



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
October 2, 2018 1:30pm

5. APPLICATION: Schoedinger Funeral Home | Rezoning (R-2 to PUD-C)

Project Number: 201808280039

Location: Located at 4242 Hoover Road, just east of the Kingston Avenue and Hoover Road intersection (PID 040-005551 and 040-005555)

Current Zoning: R-2 (Single-Family Residential)

Proposed Zoning: PUD-C (Planned Unit Development – Commercial)

GroveCity2050 Future Land Use Designation: Suburban Living, Low Intensity

Proposal: To rezone a 3.59-acre site from R-2 to PUD-C for the construction of a funeral home

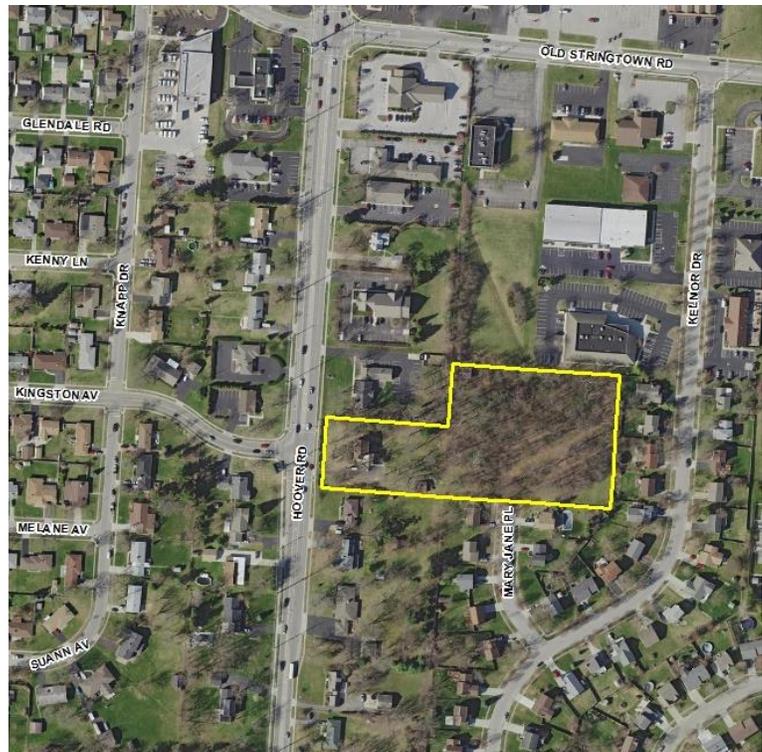
Applicant: Jackson B Reynolds III, Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, Ohio 43215

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

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

Project Summary

The applicant is proposing to rezone two parcels totaling 3.59-acres at 4242 Hoover Road, located on the east side of the Kingston Avenue and Hoover Road intersection (Parcels 040-005551 and 040-005555) from R-2 (Single-Family Residential) to PUD-C (Planned Unit Development- Commercial). The applicant is proposing to construct a funeral home on the site to relocate the existing Schoedinger Funeral Home, currently located at 3920 Broadway in the Town Center. The preliminary development plan was approved for the proposed funeral home on the site in September 2018 with CR-50-18.



A zoning text for the site is included with the application to set the standards for the site's development. Permitted uses on the site will include funeral homes that do not cremate or embalm on site and all uses permitted in the PSO (Professional Services) District.

The site is bordered by a variety of different zoning districts including PSO and C-2 to the north, R-3 to the east and south, and PSO and R-2 west across Hoover Road. The property fronting on Hoover Road to the south of the site to be rezoned is within Jackson Township, zoned SURB (Suburban Residential).



Although the GroveCity2050 Community Plan Future Land Use and Character Map shows this site as Suburban Living, Low Intensity, staff believes that this site can provide an appropriate transition between the more commercial and office uses to the north and the single-family residential to the south.

The proposed zoning text emphasizes the usage of screening of the site from the neighboring residential properties through a variety of screening techniques including the preservation of an existing tree stand in the northeast corner of the site, staggered rows of evergreen trees, and fencing with supplemental landscaping. All proposed screening and other site design aspects of the development will be reviewed with the final development plan. The proposed text includes additional standards to reduce impacts on adjacent properties including increased parking and building setbacks and lighting level regulations.

GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City's small town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

Finding is Met: The proposed zoning text specifies landscaping and tree preservation as part of the site's development with an emphasis on screening all neighboring residential properties. Staff believes that the proposed usage of the property is appropriate for the area and will preserve the surrounding character by acting as a transitional use between the commercial and office properties to the north and single-family residential to the south.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Can Be Met: The proposed zoning text does not specify the types of materials to be used on the building; however, the text does state that the building will be designed in a manner to be compatible with the surrounding residential character of the area in terms of building design and materials. Further review of the building will occur during the final development plan. Additionally, the proposed zoning text emphasizes that screening will be utilized on the site, particularly along the eastern and southern property lines adjacent to the residential properties, and more specific information will be further review during the final development plan.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Finding Can Be Met: The proposed zoning text indicates that sidewalks will be provided around the site, which will connect to the existing sidewalk on Hoover Road. The proposed access to the site is at an existing intersection with Hoover Road and Kingston Avenue. The other three directions currently have traffic signals, and a fourth one would need to be added to safely integrate this site into the intersection. Further discussion regarding the intersection mast arm and any other needed improvements to the intersection will occur as part of the final development plan review.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Finding is Met: The proposed zoning text indicates that different forms of screening will be utilized including tree preservation in the northeast corner and additional trees and other plantings being provided along each of the property lines, with an emphasis on the eastern and southern property lines to buffer the residential properties.

- (5) **Development provides the City with a net fiscal benefit.**

Finding is Met: Schoedinger Funeral Home has been a successful community partner and business in the Town Center and the proposed relocation of the facility will allow the business to continue to be both of those things. Furthermore, the relocation of the facility will create an important redevelopment opportunity in the Town Center, providing economic development opportunities, with the potential to bring in additional businesses, offices, and residences.

Recommendation

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