



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
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Planning Commission Staff Report  
Lower Level Conference Room  
January 5, 2016 1:30pm

- 2. APPLICATION:**                   **3927-3937 Front Street | Rezoning R-2 and IND-1 to PUD-C**
- Project Number:                   201510210079
- Location:                            3927-3937 Front Street, located at the southwest corner of Front Street and Grant Avenue (040-000758 & 040-000015).
- Proposal:                            To rezone approximately 0.32 acres of land from R-2, Residential and IND-1, Industrial Districts to PUD-C, Planned Unit Commercial Development District.
- Applicant:                         Vera Shoaf; 1640 Chestnut Farms Loop; Grove City, Ohio 43123.

**Relevant Code Section(s):**

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

**Project Summary**

The applicant is proposing to rezone 3927-3937 Front Street spanning two properties (040-000015, 040-000758) approximately 0.32 total acres in size, on the west side of Front Street from R-2, Single-Family Residential and IND-1, Light Industrial Districts to PUD-C, Planned Unit Development Commercial District.

**Facts**

The site currently contains a multi-tenant building approximately 3,500 square feet in size, which leases to a variety of tenants including Creative Clinic (art studio) and Cut-N-Buzz (hair salon). The intent of the PUD is to allow the site to function with existing tenants while ensuring the property does not become a nuisance in the future. The applicant has submitted a zoning text for the site, to be approved as part of the requested rezoning to set the standards for development on the site in terms of uses and signage. The text restricts uses on the site to those permitted in PSO (Professional Services) and C-1 (Service Commercial) Districts as well as creative arts studios and associated with on-site businesses storage.

To the north is commercial development in the C-2, Commercial District. To the east across Front Street is the railroad track, and beyond that, industrial development in the IND-1, Light Industrial District. To the south is industrial development in the IND-1, Light Industrial District. To the west is a single-family home in the R-2, Residential District. The site has roughly 150± feet of frontage along Front Street, and 100± feet along Grant Avenue.

**Recommendation**

The requested PUD-C will allow the site to function with existing tenants while ensuring the property does not become a nuisance in the future by regulating use and signage standards. Staff believes the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development and its location off of Front Street.

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