



ITEM 9: 202007280040 – 3917 Elm Street (Right-of-Way Vacation)

Site Location

Adjacent and to the east of 3917 Elm Street

Proposal

A vacation of a 0.149 acre unnamed City right-of-way

Zoning

N/A

Future Land Use

N/A

Owner

City of Grove City

Applicant/Representative

City of Grove City

Applicable Plans, Policies, and Code Section(s)

N/A

Staff Recommendation

Approval as submitted

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Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is proposing to vacate a 0.149 City right-of-way to combine with adjacent properties.

Zoning Map

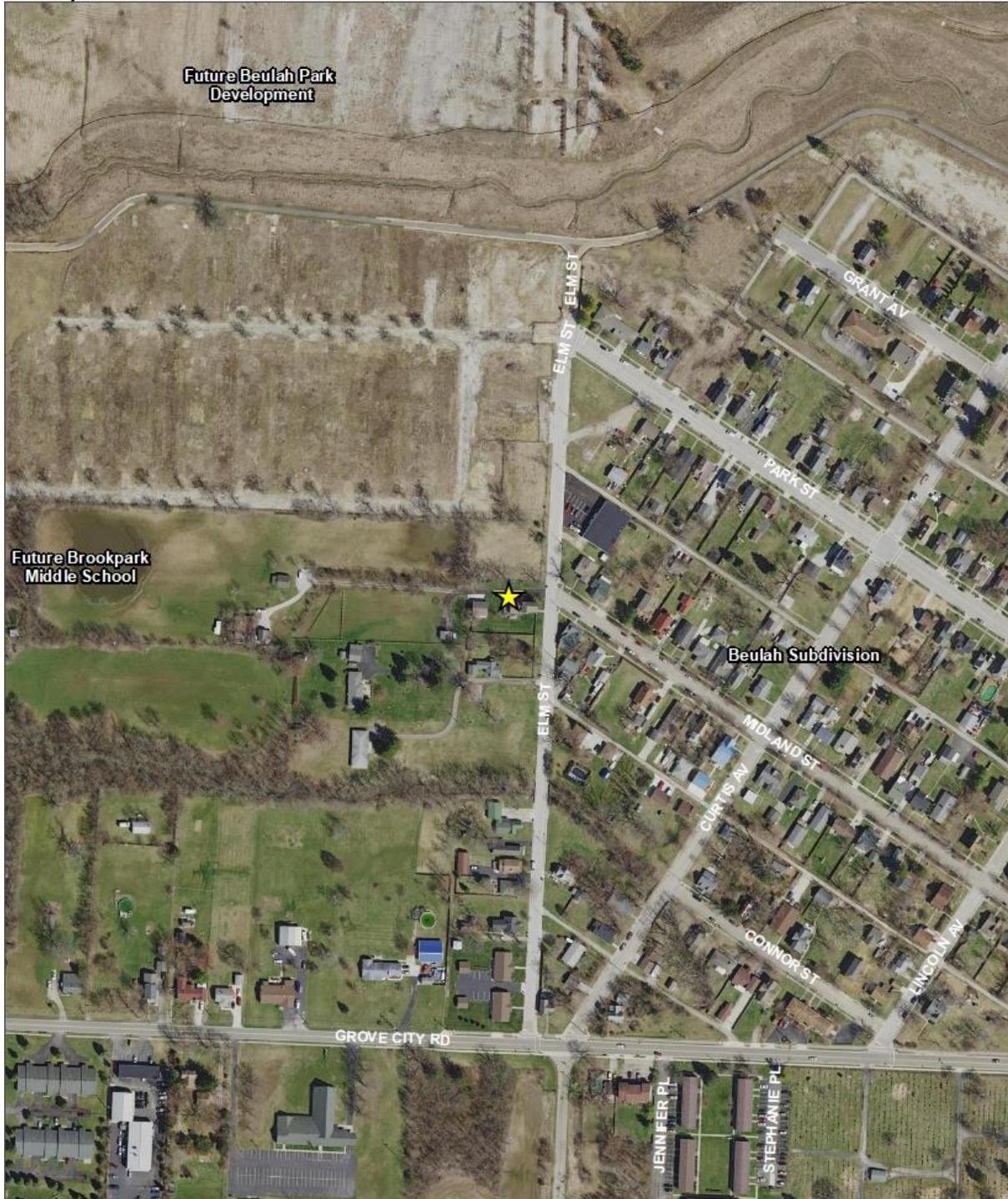


Next Steps

Upon recommendation from Planning Commission, the right-of-way vacation can move forward for final approval/disapproval from City Council.

1. Context Map

This right-of-way is located on the west side of Elm Street, adjacent and to the east of 3917 Elm Street and adjacent and to the west of the Midland Street terminus.



202007280040
3917 Elm Street - Right-of-Way Vacation
West Side of Midland and Elm Street Intersection



2. Analysis

The applicant is proposing to vacate an unnamed right-of-way located to the west of the Elm Street and Midland Street intersection. This right-of-way was created as part of the Smith's Addition to Beulah Park in 1895 and was meant to be extended further to the west for additional development at the time, as well as to provide rear alley access. The subdivision to the west was not constructed and this portion of the right-of-way did not become a public roadway. Instead, it has been used as a private access point for a couple of residential homes located adjacent to it. It is proposed that once the right-of-way has been vacated, two lots can be created from the area, a 0.019-acre piece (northern five feet of the right-of-way) and a 0.13-acre piece. Each of the newly created properties are proposed to then be combined with adjacent properties, with the 0.019-acre lot being combined with Parcel 040-016444 and the 0.13-acre lot being combined with 3925 Elm Street to the south.

Staff is supportive of the proposed right-of-way vacation and subsequent lot reconfigurations as this right-of-way does not serve a public purpose given that a public roadway was never constructed and no public utilities are located within it.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission recommend approval to City Council for the right-of-way vacation as submitted.

5. Detailed History

1895

The Smith's Addition to the Beulah Park Plat was recorded and the right-of-way was created.

2020

City Council approved the Development Plan for Brookpark Middle School in June with Resolution CR-18-20.