



The City of Grove City, Ohio

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

Planning Commission Staff Report
Lower Level Conference Room
March 8, 2016 1:30pm

- 3. APPLICATION: 4164 Broadway | Rezoning PSO to R-2**
- Project Number: 201601250005
- Location: 4164 Broadway (040-000239), 300' south of Kingston Avenue
- Proposal: To rezone approximately 0.17 acres of land from PSO, Professional Services to R-2, Single-Family Residential
- Applicant: Elizabeth A. Lauron; 6644 Ridpath Rd.; Grove City, Ohio 43123.

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to rezone 4164 Broadway (040-000239) from PSO (Professional Services) to R-2 (Single-family Residential).

Facts

The site currently contains a 1,300 square foot single-family structure with a small parking lot in the rear accessed from a rear alley. This structure has previously been used for legal offices but has been utilized as a residential rental property since 2006. The proposed rezoning would bring the use into conformance and revert the property back to the originally intended use of the structure as a single-family residential home.

The site is bordered to the north and west across Broadway by properties zoned PSO, to the south by property zoned A-1, and to the east by single-family residences zoned R-2.

Recommendation

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