

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: June 28, 2013
Re: Staff Report for Grove City Coins and Currency – Method of Zoning Change (PSO to C-1)

Item #2 – Grove City Coins and Currency – Method of Zoning Change (PSO to C-1) (Project ID # 201305240020)

Application: Method of Zoning Change
Location: 2655 Columbus St
Applicant: Clark A. Wolfe
Current Zoning: PSO (Professional Service)
Proposed Zoning: C-1 (Service Commercial)
Proposed Use: Coin Shop

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone the 0.447 acres located at 2655 Columbus Street (Parcels 040-002894 and 040-002895) from PSO to C-1 in order to operate a coin shop out of the structure. The site is bordered by single family residential (R-2) to the south, commercial property (C-2) to the west, a city park (SD-3) to the east, and the Grove City United Methodist Church (SD-1) to the north across Columbus Street.

Staff does not feel the proposed zoning from PSO to C-1 will harm the character of the area or affect the use of adjacent properties, as there are other commercial properties located within close proximity of the proposed site.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.