



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

December 8, 2015 1:30pm

5. APPLICATION: Home Road | Rezoning R-1 (Residential) to IND-1 (Industrial)

Project Number: 201511020082

Location: 000 Home Road & 2550 Home Road, located on the north side of Home Road, 675± feet east of Turnberry Court (040-008688 & 040-008689).

Proposal: To rezone 7.375 acres of land from R-1, Residential District to IND-1, Industrial District.

Applicant: Kirk Williams Company, c/o Laura MacGregor Comek; 300 E. Broad Street, Suite 450; Columbus, Ohio 43215.

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to rezone two properties (040-008688, 040-008689), approximately 7.4 acres in size, located north of Home Road from R-1, Residential District to IND-1, Light Industrial District.

Facts

The site is currently in contract to be purchased by the Kirk Williams Company, which plans to expand its operation from their site directly adjacent to the west. The western parcel to be rezoned (040-008688) is currently wooded and undeveloped, and the eastern parcel (040-008689) currently contains a single family home. The site has roughly 540± feet of frontage along Home Road.

To the east are single-family homes zoned R-1, Residential District and in Jackson Township (zoned Semi-Rural Residential). To the south are multi-family developments zoned PUD-R, Planned Unit Residential Development District (Village at Pine Manor) and D-1 (Walden Bluffs Subdivision). To the west is industrial development (Kirk Williams Company) in the IND-1, Light Industrial District and to the north is Interstate 270.

Recommendation

The requested IND-1, Light Industrial Development will allow the expansion of the Kirk Williams Company on an approximate 7.3 acre site. Staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development and its location off of Home Road, noting that the development will be required to comply with all screening standards and other Code requirements to reduce any negative impacts on adjacent properties. These items will be reviewed and enforced with the submittal of a development plan for the site.

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