



ITEM 1: 202011040057 – 2400 Stringtown Road (Lot Split)

Site Location

2400 Stringtown Road (PID 040-005710)

Proposal

To split 0.908 acres out of a 8.562-acre tract of land

Zoning

C-2 (Commercial)

Future Land Use

Mixed Use Employment Center

Property Owner

MC Grove City LLC

Applicant/Representative

David Hodge, Underhill and Hodge LLC

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

Staff Recommendation

Approval as submitted

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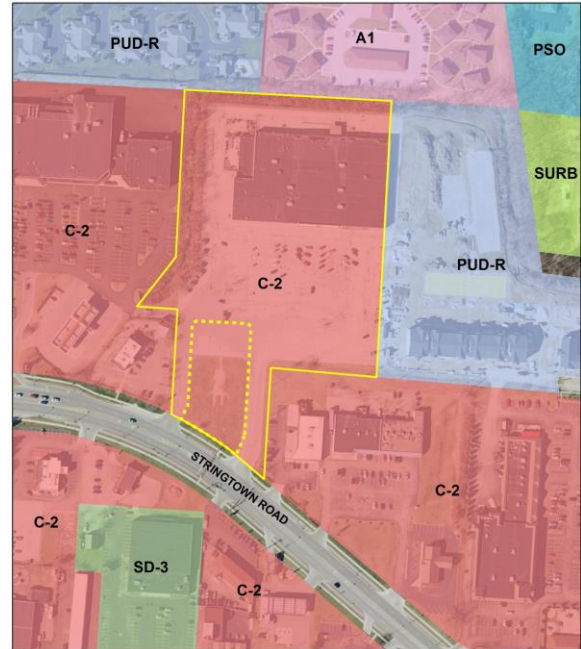
Case Manager

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Summary

The applicant is proposing to split 0.908 acres out of a 8.562-acre tract of land.

Zoning Map



Next Steps

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

1. Context Map

The property is located at 2400 Stringtown Road (PID 040-005710).



202011040057
2400 Stringtown Road
Lot Split
PID: 040-005710

0 50 100 200
Feet

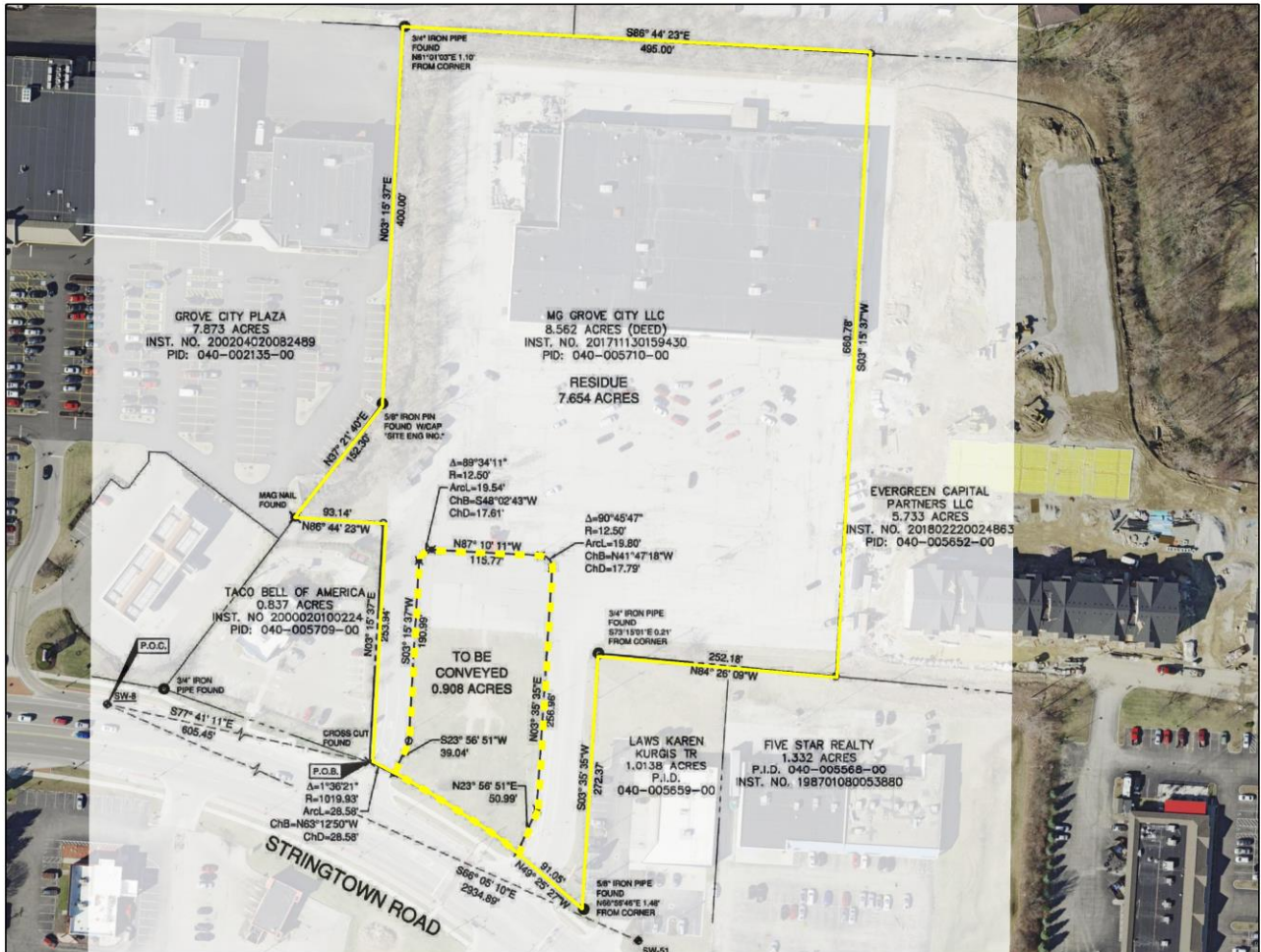


2. Analysis

The applicant is proposing to split 0.908 acres out of a 8.562-acre tract of land, creating a new outlet for future commercial development.

Given the proximity of the existing curb cuts and entrance drives on the existing site of the parcel proposed to be split, staff does not support granting the proposed lot to be create a separate access point to Stringtown Road. Therefore, an access easement will be needed over the parent parcel to access the proposed outlet site when it develops. This easement will need to be formalized and submitted with the development plan for the proposed outlet.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split with the following stipulation:

1. No direct access shall be granted to Stringtown Road for the 0.908 acre parcel created by the split. Access shall be from existing drives on the parent parcel (040-005710), formalized through access easements prior to development plan approval for the lot created by the split.

5. Detailed History

1980

Kmart building was constructed

2019

Kmart store closed

2020

City Council approved a development plan to renovate the former Kmart structure to create three individual commercial tenant spaces with CR-19-20.