



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – November 7, 2022 at 6:00 PM

CASE NUMBER: #2022-06

APPLICANT: Karl Hoalst

EXISTING ZONING: SO (Suburban Office)

REQUEST: **#2022-06** A request by Karl Hoalst for a Use Variance at 0 Hendron Road, Parcel #185-000917.

DESCRIPTION: The applicant is requesting a Use Variance to operate a veterinary clinic at the above listed address. The property is currently zoned Suburban Office (SO). Veterinary clinic use is not a permitted or conditional use in the Suburban Office zoning district. The property to the west is a church and to the south is the credit union, the properties to the east are apartments. The property to the north is a medical office. They are also requesting a variance as to the number of required off-street parking spaces, forty-one (41) spaces are required, and the applicant states that they only require twenty-six (26) spaces for the practice. They are also requesting a variance to allow the rear yard buffer to be placed off the rear property line, due to the existing stormwater detention basin at the rear of the property. The applicant states that the existing veterinary clinic on Main Street has outgrown the current building and needs to expand the practice in Groveport. They also state they have no intention to board pets at the new facility.

CONCLUSION:

Staff has no objection to the granting of the use and area variances as requested with the following condition:

1. No outdoor kennels or boarding of animals are permitted.



Engineering Department

655 Blacklick Street

Groveport, OH 43125

614-836-5301

FAX: 614-836-1953

www.groveport.org

MEMORANDUM

Office of the City Engineer

Date: October 24, 2022

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2022-06** -- Planning & Zoning Commission – November 7, 2022

Case – 2022-06

Request for Use Variance

Site address: 0 Hendron Road
Containing parcel (s): 185-000917
Current Zoning: SO-Suburban Office
Proposed Zoning: No zoning change is proposed
Current Use: Veterinarian Clinic
Request: Applicant is requesting approval for Use Variance to allow for the intended use: Veterinarian Clinic

Comments:

Applicant is requesting a Use Variance to allow establishment of a veterinarian clinic within a new building to be located on a vacant lot, adjacent to and between the First Federal Credit Union and the Sedalia Medical Center. The applicant has indicated they will move into this space from their current business location around the corner at 6010 Groveport Road. The new building (about 4,070 SF) will have a single drive entrance, aligned onto an existing driveway approach that connects to Hendron Road from the vacant property.

The applicant's consultant has submitted site development plans that include a site layout and private utility lines. As it relates to the application for Use Variance, the site development plans provide satisfactory information as to the site layout, feasibility of utility connection and traffic circulation on the site. The submitted information also provided an estimate of anticipated traffic volume (trip-end data) potentially generated from the project's site use, which is deemed to be low impact (average about 15 trip-ends a day) and not warranting a traffic impact study. Drive access location is reasonable, as noted above, the entrance will utilize an existing driveway approach.

The new building will be on the City of Groveport's water supply system, getting water service from an existing 12-inch water main along Hendron Road. A public sanitary sewer is located on site, along the west side of the site. An existing stormwater management basin is located on site that is designed for the development. Utility feasibility is met.

Conclusions:

Engineering staff have no objection to granting of this Use Variance.