 2102 Edwards Road.

Zoning Map

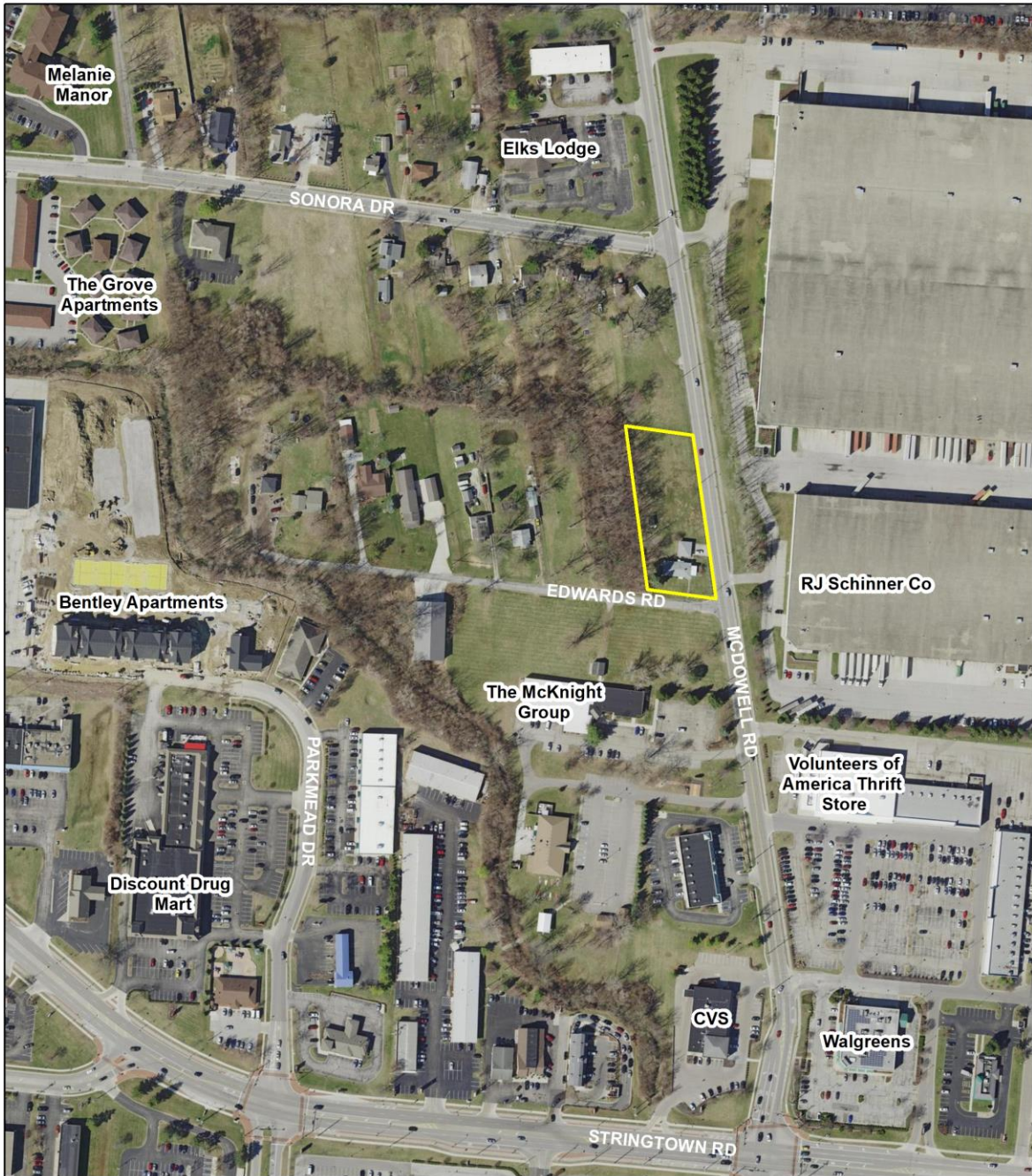


Next Steps

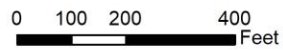
Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council. If City Council approves the application, the special use goes into effect 30 days after Council approval.

1. Context Map

The property is located at 2102 Edwards Road (PID 040-009824).



202011030054
K9 Ohio
Special Use Permit
PID: 040-009824



2. Analysis

The applicant is seeking approval of a special use permit to operate a dog training and boarding facility at 2102 Edwards Road. According to submitted materials, the business offers training and boarding services for dogs, where dogs stay on site for three weeks at a time. Daycare service is also offered on the site but only for clients that have completed training packages to ensure that dogs are well behaved. The applicant has stated that there are never more than eight dogs on the premises at a time, with one to two employees working at a time. Proposed hours of operations are 6:00 a.m. to 6:00 p.m., with majority of business being conducted on an appointment basis. The dogs kept on site are housed in the existing garage on site, which has a commercial grade temperature control unit, but materials indicate that a new commercial grade building is currently being constructed to house the dogs. The submitted materials state that weather permitting, dogs spend majority of the day outside on the property's deck, and the applicant has stated that any pet waste is immediately cleaned up, reducing impacts from potential odor.

Materials show that the pick-up and drop-off of dogs is conducted along Edwards Road; however, no parking lot or drop off area is provided on the site. In order to eliminate impacts to the public right-of-way and allow for proper and safe circulation on the site and to other area properties, a parking lot should be installed on the site, accessed off Edwards Road.

The site of the proposed use was rezoned C-1 in 2017 to allow for appropriately scaled

commercial development given the City's desire for the area to become more mixed use, as further defined in the GroveCity2050 Community Plan. Redevelopment is occurring in the area with the recent development of the Bentley Apartments at the terminus of Edwards Road, and staff has been made aware of redevelopment interest on properties adjacent to the proposed site of K9 Ohio; therefore, the proposed business will be expected to operate in a manner that does not inhibit the potential redevelopment of area properties in line with approved community plans.

Similar to requirements and expectations of other comparable facilities including K9 Ohio's previously approved operation at 4446 Broadway, Pinnacle Pets on Farm Bank Way, and Dogs Rule on Hoover Road, the primary operations of the facility should be within an indoor setting. Outdoor operations should only be conducted within a fully screened area. Screening should be in the form of either a six-foot height fence or masonry wall, or a four-foot mound with evergreen trees spaced to provide full visual screening.

While staff is not opposed to the proposed use on the site, the business needs to be operated in a manner to reduce any negative impacts to the existing or future use of area properties, similar to previously approved uses within the city. Additionally, the Building Division has indicated that several violations have been issued for the use on the property as well as improvements installed without permits. The applicant has been notified of the need to obtain the required special use permit or cease operations.



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 Can Be Met: The proposed use of a dog training and boarding facility is permitted with a Special Use Permit in the C-1 district, recognizing that the use could be appropriate for the area depending on the details of the request. Staff believes that the proposed use could be appropriate at the site if it is operated in a manner to ensure that the existing and future use of area properties are not negatively impacted. This includes the primary operation of the business being indoors and any outdoor aspect of the business being within a fenced or screened area.

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

Standard Can Be Met: In order to ensure that the proposed use does not negatively impact adjacent properties, the primary operation of the business should be indoors, with any outdoor operations being within a screened area. This has been required of other similar uses including Pinnacle Pets, Dogs Rule and K9 Ohio's previous location on Broadway.

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 site is surrounded by industrial uses to the east, commercially zoned property to the north, township residential (currently vacant) to the west, and vacant single-family zoned property to the south across Edwards Road. While staff has concerns over the potential impact on adjacent parcels' ability to be redeveloped, staff does not believe that the proposed use is a health or safety concern for adjacent properties.

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.

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: Staff does not believe that the traffic created by the employees and clients of the business are different from what would be anticipated within a C-1 zoning district. However, in order to create a safer environment for customers on the site and to reduce impacts to area roadways, a parking lot should be installed off Edwards Road for the business.

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: Staff believes the proposed use can meet the intent of the Zoning Code and Land Use Plan for the area, provided that operations are primarily conducted in an indoor setting. GroveCity2050 recommends this site be used for Mixed-Neighborhood development, which features a mix of residential uses and neighborhood-oriented retail. Since dog training and kennels are permitted with a Special Use Permit within the C-1 Service Commercial district, the business could provide a service and amenity for area residents, provided that it is conducted in a manner to reduce any potential negative impacts on area properties.

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

Standard Can Be Met: The dog training and boarding facility can comply with applicable provisions for the special use to ensure that the proposed use does not negatively impact the intended character of the area. Code grants Planning Commission the ability to impose conditions deemed necessary to protect the character of surrounding properties through conditions including screening (landscaping, walls, fencing), access management and design of parking facilities, and noise control measures.

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: Pet training and dog kennels are permitted with approval of a special use permit within the C-1 zoning district.

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 Not Met: A partially completed application was submitted and requested additional information to complete the application was not provided. Further, all supplemental materials associated with the application were submitted 12 days after the initial deadline, reducing staff review time.

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 Can Be Met: The proposed use will bring an additional service and amenity to the community; however in order to ensure that the proposed use does not negatively impact the ability of area properties to develop per the intended character identified in the GroveCity2050 Community Plan, the primary operation of the business should occur in an indoor setting with outdoor operations properly screened.

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

Finding Can Be Met: Installing proper screening around any outdoor area associated with the use will improve the aesthetics of the site from the public realm and reduce potential impacts on area properties.

- (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 Can Be Met: Through the installation of a parking lot accessed off Edwards Road, the business can create a safer environment for customers and minimize any impacts on the surrounding street network.

- (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: As this application is examining a business operating out of an existing structure involving only one parcel, parks and open space requirements are not applicable and there are no opportunities for historic preservation.

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

Finding Not Applicable: Due to the proposed scale of the business on the site, only two jobs are associated with the proposed use, and the use is not anticipated to place an undue burden on 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. The primary operations of the use shall be conducted in an indoor setting.
2. Any outdoor operation associated with the proposed use shall be within a fully screened area. Screening shall be in the form of either a six-foot height fence or masonry wall, or a four-foot height mound with evergreen trees spaced to provide full visual screening. If a fence or wall is used for screening, supplemental landscaping shall be installed to break up the visual mass of the fence.
3. A paved parking lot shall be installed, accessed off Edwards Road.
4. All signage on the site must comply with the requirements of Chapter 1145 and shall not be hand painted.
5. Permits shall be obtained from the building division for all on-site improvements, including those improvements previously installed without proper permits.
6. The Special Use Permit shall be valid for one (1) year from the effective date of approval to allow for the evaluation of the appropriateness of the use on the site.

6. Detailed History

2017

The site was rezoned C-1 (Service Commercial) with C-6-17.

2020

Building division issued a notice of violation for operating a dog kenneling and training business without a special use permit, in violation of Section 1135.09(12)(A)(1)(I) of the City's Planning and Zoning Code