



ITEM 4: 202001270003 – Mojo on Broadway (Rezoning R-2 to C-2)

Site Location

4094 Broadway (Parcel 040-000883)

Proposal

To rezone a 0.25-acre property from R-2 to C-2

Zoning

R-2 (Single Family Residential)

Future Land Use

Town Center Core

Property Owner

Kimberly Wemlinger Trust

Applicant/Representative

Bill Chaffin

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1139.03
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted.

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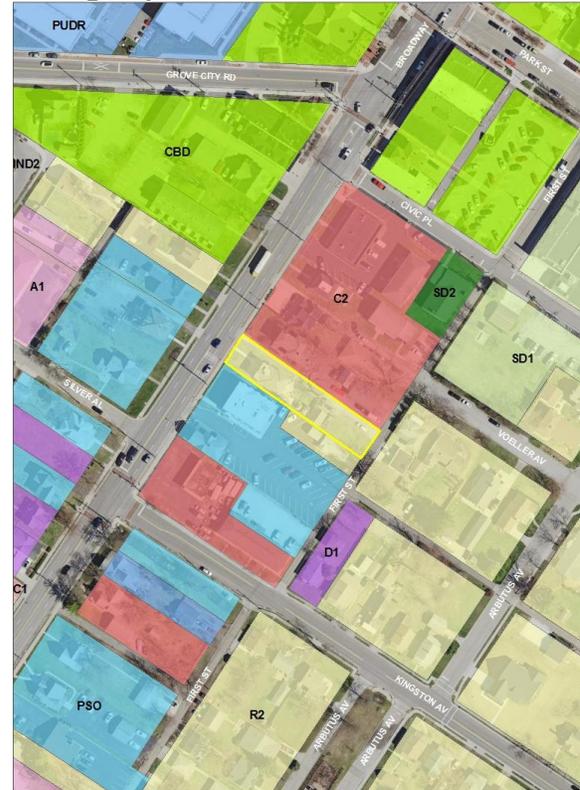
Case Manager

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Summary

The applicant is requesting a rezoning of a 0.25-acre property from R-2 (Single-Family Residential) to C-2 (Retail Commercial) in order to operate a retail clothing business on the site.

Zoning Map

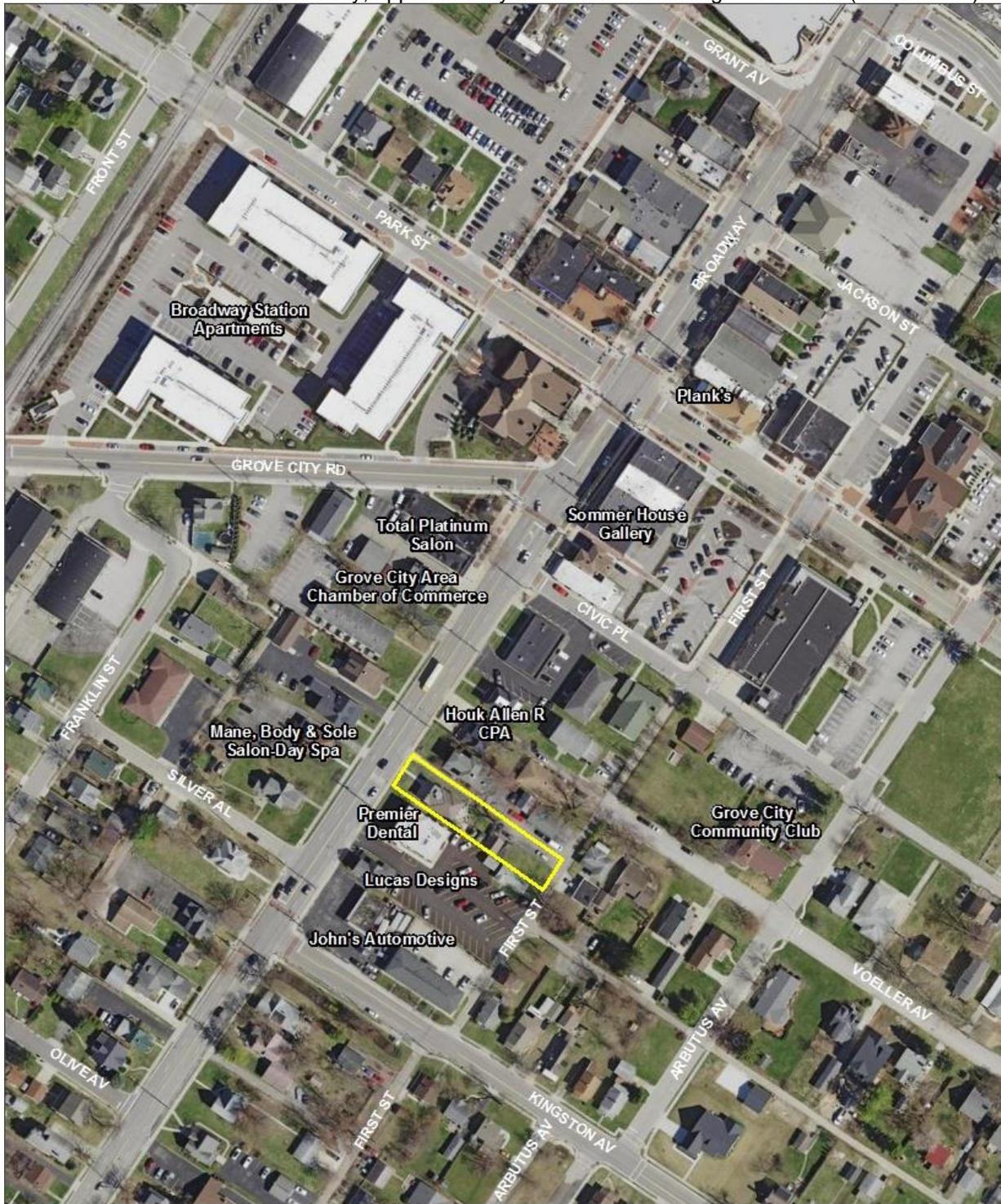


Next Steps

Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the rezoning goes into effect 30 days after Council approval.

1. Context Map

This site is located at 4094 Broadway, approximately 230 feet north of Kingston Avenue (040-000883).



202001270003
Mojo on Broadway - Rezoning
4094 Broadway



2. Analysis

The applicant is requesting a rezoning for a 0.25-acre property located at 4094 Broadway from R-2 (Single-Family Residential) to C-2 (Retail Commercial). The site is currently used as a residence, and the property owner has plans to operate a retail t-shirt business, Mojo on Broadway, which will sell apparel to local schools, sports teams and other organizations. The applicant has also indicated that there may be future interior renovations to the building to create a separate office space within the building. The proposed retail use and potential future office use are not permitted in the R-2 district but are permitted in the C-2 district.

The site was previously zoned C-2 but was rezoned in 2011 to R-2, as requested by a previous property owner. The site had historically been used as a residence, and the owner needed it to be rezoned for financing purposes to match the existing use on the property. The area surrounding the property has a number of different uses and zoning districts including PSO (Professional Services) for a dental office to the south, C-2 for offices, retail and restaurants to the north, PSO and R-2 to the west and R-2 to the east. The GroveCity2050 Future Land Use and Character map recommends this property be used as Town Center Core, which includes commercial and office as primary recommended uses. Staff is supportive of the proposed rezoning to C-2, as the surrounding properties along Broadway are primarily commercial. This will keep the site in character with the area since it was previously zoned as C-2, and the C-2 zoning would meet the land use recommendation in GroveCity2050.

The applicant has indicated that some updates are proposed for the property, including an interior renovation and rear parking lot. A preliminary parking plan shows the potential location of eight proposed spaces (the minimum code required parking amount) on the site, as well as the site's ability to accommodate the required parking spaces. Due to the property's location in the Historical Preservation Area (HPA), a Certificate of Appropriateness will be required for the further review of the location of the spaces and the landscaping which will be required.

Front of Property



Rear of Property



3. 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: A number of businesses in the Town Center are in buildings previously used as residences that were converted to commercial uses and rezoned. Staff believes that although the building has the architectural character of a residence, it is in character with other nearby buildings. Additionally, rezoning the site from R-2 to C-2 will allow the site to be used as a retail shop and office space bringing additional employment opportunities to the city, as well as providing space for a business that makes apparel for the local schools and organizations.

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

Finding Can Be Met: The applicant has indicated that improvements are proposed for the property, including a rear parking lot. A preliminary parking plan was submitted demonstrating that, as per code, the site can accommodate the eight required parking spaces. An official parking plan including grading, setbacks and landscaping will be reviewed during the Certificate of Appropriateness application.

- (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.**

Not Applicable: There are no plans to make updates to the street or sidewalk network with either the rezoning or future Certificate of Appropriateness application. The property already has multiple points of pedestrian access. It is located off Broadway and has easy access to the sidewalk network along Broadway, as well as the bike boulevard located in the rear of the property (First Avenue).

- (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: The property is located within the Historical Preservation Area (HPA) and any updates to the property will require review and approval through either a Certificate of Appropriateness with the Building Division for minor improvements or a Certificate of Appropriateness through City Council for major improvements.

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

Finding is Met: Commercial properties are taxed at a higher rate than residential sites. The proposed business and potential future office will provide an additional fiscal benefit for the jobs added to the site.

4. Recommendation

After review and consideration, based on the existing commercial uses in the area and the intended land use shown on the GroveCity2050 future land use map, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

5. Detailed History

1935

The current home on the property was constructed.

1975

As part of a comprehensive rezoning of the City, the property was zoned to C-2 (Retail Commercial) with the adoption of a new zoning code per Ordinance C-76-74.

2011

Ordinance C-38-11 went into effect in October 2011 to rezone the property from C-2 to R-2 (Single Family Residential).