



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

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Planning Commission Staff Report

Council Chambers

May 8, 2018 1:30pm

- 1. APPLICATION: Marlane Retail Development | Lot Split**
- Project Number: 201803230011
- Location: Located at 1849 Stringtown Road, in the southeast corner of Stringtown Road and Marlane Drive (Parcel 040-000903)
- Proposal: A split of 1.777 acres out of a 4.8981-acre tract of land.
- Applicant: Joshua Long, PRIME AE Group, Inc., 8415 Pulsar Place, Suite 300, Columbus, OH 43240

**Relevant Code Section(s):**

- 1135.08, Zoning Districts and Regulations – Subdivision of Lots Prohibited; Fee

**Project Summary**

The applicant is proposing to split 1.777 acres from a 4.8981-acre property at 1849 Stringtown Road, in the southeast corner of Stringtown Road and Marlane Drive. The proposed 1.777-acre portion to be split is located in the southern portion of the site and will be used for the existing Days Inn hotel. The proposed 2.9-acre portion to the north will be redeveloped, with the existing buildings on the site proposed to be demolished.

Lots splits have previously been approved for this property in 2015 and 2016 to accommodate the redevelopment of the site; however; these developments did not occur and the property owner combined the lots back into a single property in 2016. The proposed split follows the same boundary as a split previously approved in 2016.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

