

Received By:
Grove City Development
Date: 01/27/2021

Exhibit "A"

Project Narrative and Legal Standard for a Special Use Permit

(Section 1135.09(b)(12)(A)(1)(f) and Section 1135.09(b)(12)(B) the City of Grove City Planning and Zoning Code (the "Zoning Code"))

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the "Property"). The Property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned I-1 (Light Industrial) to the north in the Village of Urbancrest jurisdiction and Ind-2 (Heavy Industry) to the south, east and west for similar or more intensive uses.

The existing uses on the Property include office, apparel and other finished products made from fabrics and similar materials, transportation equipment. The proposed use on the Property is as an automobile and other motor vehicle repair, services and garage. The uses are companion and must go together in order for the owner and operators to use the Property in a reasonable fashion, and as compatible with the existing character of the neighborhood.

The proposed use is appropriately positioned adjacent to an intersection in a predominately industrial area and immediately contiguous to compatible land uses that include other office uses and similar or more intense industrial land uses. The proposed use is in harmony, and consistent, with the essential character of the neighborhood.

2. The proposed use shall not adversely affect the use of adjacent property;

The proposed special permit use will be maintained indoors only in two (2) approximate nine thousand nine hundred and sixty (9,960) square foot single story buildings, as shown on the site plan marked as Exhibit "C" (the "Site Plan"). There will be no adverse affects relative to the uses carried out on adjacent properties. The noise from the nearby road traffic will be more intrusive to adjacent properties than any activities in the existing building to be used for the automobile and other motor vehicle repair, services and garage. Applicant is, and will continue to be, a good neighbor and supporter of the community.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water, sanitary sewer, and the school system. The owner has

performed due diligence on the Property and has determined there will be changes made to the Property relative to curb cuts (access drives) and utilities to serve the Property and specific proposed use, as well as the permitted existing uses on the Property. The Property owner will work with the City staff and administration on these infrastructure and access updates. There will be no adverse effect on these public facilities and services by the establishment of this use on the Property.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

The indoor “automobile and other motor vehicle repair, services and garages” component of the use is the only use on the Property that requires a special permit. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems were planned for, and adequately support, nearby customer, guest, and patron traffic relative to the existing office and industrial uses in the area and can adequately support an additional industrial business in this area. The use will complement and help support the other industrial businesses in the neighborhood.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of the Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The proposed use and location for this use as a “automobile and other motor vehicle repair, services and garages” is consistent with the existing community and regional scale commercial development that is compatible with the type of development that is ordinarily situated near and along this intersection. The City of Grove City’s 2050 Plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City Grove City’s goals and planning objectives for the tech flex area include uses such as research, office, clean manufacturing and light industrial uses in an area designed to foster growth. The spaces should be flexible to accommodate and encourage growth. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the automobile and other motor vehicle repair, services and garages use; therefore, the existing uses and the use specified in this application all comport with the City of Grove City’s 2050 Plan. In addition, the plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. This Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City. The Property’s uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the City of Grove City’s 2050 Plan.

7. The proposed use complies with the applicable specific provisions and standards of the Zoning Code;

The Applicant will comply with the development standards in the Zoning Code for an Ind-2 (Heavy Industry) district, unless any area variances are sought and obtained during the Board of Zoning Appeals process. The Applicant meets the special use permit standards of Section 1135.09(b)(12)(B), as addressed herein.

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

The use is specifically delineated as a use category under Section 1135.09(b)(12)(A)(1)(f) of the Zoning Code for special use permits which may be permitted in a Ind-2 District.

9. A completed application indicating the specific special use permit activity intended by the Applicant shall be submitted to the Department of Development by the Council approved submittal dates.

The Property owner and Applicant submitted a properly completed application for a special use permit.

EXHIBIT A

Legal Description

**DESCRIPTION OF 10.000 ACRES OF LAND
(Tax Parcel No. 040-006747)**

Situated in the State of Ohio, County of Franklin, Township of Jackson, and the City of Grove City, and being part of Virginia Military Survey No. 1388 and also being 10.000 acres out of Parcels No. 2 and No. 3 belonging to Helen M. Schoch and T. Richard Barbee, of record in Deed Volume 2805, Page 40 at The Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

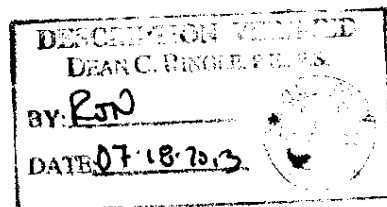
Beginning at an iron pin, said iron pin being located in the Westerly line of said Parcel No. 2, said iron pin also being located in the Northerly right-of-way line of Southwest Blvd., said iron pin also being located at the Southeasterly corner of a 24.33 acre tract belonging to Universal Concrete Products, Inc. of record in Official Record 2542, Page E-11 at said Recorder's Office, said iron pin also being located at the True Point of Beginning;

Thence North 3°, 16', 17" East along the Easterly line of said 24.33 acre tract, and along the Westerly line of said Parcel No. 2 a distance of 920.90 feet to a stone, said stone being located at the Southwesterly corner of a 5 acre tract belonging to John H. William Gilbert, of record in Official Record 3814, Page J-17 at said Recorder's Office, said stone also being located at the Northwesterly corner of said Parcel No.3;

Thence South 87°, 43', 44" East along the Northerly line of said Parcel No. 3, and the Southerly line of said 5 acre tract a distance of 471.74 feet to an iron pin;

Thence South 3°, 16', 17" West across said Parcels No. 2 and No. 3 a distance of 925.84 feet to an iron pin, said iron pin being located in the said Northerly right-of-way line of Southwest Blvd;

Thence North 87°, 01', 45" West along the said Northerly right-of-way line of Southwest Blvd. a distance of 471.68 feet to the True Point of Beginning and containing 10.000 acres of land more or less.



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