



ITEM 1: 201906120028 – 1260-1280 Stringtown Road (Rezoning SF-1 to C-2)

Site Location

1260, 1270, and 1280 Stringtown Road (Parcels 040-014327, 040-014326 and 040-014325)

Proposal

To rezone three properties from SF-1 to C-2

Zoning

SF-1 (Single Family Residential)

Future Land Use

Commercial Center

Property Owner

5850 Ravine, LLC

Applicant/Representative

Kacie D Waugh, Waugh Law, LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1139.03
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted

Contents	Page
1. Context Map	2
2. Analysis	3
3. GC2050 Analysis.....	3
4. Recommendation	4
5. Detailed History.....	5

Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is requesting a rezoning of three properties (1260, 1270 and 1280 Stringtown Road) from SF-1 (Single Family Residential) to C-2 (Retail Commercial).

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the rezoning goes into effect 30-days after Council approval.

1. Context Map

This sites are located at 1260, 1270 and 1280 Stringtown Road, approximately 720 feet west of Jackson Pike (040-014327, 040-014326 and 040-014325).



201906120028
1260, 1270, 1280 Stringtown Road - Rezoning
Stringtown Road



2. Analysis

The applicant is requesting a rezoning for three properties located at 1260, 1270 and 1280 Stringtown Road. The three sites are currently zoned as SF-1 (Single Family Residential) and are proposed to be rezoned to C-2 (Retail Commercial). Two of the lots were formerly used as single-family residential, but the homes have been demolished and the site has been vacant for seven-years. The applicant has indicated that there are no plans at this point for the use of the properties or plans for development. Any development of the site will require the approval of a separate Final Development Plan.

The proposed rezoning is in conformance with the GroveCity2050 future land use map, which recommends the site is used as a Commercial Center, containing primarily commercial and office uses. The proposed C-2 district permits a variety of commercial uses including retail, restaurants, office and services. Staff believes that the proposed rezoning meets Land Use Objective LU2 which places priority on developing underutilized land or land adjacent to an existing development. This area is the last non-commercially zoned property within Grove City's jurisdiction on the north side of Stringtown Road east of Parkway Centre. To the west of the property is the Stringtown Animal Hospital; to the east is Car Source auto sales; Manheim Ohio auto auction is located to the north; and, the OhioHealth Grove City Methodist Hospital and Grove City Community of Christ are across Stringtown Road to the south.

Current Site



3. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

Finding is Met: The site is currently vacant and undeveloped; rezoning to C-2 would allow a variety of commercial uses on the site including retail (shops and restaurants), service (banks, beauty shops) and offices (including medical offices) that could provide services to the community. These uses will bring additional employment opportunities and could further the City's goal of living and working in the same community.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Not Applicable: The site is currently vacant and no plans have been submitted for its development. Review of the site design and future buildings on the lot will occur as part of the development plan review to ensure a quality development.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Not Applicable: Currently no plans have been submitted for redeveloping the site. When a Final Development Plan is submitted, it will be required to show a sidewalk along Stringtown Road that connects to the sidewalk at the Stringtown Animal Hospital's site, which continues further to the west and connects with other city sidewalks and trails.

- (4) **Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Not Applicable: The GroveCity2050 Future Land Use and Character Map recommends this site be classified as a Commercial Center which includes different commercial and office uses. This classification recommends that any new development add to the area walkability and be connected to other developments. Though Code does not require open space dedication for commercial developments, the aesthetics of the site relating to architecture, landscaping and other design elements, will be key to ensure any development on the site enhances the city's built character.

- (5) **Development provides the City with a net fiscal benefit.**

Finding is Met: Commercial properties are taxed at a higher rate than residential sites. When the site is redeveloped it will not only provide additional fiscal benefit for the development but also for the jobs added to the site.

4. Recommendation

After review and consideration, based on the existing commercial uses in the area and the intended land use shown on the GroveCity2050 future land use map, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

5. Detailed History

2007

The properties were annexed into Grove City from Jackson Township and zoned as SF-1 in June 2007 with Ordinance C-46-07.

2012

The homes located on 1270 and 1280 Stringtown Road were demolished.