



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
June 5, 2018 1:30pm

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

Project Number: 201805020015

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-2 to allow for approximately three (3) single-family lots on the site

Applicant: Brandon and Katie Gazarek, 2995 Orders Road, Grove City, OH 43123

Relevant Plans, Policies, and Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification
- GroveCity2050 Community Plan — Future Land Use Map

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-2 (Single Family) in order to split the lot into three lots and construct a single-family home on each. This property was previously reviewed for a rezoning to SF-1 at the April 3 meeting, at which time the Planning Commission recommended approval; however, the application to rezone the property to SF-1 was withdrawn at the May 21, 2018 City Council meeting.



The property recently transferred owners and the current property owners have submitted a new application to rezone the property to SF-2. Based on the frontage requirements of SF-2, the property could be divided into three lots for three single-family homes under the proposed SF-2 zoning. 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 three (3) single-family lots under the SF-2 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-2 zoning to allow for the potential to split the lot to develop additional homes 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-2 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.