



ITEM 1: 202203300019 – PetSuites – Special Use Permit (Dog and Cat Boarding)

Site Location

1260,1270,1280 Stringtown Road (PID 040-014325, 040-014326, 040-014327)

Proposal

This proposal is for a Special Use Permit for PetSuites on Stingtown Road.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

5850 Ravine LLC

Applicant/Representative

Matt Nolan, VP Development, Bunnell Hill Development

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Future Land Use Map

Staff Recommendation

Approval

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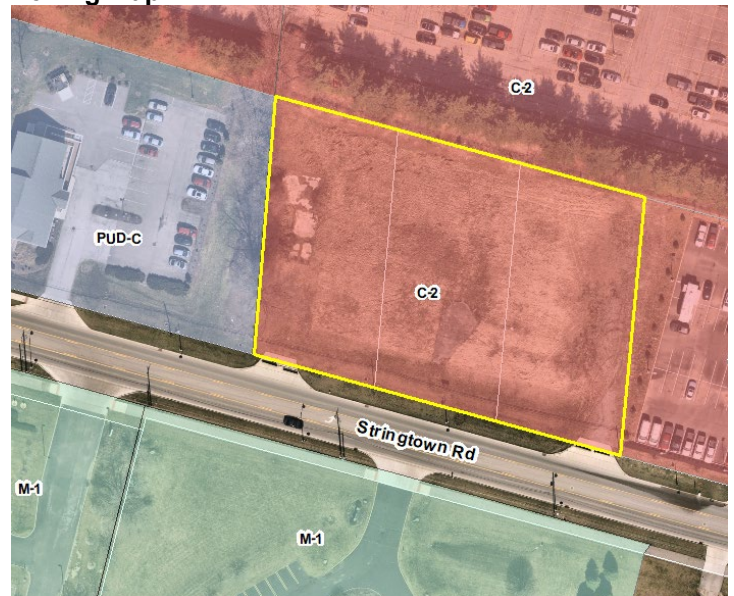
Case Manager

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Summary

This proposed Special Use Permit is for a PetSuites dog and cat kennel at 1260-1280 Stringtown Road.

Zoning Map



Next Steps

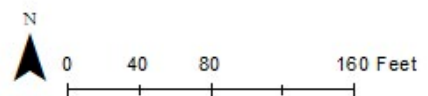
Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council for approval.

1. Context Map

The properties are located at 1260, 1270, and 1280 Stringtown Road (PID 040-014325, 040-014326, 040-014327).



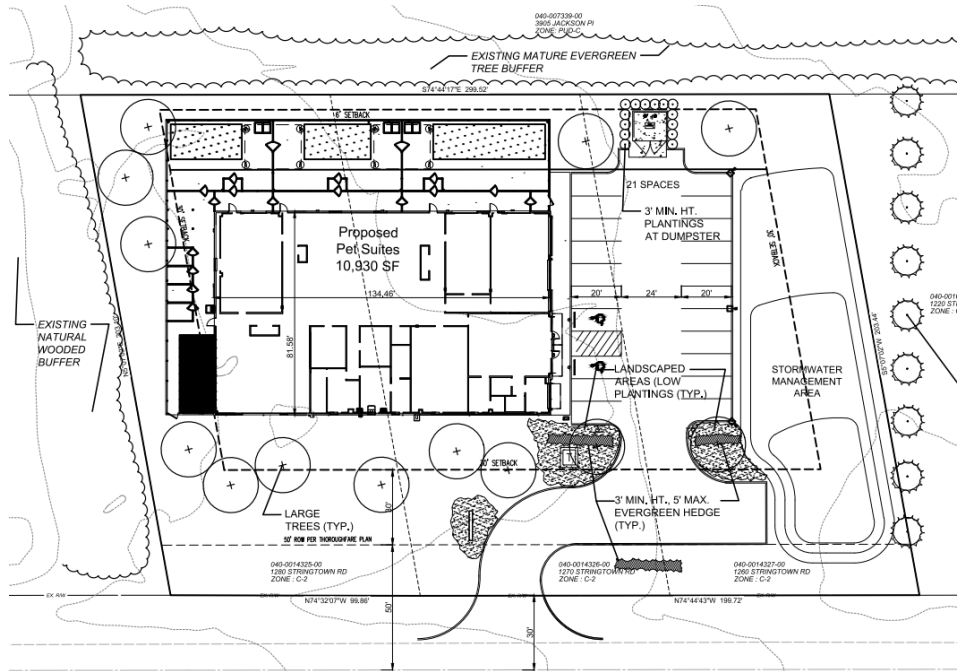
202203300019
PetSuites
040-014325, 040-014326, 040-014327
Special Use Permit



2. Analysis

The applicant is requesting approval of a Special Use Permit for a dog and cat kennel (PetSuites) at 1260-1280 Stringtown Road. The proposed site is 1.38 acres and is located on the north side of Stringtown Road, east of the Stringtown Animal Hospital. The site is zoned C-2 and is adjacent to other C-2 properties to the north and east, PUD-C to the west (Stringtown Animal Hospital), and M-1 south across Stringtown Rd. (Community of Christ church).

The GroveCity2050 Community Plan and Future Land Use Map designated this site as a Commercial Center. The proposed use as an animal kennel and daycare meets the recommended primary use of Commercial use and is a permitted use in the C-2 zoning district with the approval of a Special Use Permit.



Use

PetSuites Pet Resorts provides animal daycare and overnight boarding with both outdoor and indoor areas. Proposed hours of operation are 6:30 am to 8 pm. The site will have between five and six employees working throughout the day. Material submitted by the applicant states that the site will have around 40-50 animals at a time with higher numbers (80-100 animals) during the holidays and peak travel times. Materials also state that about 60% of clients use the facility for overnight boarding purposes. The site has a 24-hour camera that allows pet owners and Pet Suites staff to watch the animals, so no employees work overnight.

Facilities

The facility will have an outdoor area fenced with a seven-foot, white vinyl fence with landscaping around the outside of the area. The outdoor area will be in the rear of the site, adjacent to the Manheim Auto Action. Within the outdoor space there will be separated areas, divided by interior fencing with metal shade structures and turf. The materials state that dogs will only be permitted outside with an employee and will be brought inside if barking excessively. A Development Plan is required to be submitted



to review the site layout, building architecture and other improvements to the property, as the current application is only intended to review the appropriateness of the proposed use on the site.

Cleanliness

PetSuites has rigorous cleaning practices to help deal with odor and keep a clean environment for animals staying at the facility. The outdoor areas have artificial turf, designed to withstand spraying, and concrete that is cleaned with disinfectant foam and rinsed. The materials state that every indoor room occupied by an animal is cleaned daily with the same disinfectant foam used outside. All areas are scrubbed, sprayed (with disinfectant), rinsed and squeegeed dry. In addition, spot cleaning takes place throughout the day, as necessary.

Staff is supportive of the Special Use Permit for the PetSuites. The location of the proposed use is near other commercial uses and the proposed outdoor area faces away from Stringtown Road. Staff believes that surrounding uses, access, and business practices will not negatively impact the City, and the use will provide a valuable service to the community.

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 in a C-2 commercial district which is the most intense commercial district within code, and the future land use map recommends the area as Commercial Center with commercial as primary use. Staff believes that the location, being adjacent to the Stringtown Road Animal Hospital, is in harmony with the surrounding area. Additionally, similar animal uses have been approved in the C-2 District such as Dogs Rule! in 2019.

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

Standard is Met: The proposed animal daycare and kennel is located on Stringtown Road, adjacent to an auto auction, a car dealership and an animal hospital. Staff believes that the proposed use will not adversely affect the adjacent properties because they are commercial with limited hours of operation, and materials indicate multiple measures taken to ensure the use does not negatively impact area properties from a visual and noise perspective.

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 proposed PetSuites facilities will be cleaned on daily basis and have a secured outdoor area with screening and landscaping. The location of the outdoor area is away from the roadway and adjacent to the Manheim Auto Auction lot. Staff believes that the cleaning practices stated in the materials and the location of the outdoor area as well as the enclosure will not adversely affect the surrounding 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 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 applicant states that customers typically arrive in the morning and after work to drop off and pick up pets, and that non-peak hour traffic will be limited on the site. Staff believes that the addition of this use will not cause a significant traffic impact on Stringtown Road.

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, which lists commercial uses as a primary use in this classification. This is an area located by other commercial use along a primary corridor, meeting the description of a Commercial Center employment area.

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

Standard is Met: The animal daycare and boarding 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 in the C-2 district, in which animal daycare and boarding 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 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 Met: Staff believes the proposed use will provide a service to the community and bring additional jobs to the City, while giving residents a place to leave their pets during the day or while out of town.

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

Not Applicable: Building architecture and site design are not proposed as part of the Special Use Permit process and will be examined with a Development Plan application when submitted.

- (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: The proposed application is for the use only. Any exterior improvement would be reviewed at the time of the Development Plan application.

- (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: The proposed application is for the use only. A separate Development Plan will be required prior to any improvements taking place on the site. At that time, the above criteria will be reviewed.

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

Finding is Met: The proposed use will bring 10-12 new jobs to the city based on the materials provided by the applicant.

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

2011

The houses on the properties at 1270 and 1280 Stringtown Road were demolished in December of 2011.

2019

City Council approved Ordinance C-40-19 to rezone the properties from SF-1 (Single-Family Residential) to C-2 (Retail Commercial).