



ITEM 2: 202005280026 – Brookpark Middle School (Rezoning)

Site Location

4300 Grove City Road
Grove City, OH 43123
(PID: 040-011900)

Proposal

To rezone a 2-acre site from SF-1 to SD-1

Zoning

SF-1 (Single Family Residential)

Future Land Use

Edge Living

Property Owner

South-Western City School District

Applicant/Representative

Dave Joliff, Schorr Architects

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1139.03
- GroveCity2050 Community Plan

Staff Recommendation

Approval as submitted

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

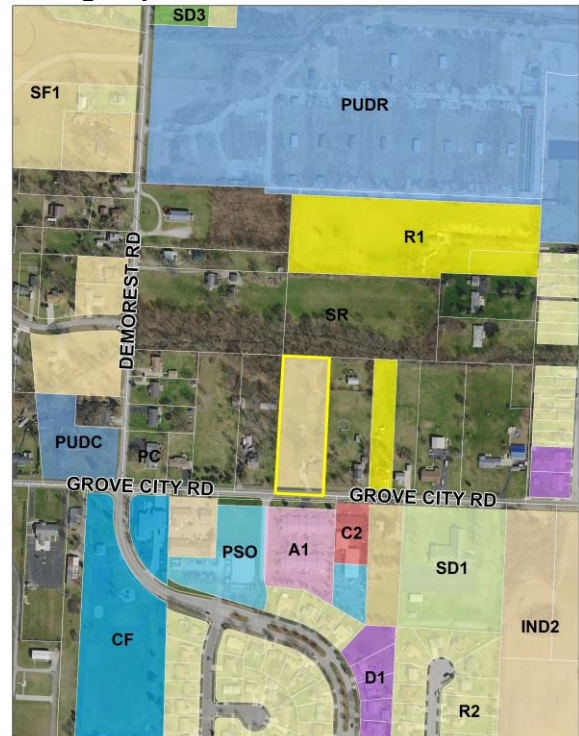
Case Manager

Jimmy Hoppel, Development Planner
614-277-3021
jhoppel@grovecityohio.gov

Summary

The applicant is requesting approval of the rezoning of a 2-acre site from SF-1 to SD-1. The proposed use for the site is a future middle school and associated recreational fields.

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 site is located at 4300 Grove City Road Grove City, OH 43123 (PID: 040-011900).



202005280026
Brookpark Middle School (Rezoning)
4300 Grove City Road

0 90 180 360
Feet



2. Analysis

The applicant, South-Western City Schools, is seeking the rezoning of parcel 040-011900, otherwise known as 4300 Grove City Road from SF-1 to SD-1. The parcel is 2 acres in size and is currently used as a single-family residence. This parcel is one of several parcels that is planned to be the future Brookpark Middle School site.

The GroveCity2050 Future Land Use and Character Map recommends this property be used as Edge Living, which identifies institutional uses as a secondary use. Based on the drafted site plans for the school, this parcel is expected to incorporate a portion of the track and football field. As a neighborhood and community amenity, the future school relates to the surrounding residential area cohesively. In staff's opinion, the proposed zoning and the future middle school meet the intended character and intensity of the area.

The area surrounding the subject property is primarily single-family residential lots within Grove City or Jackson Township, including several that are slated to be a part of the future school 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 middle school will provide a new facility for the school district and will be in close proximity to the new Beulah Park development which will further enhance the area's overall appeal.

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

Not Applicable: Design of the middle school site is not applicable to this rezoning application.

- (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: The site design of the future school is not within the scope of this rezoning application.

- (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 site design of the future school is not within the scope of this rezoning application.

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

Finding is Met: The proposed rezoning to further facilitate the construction of a new Brookpark Middle School will provide many benefits including increasing the land value on this and area parcels and by providing high-quality employment opportunities within the City.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

5. Detailed History

2020

The property was purchased by South-Western City School District.