



ITEM 1: 201901300005 – Gazarek Residence (Lot Split)

Site Location

South side of Borrer Road, approximately 1,530 feet east of Buckeye Parkway (040-005233)

Proposal

Two lot splits from a 2.035 acre-tract of land creating a 0.581 acre lot and 0.618 acre lot with a 0.836 acre remainder lot

Zoning

SF-2 (Single-Family Residential)

Future Land Use

Edge Living

Property Owner

Brandon and Katie Gazarek

Applicant/Representative

Brandon and Katie Gazarek

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

Staff Recommendation

Approval as Submitted

Contents	Page
1. Context Map	2
2. Analysis	3
3. Survey	3
4. Recommendation	3
5. Detailed History	4

Case Manager

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Summary

The applicant is proposing two splits from an existing 2.035-acre property located on the south side of Borrer Road, approximately 1,500 feet east of Buckeye Parkway (040-005233). The two proposed splits will create three new lots (0.581 acres, 0.618 acres, and 0.836 acres).

Zoning Map

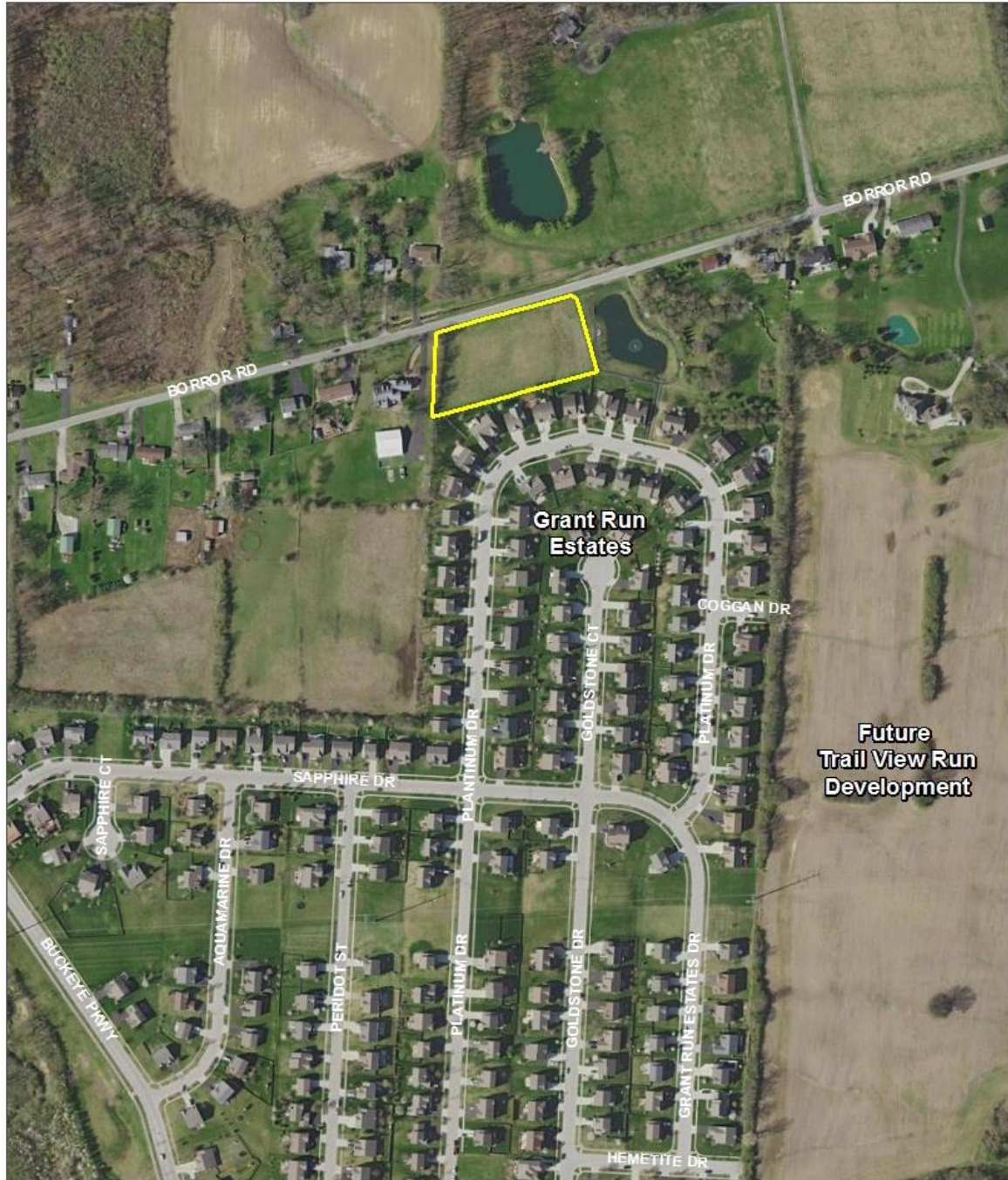


Next Steps

Upon approval from Planning Commission, the lot splits can move forward to Franklin County for finalization.

1. Context Map

This property is located on the south side of Borrer Road, approximately 1,530 feet east of Buckeye Parkway.



201901300005
Gazarek Residence - Lot Split
Borrer Road

0 150 300 600 Feet



2. Analysis

The applicant is proposing to subdivide an existing 2.035-acre property located on the south side of Borrer Road, approximately 1,500 feet east of Buckeye Parkway (040-005233). As proposed the two splits will create two new lots with a remainder lot (0.581 acres, 0.618 acres, and 0.836 acres).

The 2.035-acre site was annexed in 1975 and shortly thereafter was zoned PUD-R (Planned Unit Development – Residential) with no text. In September 2018, the site was rezoned to SF-2 to establish the desired residential area requirements. If approved the proposed lots would meet the SF-2 width and minimum size requirements.

Further review on the proposed homes will occur during the building permit phases. At this point, the applicant is proposing one home on each lot and three new curb cuts onto Borrer Road. The location of those curb cuts will be approved by either the City or Franklin County depending on the timing of the Borrer Road improvement project and when the homes will be constructed. Utilities will be needed on the site, as it is currently undeveloped and will potentially require bringing services from the east and from the Grant Run Estates development.

3. Survey



4. Recommendation

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

5. Detailed History

1975-1976

The site was annexed into Grove City as part of a comprehensive annexation with sites for the current Indian Trails and Meadow Grove subdivisions under Ordinance C-70-75. These sites were then zoned as PUD-R (Planned Unit Development – Residential) in 1976 under Resolution CR-9-76.

2018

The applicant met with staff to discuss developing homes on the site. The site was rezoned to SF-2 in September 2018 to establish zoning requirements on the site. PUD-Rs for single-family homes do not have set zoning standards and are as approved on the Development Plan. To make development on the site cleaner, as in not requiring a Development Plan every time an improvement was made to the site, staff instructed the applicant to rezone the site to SF-2. This was the first step towards the site being developable.