



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
February 5, 2019 1:30pm

- 4. APPLICATION: 1240-1250 Stringtown Road | Rezoning (SF-1 to C-2)**
- Project Number: 201911190001
- Location: 1240-1250 Stringtown Road (Parcels 040-014328 and 040-014329)
- Current Zoning: SF-1 (Single-Family Residential)
- Proposed Zoning: C-2 (Retail Commercial)
- Future Land Use: Commercial Center
- Proposal: To rezone a 0.92 acre site from SF-1 to C-2 to permit vehicle parking on the site
- Applicant: Kacie Waugh, Waugh Law LLC, 3083 Columbus Street, 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 and Character Map

Project Summary

The applicant is proposing to rezone 0.92 acres at 1240 and 1250 Stringtown Road, located on the north side of Stringtown Road, approximately 530 feet west of Jackson Pike (Parcels 040-014328 and 040-014329). The site is currently zoned SF-1 (Single-Family Residential) and is vacant. Most recently the site was temporarily utilized as a staging area for roadway widening project. Initially it contained two single-family homes, one on each lot, which were razed in 2017.

With this application the applicant is seeking to rezone the site to C-2 (Retail Commercial) as the next step in the overall initiative of consolidating the various contiguous properties into one site, which would include the primary operation as a car dealership (Car Source).

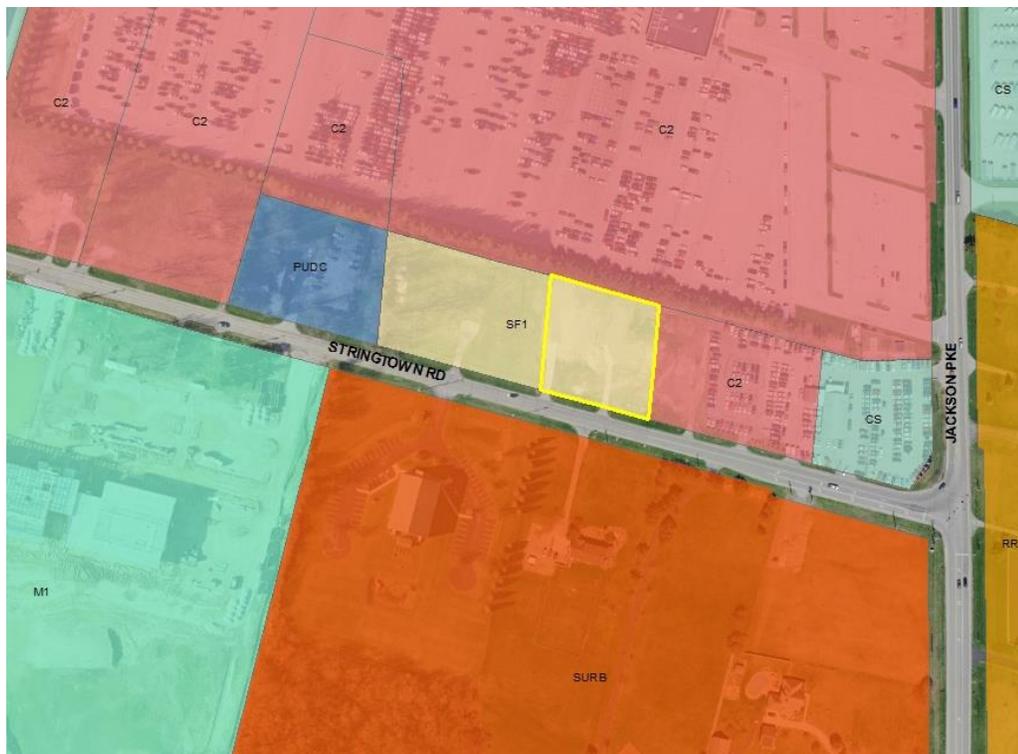


It should be noted that this application is limited to the rezoning of the western parcels. In order to completely reconfigure the site boundaries and bring the property into conformance with the

City's zoning code the property owner will need to annex the two (2) easternmost parcels (160-001100 and 160-001099) into the City, combine the various lots, and obtain development plan approval for site improvements. It is staff's opinion that the totality of the site should be located within the City before approving any development plan application.

Based on an email received from the applicant on January 29th, it is staff's understanding the property owner is agreeable to the need for a development plan, however further discuss is needed concerning the timing such approvals.

The site is bordered by different zoning districts, including: SF-1 to the west; C-2 to the east and north; and, SURB (Suburban Residential) to the south in Jackson Township. The C-2 zoned area to the north belongs to the auto auction and is used to store vehicles awaiting the auction and/or customer parking. The GroveCity2050 Community Plan Future Land Use map shows this site as Commercial Center, which lists a mixture of commercial uses. The proposed use of the site as a vehicle sales lot is in character with the existing, adjacent uses. Staff believes that the proposed rezoning to make the site C-2 is appropriate as it will be in character with the surrounding area and meet the land use recommendation in GroveCity2050.



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 Can Be Met: The proposed C-2 zoning is in character with the surrounding area, which is also zoned C-2 to the east and north. The eastern portion of Stringtown Road is recommended for Commercial Core in the GroveCity2050 Community Plan as an extension of the existing commercial to the west and a major corridor, Jackson Pike, to the east. The rezoning of this site will allow the existing vehicle sales business to further expand, meeting an expectation for growth of an existing business. However, a development plan is needed for the site to ensure that a high-quality of development of the site occurs.

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

Finding Can Be Met: The applicant is proposing to pave the site as an extension of the vehicle sales business located adjacent and to the east. The proposed development of the site will require a development plan for which landscaping, setbacks, drainage, pavement composition, and other elements will be necessary to meet Code standards.

- (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 City is currently working to extend the sidewalk along the north side of Stringtown Road east to Jackson Pike. The site will be required to provide a sidewalk as part of the development of the parking lot. Additionally, there a number of curb cuts into this site, with two provided (one improved and one unimproved) on the two properties to be rezoned and others on Car Source's current site. Staff is not supportive of the amount of access points due to the amount of traffic on Stringtown Road, and has been holding new developments to a higher safety standard with traffic circulation. This will need to be addressed during the review of the final development plan.

- (4) Future development 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 Can Be Met: Currently, the site is partially undeveloped on the west side and graveled on the east side. While developing the site, it will be necessary to meet code requirements for landscaping and drainage to protect any natural area around the site.

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

Finding is Met: The rezoning of the lot from SF-1 to C-2 allowing for the expansion of the vehicle sales business, will provide development and growth, as well as potential new jobs and increased revenue to the city.

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 stipulations.

1. A development plan shall be submitted for any proposed site improvements.
2. No cars shall be parked on the properties until a development plan is approved.