



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Council Chambers
August 7, 2018 1:30pm

- 1. APPLICATION: Brakefire Inc. (Silco Fire & Security) | Lot Split**
- Project Number: 201807180028
- Location: Located on the south side of Southwest Blvd, approximately 630 feet east of Hoover Road (Parcel 040-007883)
- Proposal: A split of 1.643-acres out of a 4.553-acre tract of land
- Applicant: Christopher Leonidas, Brakefire Inc. dba Silco Fire & Security, 10765 Medallion Drive, Cincinnati, OH 45241

Relevant Plans, Policies, and Code Section(s):

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

Project Summary

The applicant is proposing to split 1.643 acres from a 4.553-acre property on the south side of Southwest Boulevard, approximately 630 feet east of Hoover Road (Parcel 040-007883). The proposed 1.643-acre portion to be split will be combined with the Silco Fire & Security property (Parcel 040-009220) located adjacent and to the east at 2345 Southwest Boulevard allowing for a future expansion of that business. The remaining 2.912-acres in the northern portion of the property (along Southwest Boulevard) will be sold for future development. The property is zoned as IND-1 (Light Industry), which does not have requirements for minimum lot size or road frontage.



Recommendation

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