



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
April 3, 2018 1:30pm

**2. APPLICATION: 1519 Borrer Road | Rezoning (PUD-R to SF-1)**

Project Number: 201803220009

Location: Located on the south side of Borrer Road, approximately 1,530 feet east of Buckeye Parkway (PID 040-005233)

Proposal: To rezone a 2.035-acre property from PUD-R to SF-1 to clarify standards on the property

Applicant: Jeffrey L Glavan, Glavan Group, LLC, 92 Hanford Street, Columbus, OH 43206

**Relevant Code Section(s):**

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

**Project Summary**

The applicant is proposing to rezone a 2.035-acre parcel at 1519 Borrer Road, located on the south side of Borrer Road, approximately 1,530 feet east of Buckeye Parkway (Parcel 040-005233) from PUD-R (Planned Unit Development- Residential) to SF-1 (Single Family) in order to construct a single-family home on the site. The site is bordered by R-1b (Single-Family) zoned properties to the east and to the south in Grant Run Estates, and properties in Jackson Township zoned as SURB (Suburban Residential) to the west and north side of Borrer Road.



The property was zoned as PUD-R in 1976 without a zoning text upon its annexation into the City, and per Table 1135.14 III, standards for single-family PUD-R developments are “as approved by Council and shown on the development plan.” The property is not large enough to accommodate a subdivision to create the standards as intended in Table 1135.14-III, but could accommodate a lot split under the SF-1 requirements. Staff does not believe it is appropriate or the intent of Table 1135.14-III to review development plans for individual homes and recommended the property owner pursue an SF-1 zoning to allow for the construction of their desired single-family home, and the potential to split the lot to develop an additional home on the site while keeping the large-lot rural character intended for the area on future land use plans.

Staff believes that the proposed SF-1 zoning is appropriate for the area and will result in the site being developed with similar standards (lot widths, setbacks) as other properties along Borrer Road. The GroveCity2050 Community Plan recommends the future land use for this property be Edge Living, and the proposed zoning meets the single-family primary use requirements of this classification.

**Recommendation**

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