

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** January 2, 2015  
**Re:** Staff Report for 4074 Gladman Avenue – Method of Zoning Change (R-2 to PSO)

---

### **Item #3 – 4074 Gladman Avenue – Method of Zoning Change (R-2 to PSO) (PID # 201411250069)**

**Application:** Method of Zoning Change  
**Location:** 4074 Gladman Ave  
**Applicant:** Thomas R. Clark  
**Current Zoning:** R-2  
**Proposed Zoning:** PSO  
**Current Use:** Single-Family Residential  
**Proposed Use:** Parking Lot

#### **Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

#### **Project Summary:**

The applicant is proposing to rezone 4074 Gladman Avenue from R-2 to PSO in order to expand the parking lot for Grove City Family Dentistry. The 0.2 acres is currently occupied by a single-family structure and an accessory structure which will be removed for the parking lot expansion. The design and configuration of the proposed parking lot expansion will be reviewed under a separate development plan application.

The site is bordered by properties zoned PSO to the north (Grove City Family Dentistry), R-2 to the south and west across Gladman Avenue (single-family residences), and PUD-C to the east (multi-tenant commercial/office buildings).

#### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.