

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 14, 2009
Re: Staff Report for Grove City Family Dentistry – Method of Zoning Change

Item #1 – Grove City Family Dentistry – Method of Zoning Change (PID# 200903050007)

Application: Method of Zoning Change
Location: 4068 Gladman Ave
Applicant: Brad Parish, Architectural Alliance
Zoning: R-2 (Single Family Residence)
Prp. Zoning: PSO (Professional Services)
Use: Medical/Professional

Relevant Code Section(s):

- 1139.03 Zoning Amendments and Annexed Territory – Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone .200 acres of land (PID: 040-002178) located on the east side of Gladman Avenue, directly south of Grove City Family Dentistry (PID: 040-002174). The applicant is seeking to rezone this property from R-2 (Single-Family Residential) to PSO (Professional Services) to allow for the expansion of the office's parking area. The structure currently located on the subject parcel (PID: 040-002178) will be razed for the parking lot expansion. The parcels to the south are zoned R-2 (Single Family Residential) and the property to the east is zoned PUD-C (Planned Unit Development-Commercial). Additionally, the parcels located west across Gladman Avenue are zoned D-1 (Doubles), A-1 (Multi-Family Residential), R-2 and PSO. The applicant has provided a sketch plan that illustrates landscaping and a new fence along the south boundary of the parcel to screen the parking area from the neighboring parcel.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for this rezoning request with the following stipulations.

1. The .200 acres (PID: 040-002178) parcel shall be combined with the .665 acres (PID: 040-002174) parcel to the north, containing the existing medical facility.
2. All the necessary approvals shall be obtained from the City prior to extending the parking area.