



## ITEM 6: 202004060016 – Mojo on Broadway (Certificate of Appropriateness – HPA New Construction)

### Site Location

4094 Broadway (Parcel 040-000883)

### Proposal

A Certificate of Appropriateness to construct a parking lot and a sidewalk, and demolish a deck, gazebo and shed.

### Current Zoning

R-2 (Single-Family Residential)

### Proposed Zoning

C-2 (Retail Commercial)

### 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 1138.04
- GroveCity2050 Community Plan Future Land Use and Character Map

### Staff Recommendation

Approval with one deviation and five stipulations

### Contents

	<b>Page</b>
1. Context Map .....	2
2. Analysis .....	3
3. Recommendation .....	5
4. Detailed History.....	6

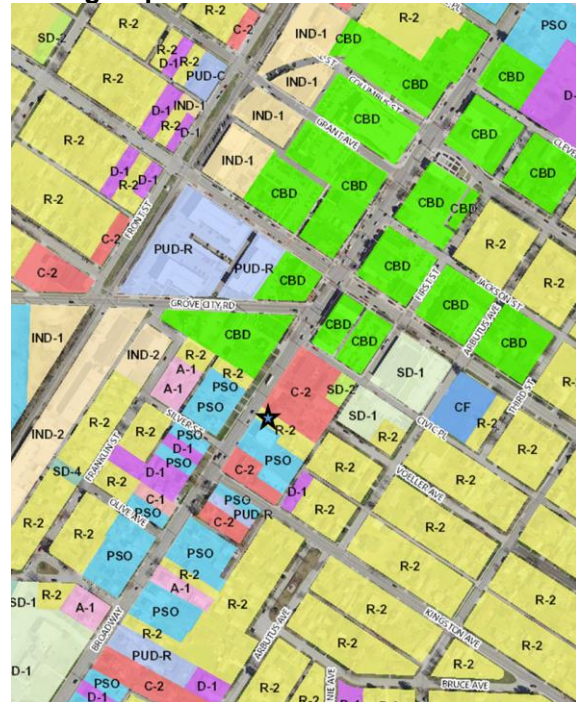
### Case Manager

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### Summary

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct a parking lot and sidewalk, as well as demolish the deck, gazebo and shed, in the rear of the property, located in the Historical Preservation Area (HPA), to operate a t-shirt/apparel retail business, Mojo on Broadway.

### Zoning Map



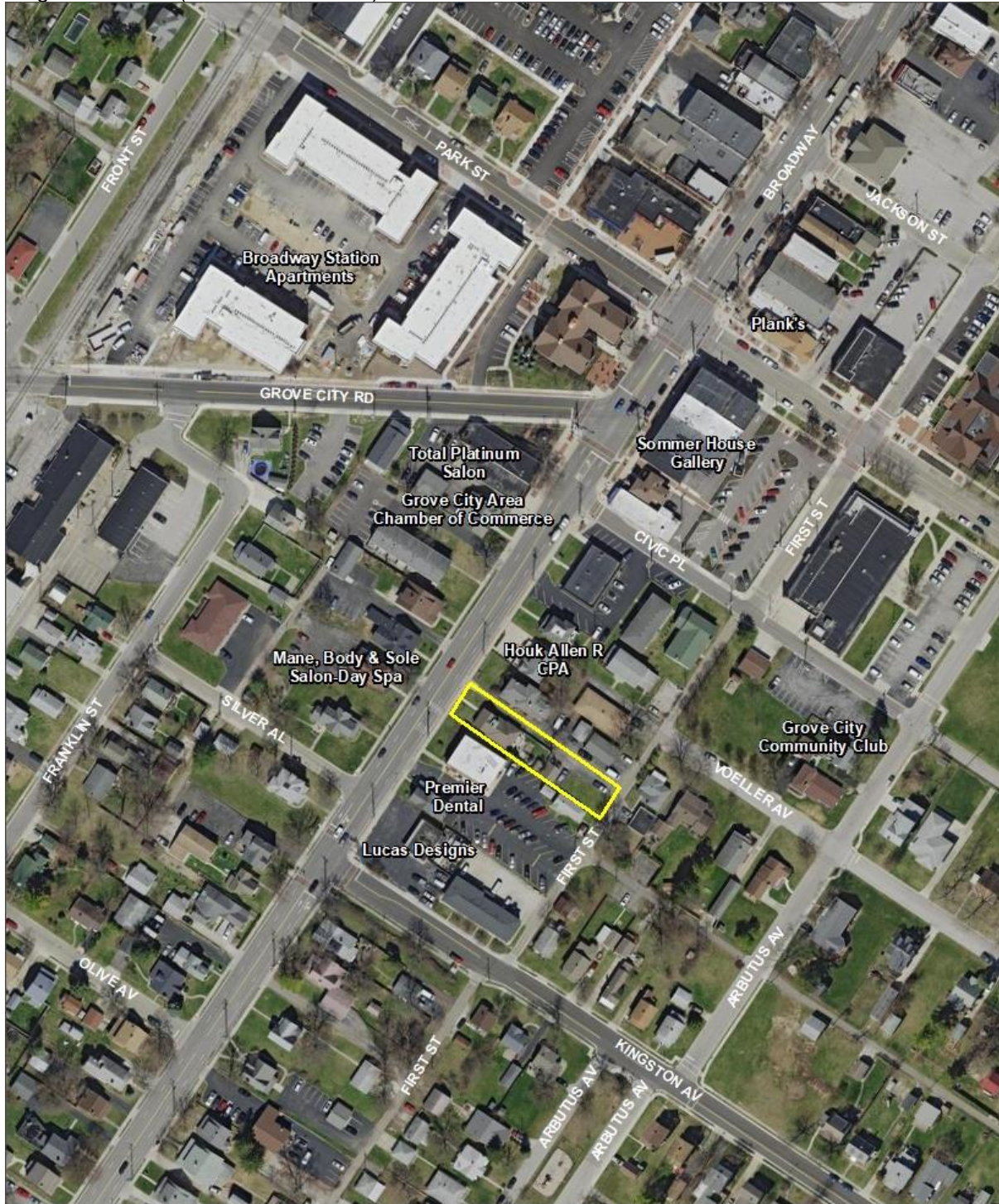
### Next Steps

Upon recommendation from Planning Commission, the Certificate of Appropriateness will move forward to City Council. If City Council approves the application, the applicant can apply for any required building permits.



# 1. Context Map

This site is located at 4094 Broadway, on the east side of Broadway, approximately 225 feet north of Kingston Avenue (Parcel 040-000883).



202004060016  
Mojo on Broadway - COA  
4094 Broadway



## 2. Analysis

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct a parking lot and a sidewalk in the rear/east portion of 4094 Broadway, to operate a t-shirt/apparel business on the property. The property is located within the Historical Preservation Area (HPA), and the proposed parking lot is considered a major improvement on the property requiring the approval of a COA through City Council. This property is currently zoned as R-2 (Single-Family Residential) and a rezoning application is currently being reviewed to change the zoning to C-2 (Retail Commercial). Planning Commission recommended approval of the rezoning at the March 3 meeting, and it will be heard before City Council at their May 20 meeting. The COA will also be heard at the May 20 City Council meeting, lining up the two applications.

The parking lot is proposed behind/to the east of the property's main building. A five-foot sidewalk is proposed between the building and parking lot to provide pedestrian access into the building. The existing rear deck, gazebo and shed will be removed to provide space for the parking lot. Staff is supportive of the demolition of these structures as they will need to be removed to provide enough space for the parking lot and allow the property to have a more commercial appearance. The parking lot is proposed to have seven parking spaces. Four of the parking spaces will be located between the building and the garage and will be 180 square feet in size (10' by 18'). There is a discrepancy in the plan which states the spaces are 10' by 20', which will need to be updated to match the project's response letter. Three of the parking spaces will be located behind/to the east of the garage and will be parallel spaces at 288 square feet in size (12' by 24'). While staff is supportive of parallel spaces being integrated into the site, staff believes that these should be narrowed to ensure they do not encroach on any shared drive. Other projects in the City have contained parallel spaces at eight feet in width. Based on the size of the building, a minimum of eight parking spaces are required, and seven are proposed. Staff believes that the additional parking space should be added for the property to comply with the required amount.

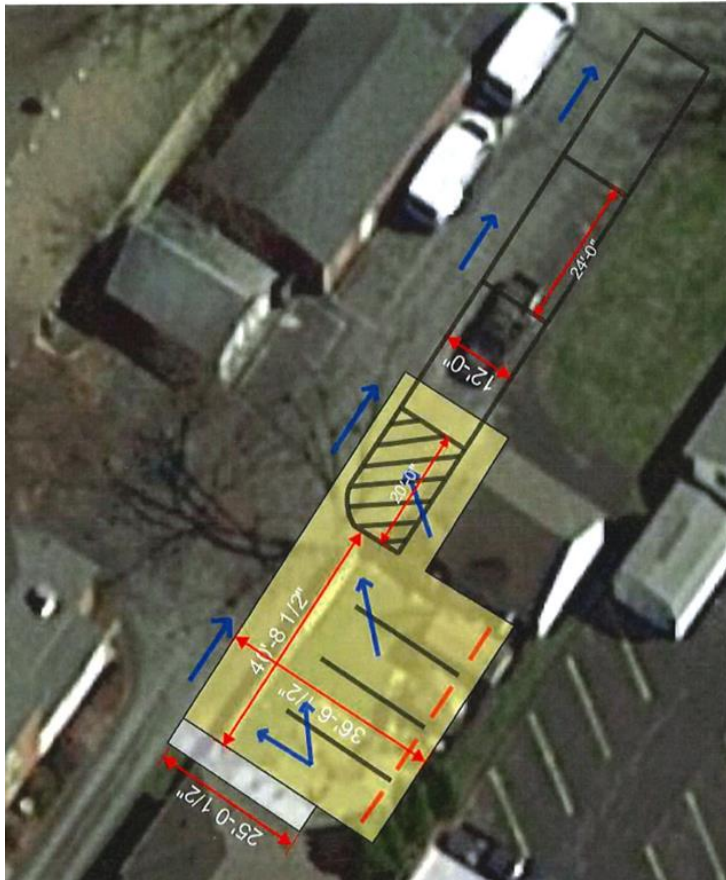
The four spaces proposed between the building and garage will be setback four feet from the south property line to be lined up with the building, as well as an existing fence, and allow vehicles more room to access the spaces. Code requires that the spaces be located 10 feet from the property line; however, staff is supportive of the deviation to provide additional space on the property for vehicles to access. Many of the other nearby commercial properties, including the properties to the north and south, are deviating from the setback requirement to accommodate their parking lots as well.

The parking lot is proposed to be accessed from a driveway that runs to the north of the building and is partially located on the applicant's property and partially on the property to the north (4086 Broadway). This drive runs from Broadway to the west to First Street to the east. The property to the north, 4086 Broadway, has been using this drive, but the site (4094 Broadway) has been using its own driveway from First Street. No shared access agreement has been created between the properties; however, the applicant has indicated that the property owner for 4086 Broadway is agreeable to creating the agreement. This agreement will need to be formalized and recorded with Franklin County to properly document the legal terms each party agrees to, including access and maintenance. The driveway is approximately 10 feet in width and staff recommends it be included in the agreement that the drive be one-way access to prevent any issues with vehicles on the site.

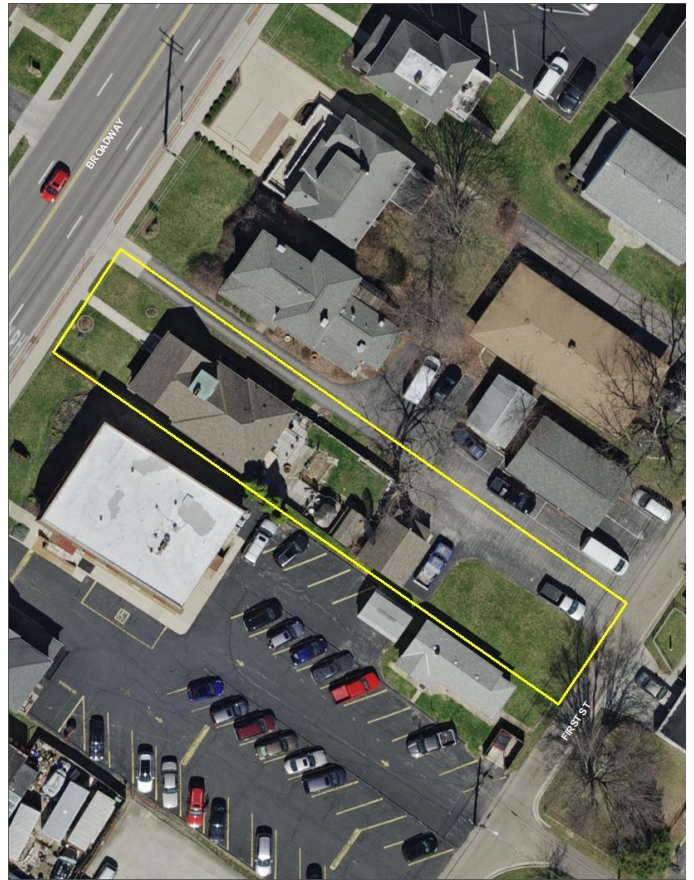
The applicant is proposing to install some landscaping along the parking lot's perimeter but has not indicated what type of plantings will be installed. Per Code requirements, one tree and two shrubs are required per 40 lineal feet of the property line adjacent to the parking lot. The applicant has been working with the Urban Forester to determine the best locations and planting types will be the most appropriate and healthy on the property and has indicated he that will continue to work with the Urban Forester.



Proposed Parking Lot Plan



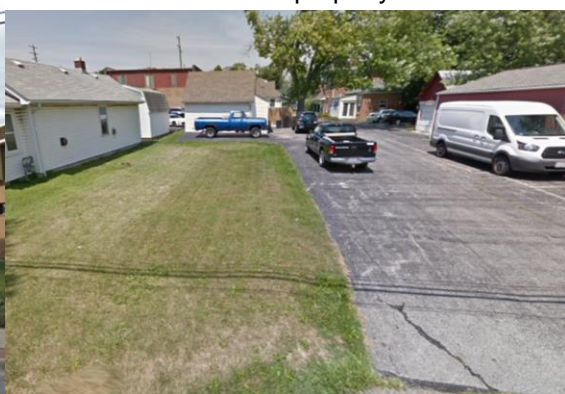
Current Property Layout



Front/West side of the property



Rear/East side of the property



### 3. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following deviation and stipulations.

1. A deviation shall be granted from Section 1136.06(b) to permit a side parking lot setback of four feet from the south property line.
2. The plans shall be updated to show the correct proposed parking space sizes.
3. The parallel spaces shall not encroach into the shared access drive.
4. One additional parking space shall be provided on the property to bring the total parking on the site to eight (8) spaces.
5. A shared access agreement shall be recorded by the property owners of 4086 and 4094 Broadway to utilize the driveway between both properties.
6. The applicant shall work with the Urban Forester to locate and find the most appropriate trees, shrubs and other plantings for the parking lot.

## 4. 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).

### **2020**

A rezoning application was submitted to change the zoning from R-2 back to C-2 to operate a retail t-shirt/apparel business on the property. Planning Commission recommended approval of the rezoning at the March 3, 2020 meeting, and it will have its public hearing before City Council on May 20, 2020.