



## ITEM 5: 202007070038 – Broadway Professional Park (Lot Split)

### Site Location

Northwest side of Farm Bank Way, approximately 530 feet north of Southwest Boulevard (Parcel 040-009908)

### Proposal

A split of 3.412 acres from an 8.278-acre tract of land

### Zoning

PUD-I (Planned Unit Development – Industrial)

### Future Land Use

Commercial Center

### Property Owner

DBS Broadway LLC

### Applicant/Representative

Eric Morton, Broadway Professional Park LLC

### Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08  
C-53-05 Broadway Professional Village Zoning Text

### Staff Recommendation

Approval as submitted

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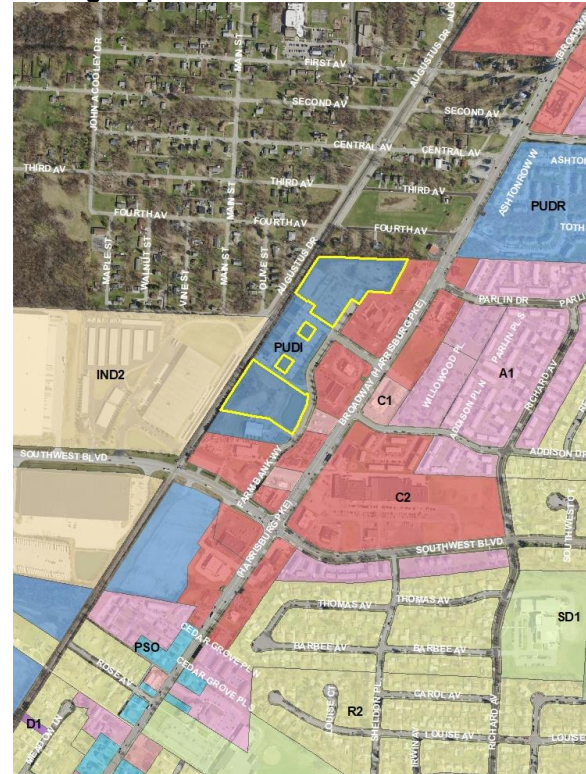
### Case Manager

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### Summary

The applicant is proposing to split 3.412 acres, currently disconnected from other portions of an 8.278-acre property, into its own lot.

### Zoning Map



### Next Steps

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



# 1. Context Map

This property is located on the northwest side of Farm Bank Way, approximately 530 feet north of Southwest Boulevard (040-009908).



202007070038  
Broadway Professional Park (Lot Split)  
Farm Bank Way



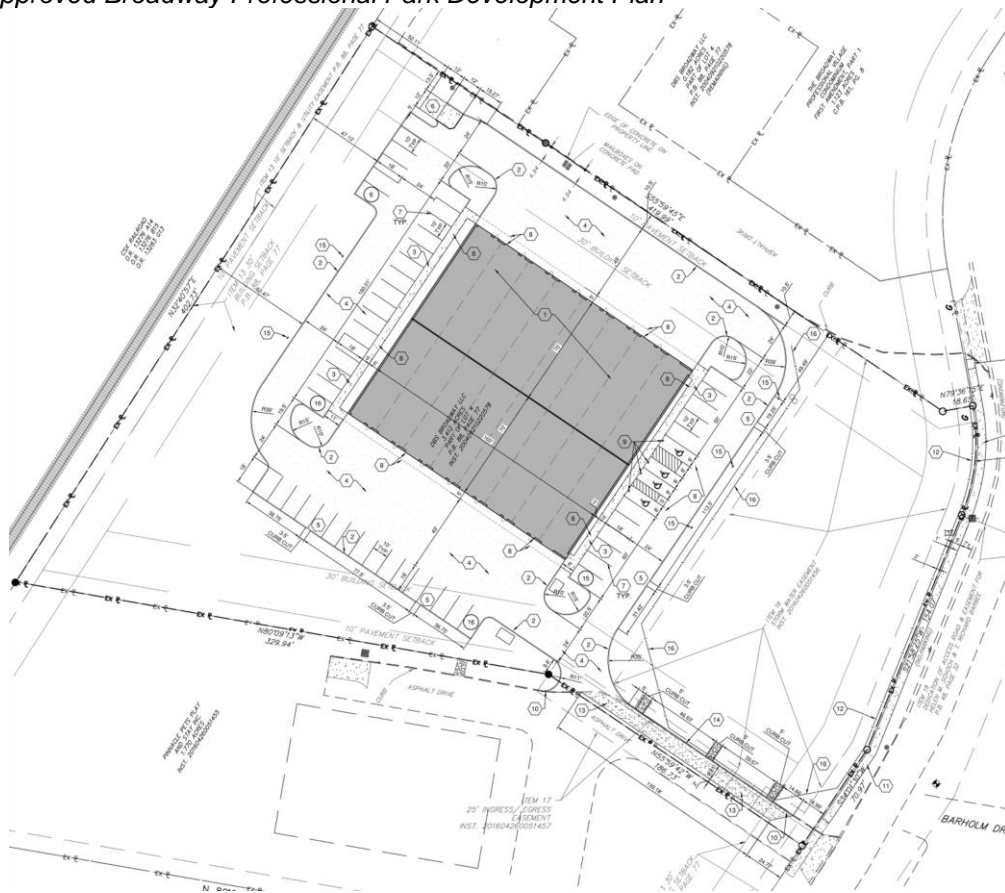


## 2. Analysis

The applicant is proposing to split 3.412 acres from an existing 8.278-acre tract of land off Farm Bank Way. The property contains four disconnected portions leftover from previous splits as part of a condominium plat during the development of the Broadway Professional Village. The proposed 3.412-acre lot will be developed into the Broadway Professional Park, a multi-tenant tech flex development, which was previously approved by City Council in April 2020. The Lot Split will allow for a change of ownership on the property to Broadway Professional Park LLC, which will own and lease out the future development.

The proposed 3.412-acre property is part of the Broadway Professional Village PUD-I zoning district. The zoning text for the district does not list requirements for lot sizes. Additionally, staff previously reviewed the Broadway Professional Park Development Plan and determined that it met requirements per the zoning text and City's zoning code. Staff is supportive of the proposed Lot Split as it will partially clean up an atypical, separated property by placing one of the disconnected portions onto its own lot. The project narrative states that the owner of the residual acreage intends to work with the City to subdivide the remaining disjointed acreage.

*Approved Broadway Professional Park Development Plan*



3. Survey



#### **4. Recommendation**

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

#### **5. Detailed History**

##### **2004**

The site was rezoned from C-2 (Retail Commercial) to PUD-I as the Broadway Commerce Park March 2004 with Ordinance C-04-04.

##### **2005**

The Zoning Text was amended and the name was changed to Broadway Professional Village in May 2005 under Ordinance C-53-05.

##### **2005-2008**

Condominium plats were recorded to subdivide the Broadway Professional Village properties leaving the disconnected remainder portions of the property.

##### **2020**

City Council approved a development plan for the Broadway Professional Park on the 3.412-acre portion of the property with Resolution CR-09-20.

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