



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
October 6, 2015 1:30pm

**8. APPLICATION: Ohio Health Medical Center - Method of Rezoning
(Suburban Residential to M-1, upon annexation)**

Project Number: 201509010061

Location: 1345 Stringtown Road, located on the south side of Stringtown Road, 1,130± feet west of Jackson Pike (160-000134 & 4 others).

Proposal: A rezoning from Suburban Residential (Jackson Township) to M-1, Medical District for an approximate 21.87 acre site, upon its annexation to the city.

Applicant: The Daimler Group, c/o Todd Sloan; 1533 Lake Shore Drive; Columbus, Ohio 43204.

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone five (5) parcels south of Stringtown Road from Suburban Residential (Jackson Township) to M-1, Medical District, upon annexation.

Facts

The site is currently owned by the Ohio Health Corporation, and is composed of five (5) parcels which are being annexed from Jackson Township. The site is partially developed with single family homes zoned Suburban Residential within a Multi-Use Overlay Zone in Jackson Township. Upon annexation and rezoning, the site will be developed with Ohio Health medical offices. It is approximately 22 acres in size, which includes roughly 885± feet of frontage along Stringtown Road. The site is heavily wooded along the eastern and southern boundaries, and has one wet pond on the southern portion.

To the north are single family homes in the C-2, Commercial District, properties within the Multi-Use Overlay Zone in Jackson Township, and a property zoned PUD-C, Planned Unit Development Commercial District (The Stringtown Animal Hospital). The Manheim Auto Action (zoned C-2, Commercial District) is located north of the properties fronting Stringtown Road. To the east is a church (Community of Christ Grove City Church) in Jackson Township. To the south are single family homes in Jackson Township and undeveloped land zoned C-2, Commercial District. To the west of the site are single family homes in Jackson Township, and further west, commercial development (Target) in the C-2, Commercial District.

Recommendation

The requested M-1, Medical District will allow the development of Ohio Health medical offices on the approximate 22 acre site. Staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development, its location off of Stringtown Road with the knowledge of future roadway improvements, and the fact that the site was identified for Full Range Commercial for future land use in Jackson Township's 2010 Comprehensive Plan.

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