



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
July 5, 2016 1:30pm

- 5. APPLICATION: 4132 Broadway | Rezoning PSO to D-1**
- Project Number: 201605200033
- Location: 4132 Broadway (PID 040-000558)
- Proposal: To rezone 4132 Broadway from PSO to D-1 in order to build an apartment over the rear garage on the property
- Applicant: John Roush, 4132 Broadway, Grove City, OH 43123

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to rezone 4132 Broadway from PSO (Professional Services) to D-1 (Residential, Doubles) in order to construct an apartment over the rear garage on the property. The site currently contains a single-family residential structure with a detached garage accessed from the rear alley (First Street).

The site is bordered by a variety of zoning districts. The property adjacent to the north is zoned PSO and is owned by the City of Grove City for open space. The property adjacent to the south is zoned C-2 and contains a single-family residential structure. Properties located across Broadway are zoned PSO and D-1 and primarily contain single-family residential homes converted to offices or two-family structures. The property to the east across the alley (First Street) is zoned R-2 and contains a single-family structure.

It should be noted that future development on the site will be required to comply with the D-1 district requirements including unit square footage and garage requirements noted in Section 1135.10, and that constructing an apartment over the existing garage will likely require variances through the Board of Zoning Appeals. The D-1 zoning district is approved for Doubles, Twin Singles, and Duplexes. The definition for these uses found in the City's Planning and Zoning Code requires that both units be constructed side by side or within one structure. Staff would be supportive of granting variances to allow for the proposed construction of an apartment over the existing garage.

Staff believes the proposed rezoning is appropriate for the area given its proximity to other similarly zoned properties. Furthermore, the proposed rezoning is in alignment with the 2008 Town Center Plan which stresses the importance of adding residences to the Town Center as well as keeping the area mixed use commercial and residential.

Recommendation

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