



## ITEM 1: 202004020015 – Casa Blvd (Rezoning SF-1 to R-2)

### Site Location

Southern side of Casa Boulevard, approximately 715 feet west of the intersection of Casa Boulevard and Haughn Road.  
(Parcel 040-015745)

### Proposal

To rezone a 0.5-acre site from SF-1 to R-2

### Zoning

SF-1 (Single Family Residential)

### Future Land Use

Suburban Living, Low Density

### Property Owner

Yesenia Figueroa

### Applicant/Representative

Katie Antry, Saxton Real Estate

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1139.03
- GroveCity2050 Community Plan

### Staff Recommendation

Approval, with 1 stipulation.

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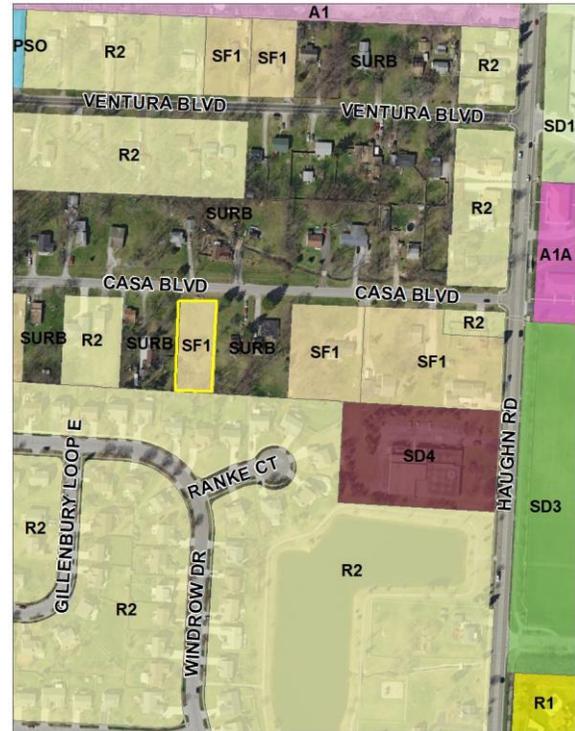
### Case Manager

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### Summary

The applicant is requesting approval of the rezoning of a 0.5-acre site on a vacant parcel from SF-1 to R-2. The proposed use for the site is a single family home.

### Zoning Map

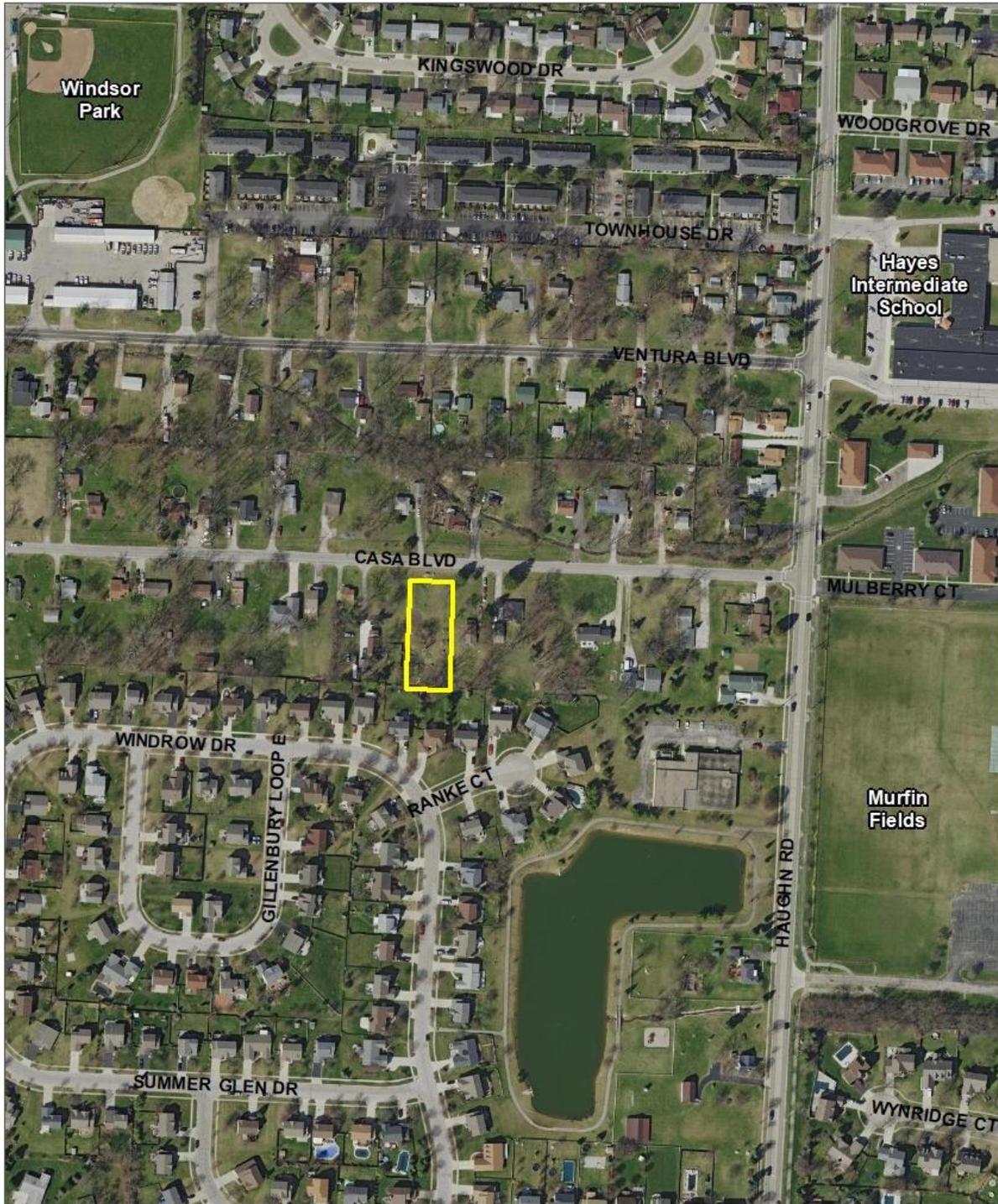


### Next Steps

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 on the south side of Casa Boulevard, approximately 715 feet west of the intersection of Casa Boulevard and Haughn Road. (Parcel 040-015745)



202004020015  
Casa Blvd - Rezoning  
3689 Casa Boulevard

0 125 250 500  
Feet



## 2. Analysis

The applicant is requesting the rezoning of a 0.5-acre site on parcel 040-015745, which is on the south side of Casa Boulevard, approximately 715 feet west of the intersection of Casa Boulevard and Haughn Road, from SF-1 (Single-Family Residential) to R-2 (Single-Family Residential). The rezoning request would allow for the future development of a two-story, single-family home that will be able to meet the size, setback and other regulations that are more difficult or not feasible to meet under the SF-1 zoning, based on the size of the parcel and the proposed residence.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Suburban Residential, Low Density. The description of Suburban Residential, Low Density states that the primary use is single-family residences of 1-3 stories in height that are set back 20-30 feet from the roadway. The expected development of a single-family home will be set back to generally align with the neighboring homes, which are set back approximately 25-110 feet. In staff's opinion, the proposed zoning and the proposed development of a single-family home will meet the intended character and intensity of the area.

The area surrounding the subject property is a combination of residential lots, including some that have been annexed into the City, while the majority of the area remains Jackson Township.

Currently there are two outstanding property maintenance issues: IPMC 308.1 Accumulation of Materials (pile of haphazardly stacked firewood) and IPMC 302.4 Weeds: Portions of the parcel were overgrown (grass in excess of 6" in height and several sections of overgrown brush). Staff recommends that these issues be addressed as a stipulation of this approval.

## 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:** The small-town character will be preserved, as the lot being rezoned will match the Suburban Residential and low-intensity area. The eventual home will increase the City's residential capacity.

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

**Finding is Met:** The home that will be developed on the property will be required to meet the requirements and regulations of the R-2 zoning designation.

**(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 is Met:** The property and future home will infill a vacant site on an existing roadway that is a part of the City's roadway network.

- (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 is Met:** The site and future home will infill a vacant residential lot, taking advantage of existing residential land, minimizing the need to expand into existing open space. The site is not within the Historic Preservation Area (HPA) nor is there a historic structure on it, so it will not be held to historic preservation requirements.

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

**Finding is Met:** The proposed single-family home will provide in-demand housing. The parcel will provide higher taxes with a home developed on it compared to vacant land.

#### **4. Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning, with 1 stipulation:

- 1) All outstanding property maintenance issues identified by the Building Division shall be resolved.

#### **5. Detailed History**

##### **2016**

City Council approved the annexation of the property into the City with Ordinance C-93-16. The parcel was zoned with an SF-1 designation upon annexation.