

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 29, 2014
Re: Staff Report for Tesla Motors – Use Approval

Item #4 – Tesla Motors – Use Approval

(PID #201407280037)

Application: Rezoning (Use Approval)
Location: 2162-2263 Stringtown Road
Applicant: Melanie Parrott, Black & Veatch
Zoning: C-2 (Retail commercial)
Use: Electric vehicle charging stations

Relevant Code Section(s):

- 1135.09 Permitted Uses; Standard Industrial Classification Manual; Adoption by Reference

Project Summary:

The applicant is proposing to install eight (8) electric vehicle charging stations for Tesla Motors in the Derby Square Shopping Center. The charging stations would be located in the parking lot west of the shopping center, along Parkmead Drive. Four supercharging cabinets and other mechanicals are proposed to be screened with a wood fence and an additional utility transformer is proposed east of the enclosure.

Code Analysis:

Staff conducted analysis of the existing use and district requirements listed in Section 1135.09 of the Codified Ordinances of Grove City and have concluded that electric vehicle charging stations are not expressly or conditionally permitted in any zoning district within the City. Therefore, in accordance with Section 1135.09, *“All uses not shown herein shall be considered by the Planning Commission, and shall thereafter recommend approval or disapproval of the use to Council for final action.”*

Recommendation(s):

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