



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Council Chambers
June 5, 2018 1:30pm

5. APPLICATION: Grove City Medical Office Building (HPLEX) | Lot Split

Project Number: 201805250020

Location: Located on the southeast side of North Meadows Drive, approximately 1,700 feet west of Hoover Road (Parcel 040-015730)

Proposal: A split of 0.977 acres out of a 62.68-acre tract of land.

Applicant: Denny Freudeman, Grove City MOB, LLC, 65 Hidden Ravines Drive, Suite 100, Powell, Ohio 43065

Relevant Code Section(s):

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

Project Summary

The applicant is proposing to split 0.977 acres from a 62.68-acre property on the southeast side of North Meadows Drive, approximately 1,700 feet west of Hoover Road. The proposed 0.977-acre portion to be split is currently located on the Grove City Mount Carmel Hospital property (Parcel 040-015370) and will be split and combined with the Grove City Medical Office Building (HPLEX) property (Parcel 040-015824), which is located adjacent and to the northwest of the portion being split. The Grove City Medical Office Building is currently under construction and has applied for a development plan amendment to expand the parking lot further to the southeast. The proposed lot split will accommodate the proposed parking lot expansion for the medical office building and place it on the same parcel as the rest of the development.



Recommendation

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