



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, April 6, 2015 at 6:00 PM

CASE NUMBER: #2015-01

APPLICANT: Groveport Canal Animal Hospital

EXISTING ZONING: CC (Community Commercial)

REQUEST: **#2015-01** A request by Groveport Canal Animal Hospital for a Use Variance at 645 Main St., (Parcel #185-000046, #185-002776).

DESCRIPTION: The applicant is requesting to build an addition to an existing mixed use building. The new addition for the structure will be used as a veterinarian hospital which would require a use variance by Groveport City Council. The proposed addition is shown as a single story structure that encompasses the majority of the parcel and would have to have several provisions approved by Groveport City Council along with the use variance. First, the foundation of the front wall, the awnings along Main Street, the swing of the storefront doors, the dumpster, and the dumpster screening all sit on, or protrude into Groveport owned property, and as such will need to be approved by Council. Second, area variances for landscape buffers, height of dumpster screening, foundation shrubs, on-site parking, and lot interior landscaping will have to be approved along with the use variance. Finally, written permission for the fence adjacent to the front of the property, as well as, the gravel area to the east of the project will have to be provided from the property owner to the east.

CONCLUSION: Staff has no objection to the use variance, but recommends that the



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following conditions are met...

1. The City of Groveport Council will need to grant permission for the foundation at the front of the proposed building, the awnings along Main Street, and the swing of the storefront doors to protrude into the right-of-way along Main Street no more than four (4) feet.
2. A variance to section 1154.04(c) shall be approved to locate portions of the building to be closer /beyond a street right-of-way than the established building line.
3. The City of Groveport Council will need to grant permission to allow the dumpster and dumpster screening for the proposed addition to be located on the Municipal lot south of the proposed structure.
4. The applicant shall obtain an approved lot combination creating one parcel from the five existing parcels showing lot lines consistent with the lot lines presented on the zoning application.
5. A separate fence permit shall be obtained by the property owner to the east for the section of fence/gate along Main Street.
6. The applicant is to provide written permission from the property owner to the east for the gravel "dog walking area" southeast of the proposed addition.
7. A variance to section 1176.05(a)(3) shall be approved to negate the requirement for landscape buffers along the east and south property lines.



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8. A variance to section 1176.05(c)(1) shall be approved to allow the dumpster screening to be reduced to five (5) feet instead of the required six (6) feet.
9. A variance to section 1176.05(e)(2)(D) shall be approved to allow two (2) foundation shrubs to be installed instead of the required ten (10) foundation shrubs.
10. A variance to section 1177.03(a) shall be approved to negate the requirement for on-site parking.
11. Full compliance with respect to all engineering requirements of the City of Groveport Engineering Department will have to be obtained through separate application.



Engineering Department

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MEMORANDUM

Office of the City Engineer

Date: April 2, 2015

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2015-01** -- Planning & Zoning Commission – April 6, 2015

Case – 2015-01 Request for Use Variance

Site address: 645 Main Street
Containing parcel (s): 185-000046, 185-002776

Current Zoning: CC (Community Commercial)
Proposed Zoning: No zoning change is proposed
Current Use: Vacant

Request: Applicant is requesting to build an addition to an existing mixed-use building

Comments:

The project will involve a building addition that will be situated upon parcels 185-000046 and 185-002776. Some proposed site features will also be situated on adjacent parcels owned/controlled by others, including lands owned by an adjacent landowner at 663 Main Street (e.g., parking block for parking stall, gravel yard and fences), and on City-owned land being the public parking areas south of the Main Street buildings (e.g., placement of dumpsters). Moreover, it is apparent from submitted engineering drawings that the proposed building foundation and excavation for this feature will encroach across the public right-of-way boundary and into the Main Street right-of-way, impacting public sidewalk. The developer's engineer has also indicated that drainage across the sidewalk adjacent to the site is poor and that they desire to include in the project improvement, sidewalk surface reconstruction to improve cross drainage away from the building(s). In response to this concern, the City's Public Works department recently inspected and cleaned the areas drains and examined sidewalk drainage, which was found to be in reasonable condition with positive flow patterns away from the building. Engineering plans for this site development and work within the right-of-way have been provided to the Engineering Department for review and comments have been returned to the owner's architect and civil engineer for their attention. Existing water

and sewer services located within right of way and easement areas are planned to be adapted by the developer/owner to provide utility service to the new building. Stormwater drainage from the development is intended to be safely conveyed from area pavements and intercepted in existing and new catch basins and drains. Outstanding engineering comments are expected to be addressed in the next plan submittal, which has not yet been received. Significant comments in the City Engineering department's review comment letter to the architect/engineer included a request for additional information and that the following items be addressed:

1. Presentation of site legal survey.
2. Presentation of agreement(s) from adjacent owners demonstrating concurrence with proposed features on their property.
3. Provide more construction details regarding repair/reconstruction of sidewalk pavements and include specific sub-brick pavement specifications and certain compaction standards on right-of-way trench excavations.
4. Sidewalk closure signage shall be strategically placed along public sidewalk areas in the right-of-way, to protect the walking public and proactively advise pedestrians of appropriate temporary walking routes to avoid mid-block street crossings.
5. Address extent of expected construction impact on south side of building and erect construction fence for public safety.
6. Notations shall be added to plan requiring that a roadway/right-of-way permit be acquired from the City of Groveport due to construction activities in the right-of-way and that a bond shall be posted by the contractor warranting their work.

Conclusion:

Engineering Staff have no objection to the use variance, but recommends that the following conditions be made a part of approval of a use variance:

- 1) Construction of building and site improvements and work in the right-of-way cannot begin until:
 - a. Engineering site plans are approved by the City Engineer and Administrator and building permits are issued by the Building Department and all appropriate permitting fees are paid.
 - b. Right-of-way permit is issued by the City staff.
 - c. Surety is posted pursuant to City of Groveport Chapter 1191.14 for construction activities in easement and public rights-of-way and based on a construction estimate provided by the Owner's architect engineer and approved by the City Engineer.
 - d. Agreements are in place for construction activities that encroach on properties owned by others.
- 2) Regarding the proposed occupation of the right-of-way by the presence of certain building foundations, doorways and awnings and other privately-owned elements of the project: The developer/owner shall enter into a right-of-way encroachment agreement with the City of Groveport.