



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

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

## 10. APPLICATION: Indus Companies | Zoning Text Amendment

Project Number: 201608290061

Location: Approximately 220 feet west of the Buckeye Place terminus (040-005957)

Proposal: To amend the PUD-C zoning text to delete language requiring a signature office building

Applicant: Donald Plank, 411 East Town Street, Columbus, OH 43215

### Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification
- C-02-02, Stringtown West Property Zoning Text (Original)
- C-18-05, Stringtown West Property Zoning Text (Revised)

### Project Summary

The applicant is proposing to amend the Stringtown West Property Zoning Standards Text for Subarea A, located north of Buckeye Place and west of Parkway Centre Drive. There are two buildable parcels as part of Subarea A, only one of which is large enough to feasibly contain a 40,000 square foot building. The proposed amendment would modify the text to remove the requirement for a 40,000 square foot signature office building.

The applicant has submitted renderings of a building containing two (2) Hilton brand hotels proposed for the site. The intent of the elevations is to show the commitment of the developer to construct a “signature” building. The site would be used for a 190-room hotel in place of the 40,000 square foot office building. It should be noted that the renderings were submitted for the purpose of conveying the quality of the development on the site. The elevations and all other aspects of the future development will be required to be approved through the development plan process through Planning Commission and City Council.

### Review of Proposed Changes

The applicant is proposing to make the following changes to the Stringtown West Property zoning text:

#### **Subarea A**

The subject area is located south the ~~Ramada Inn~~ **Bob Evans Restaurant**, ~~Parcel No. number 040-005958~~ and west of the proposed shopping center on the Younkin property, parcel number 040-009235-**012076**. This subarea ~~will permits~~ a mixture of retail, restaurant, hotel/motel, ~~and~~ office uses ~~and at a minimum, one (1) 40,000 sq. ft. signature office building.~~ This property ~~area will accommodate~~ **more** local service oriented uses and ~~in addition would accommodate~~ quality freeway oriented uses. Parking shall be calculated in accordance with the code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots. Architecture, signage and

landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger out-lots.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the following stipulation:

1. Any building west of the Parkway Crossing Condominiums/Buckeye Place shall incorporate a level or architectural significance as shown on submitted elevations dated 11/4/16.