



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

3/25/21

Michael Shannon  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

Via email: [mike@uhlfirm.com](mailto:mike@uhlfirm.com)

Dear Mr. Shannon,

Staff has reviewed your application for the rezoning of 2950 London Groveport Road, in Grove City, Ohio. The control number for this application is #202103030015 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or revisions:

1. While staff is supportive of commercial uses on this parcel, staff does not support rezoning this parcel to stand-alone C-2 Commercial, as any development on the resulting C-2 property would not have safe access to London Groveport Road, given driveway spacing requirements in Chapter 1105. Additionally, the site would have no alternative access points to adjacent properties to create safe circulation. Similar to other commercial properties along London Groveport Road, any development on this site would be expected to extend a rear access drive connecting to adjacent developments.
2. Noting that the property requesting to be rezoned is owned by the same entity as the property to the west, Staff has included the options below for your consideration, which would allow for a more coordinated commercial development of the site, with safer access and in compliance with Code requirements.
  - Option 1: Combine the parcel in question (040-004969) with the adjacent parcel to the west (040-009554), and rezone parcel 040-004969 to PUD-C, with a zoning text matching that of the PUD-C to the west to ensure cohesive development and access management across the site.
  - Option 2: Combine the parcels as noted in Option #1 and rezone both parcels to a new PUD-C with a new text, to ensure that both parcels will have the same standards for future development and safe access.
  - Option 3: Combine the parcels as noted in Option #1 and proceed with the requested C-2 zoning, noting that the standards for the resulting C-2 will not match that of the adjacent PUD-C. Please note that, of the three options, staff believes this option will present the most challenges in developing the site; however, does alleviate access concerns.
3. Please be advised that improvements are planned for the intersection of London Groveport Road and North Meadows Drive and that additional right-of-way along North Meadows will be necessary for these improvements. Please see the exhibit below showing the general location of this future right-of-way.



Received By:  
Grove City Development  
Date: 04/01/2021



### Combination Request of Tax Parcels

I, as the  owner  owner's representative, request the Franklin County Auditor to combine the following:

Parcel Numbers: 040-004969 and 040-009554

Current Owner(s): Guru Hospitality LLC

Is there a home or other structure on any of the above listed parcels?  Yes  No

What is the reason for combining the above listed parcels?

- I want one tax bill
- This is required for a building permit
- This is a planning commission requirement
- Other: \_\_\_\_\_

To be demolished upon proposed rezoning to commercial district.

Would you like to receive a copy of this completed form via email?  Yes  No

Signature: \_\_\_\_\_

Date: 4.1.21

Print: Eric Zartman

Phone: 614-335-9328

Email: eric@uhlfirm.com

#### For Auditor's Use Only

Tax district:  Ownership:  GIS map:  Parcel sheets verified:

Deputy Auditor: CF

TID: 385699

File folder: (040)13

Approved:

Contact date: 4/1/2021

Phone/Email (circle one)

Denied:

Parcel number retained: 040-004969

Map/Page: 0-033-J

Received By:  
Grove City Development  
Date: 03/03/2021

## NARRATIVE

**APPLICATION:** \_\_\_\_\_  
**ADDRESS:** 2950 London-Groveport Road  
**OWNER:** Guru Hospitality LLC  
**APPLICANT:** Guru Hospitality LLC c/o Vinod Singh  
**ATTORNEY:** Michael Shannon, Underhill and Hodge LLC  
**DATE:** March 3, 2021

Applicant and property owner Guru Hospitality LLC submits this narrative in support of its rezoning application. The property is located at 2950 London-Groveport Road, north-west of the intersection of London-Groveport Road and North Meadows Drive, and approximately 700 feet east of the I-71 on ramp.

The property is currently zoned R-1 and is used as a single-family residence. The property is bordered on the west by vacant property zoned PUD-C and also owned Guru Hospitality LLC. Further west and across North Meadows Drive is property zoned PUD-C and operate as drive-thru restaurants and an urgent care facility. The property on the north across Jerry Parsons Drive is property zoned PUD-I and operates as shipping and warehouse facility. The property on the east is zoned C-2 and operates as a restaurant. The property further east is zoned PUD-C and operated as automobile parts retail store. The property on the south across London-Groveport Road is zoned C-2 and operates as parking for a shipping and warehouse facility.

The Grove City 2050 Community Plan recommends Commercial Center uses for this property and most of the properties along the London-Groveport Corridor from I-71 on the west to Hover Road on the east. This is a classification for community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. As properties become available for redevelopment, the existing pattern should evolve to become more walkable with shorter blocks, buildings closer to streets, shared parking and connections to surrounding development. Primary uses include commercial, office, and multi-family residential uses. Secondary uses include civic, institutional, parks, and open space uses.

The purpose of this application is to rezone the property from a residential classification to an appropriate commercial classification. No specific redevelopment is proposed at this time. Rather, the Applicant requests to rezone the property from R-1 to C-2 so that the property's zoning classification is more appropriate for this major roadway commercial corridor and to make the property more marketable for future commercial developers. This property and the applicant's adjacent property to the west are among the last few remaining undeveloped properties along this stretch of London-Groveport Road. Not only is the C-2 classification appropriate for this commercial corridor, but this rezoning will allow this infill property to become marketable for commercial development. If this property should be rezoned to the base C-2 zoning classification, then future proposed development shall comply with the code's development standards or otherwise seen necessary approvals, variances, and/or permits.

The Applicant submits this rezoning application at this time specifically because Grove City is rewriting its zoning code and it is expected to be adopted by this summer. There are certain degrees of the unknown with respect to the proposed zoning code rewrite, so the Applicant wishes to rezone this property now while the process is certain and to lock the property in for commercial use.

Rezoning this property from R-1 to C-2 will accomplish many of the goals and objectives outlined in the Grove City 2050 Community Plan. Specifically, this rezoning will ensure that future development reflects the desired commercial patterns and character along this London-Groveport Road commercial corridor. It will allow infill development of underutilized land and set up an opportunity for improvement of the public realm, sidewalks, and street trees.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Shannon", with a long horizontal flourish extending to the right.

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Michael Shannon

## EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, and in the City of Grove City:

Being Lot Number Six (6) in MEADOWSHIRE SUBDIVISION, as the same is numbered and Delineated upon the recorded plat thereof, of record in Plat Book 29, Page 34, Recorder's Office, Franklin County, Ohio.

Less and excepting therefrom the following 0.023 acre tract as known as 8WD as conveyed by Donald W. Trapp and Beverly J. Trapp to the City of Grove City by Instrument Number 200703080041099 to wit:

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Lot 6 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Donald W. Trapp and Beverly J. Trapp of record in Official Record 20148A17, and described as follows:

Beginning, for reference, at a centerline monument set marking the centerline intersection of London-Groveport Road with North Meadows Drive as shown on Gateway Business Park of record in Plat Book 86, Page 4;

thence South 83 deg. 31' 37" East, 198.46 feet, with the centerline of London-Groveport Road;

thence North 06 deg. 28' 23" East, 50.0 feet to a concrete monument found at the southwest corner of said Lot 6, a southeast corner of Outlot B of Gateway Business Park of record in Plat Book 86, Page 4 conveyed to Ironwood Properties II, Ltd., of record in Official Record 32578E13, and in the existing north right-of-way line of London-Groveport Road, the True Point of Beginning;

thence North 00 deg 51' 44" East, 10.05 feet, with the line common to said Lot 6 and said Outlot B to a boundary marker set;

thence South 83 deg. 31' 37" East, 100.48 feet, across said Lot 6 with the proposed right-of-way line to a boundary marker set in the line common to said Lot 6 and Lot 5 of said Meadow Shire Subdivision conveyed to Linda L. Hamilton of record in Instrument Number 200503300057777;

thence South 00 deg. 51' 44" West, 10.05 feet, with said common line to a common corner thereof in said existing north right-of-way line;

thence North 83 deg. 31' 37" West, 100.48 feet with the south line of said Lot 6 and said existing north right-of-way line to the True Point of Beginning, containing 0.023 acre, more or less, being a part of Auditor's Parcel No. 040-004969.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5548 & FCGS5539, having a bearing of North 00 deg. 21' 40" East for a portion of the centerline of Hoover Road, established by The Franklin County Engineering Department.

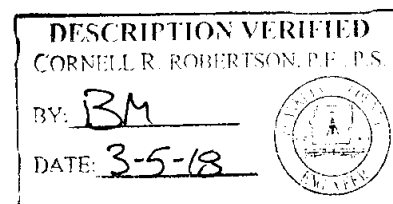
All references are to the records of the Recorder's Office, Franklin County, Ohio.

This survey was prepared by me or under my supervision from existing records and actual field surveys performed in 2006.

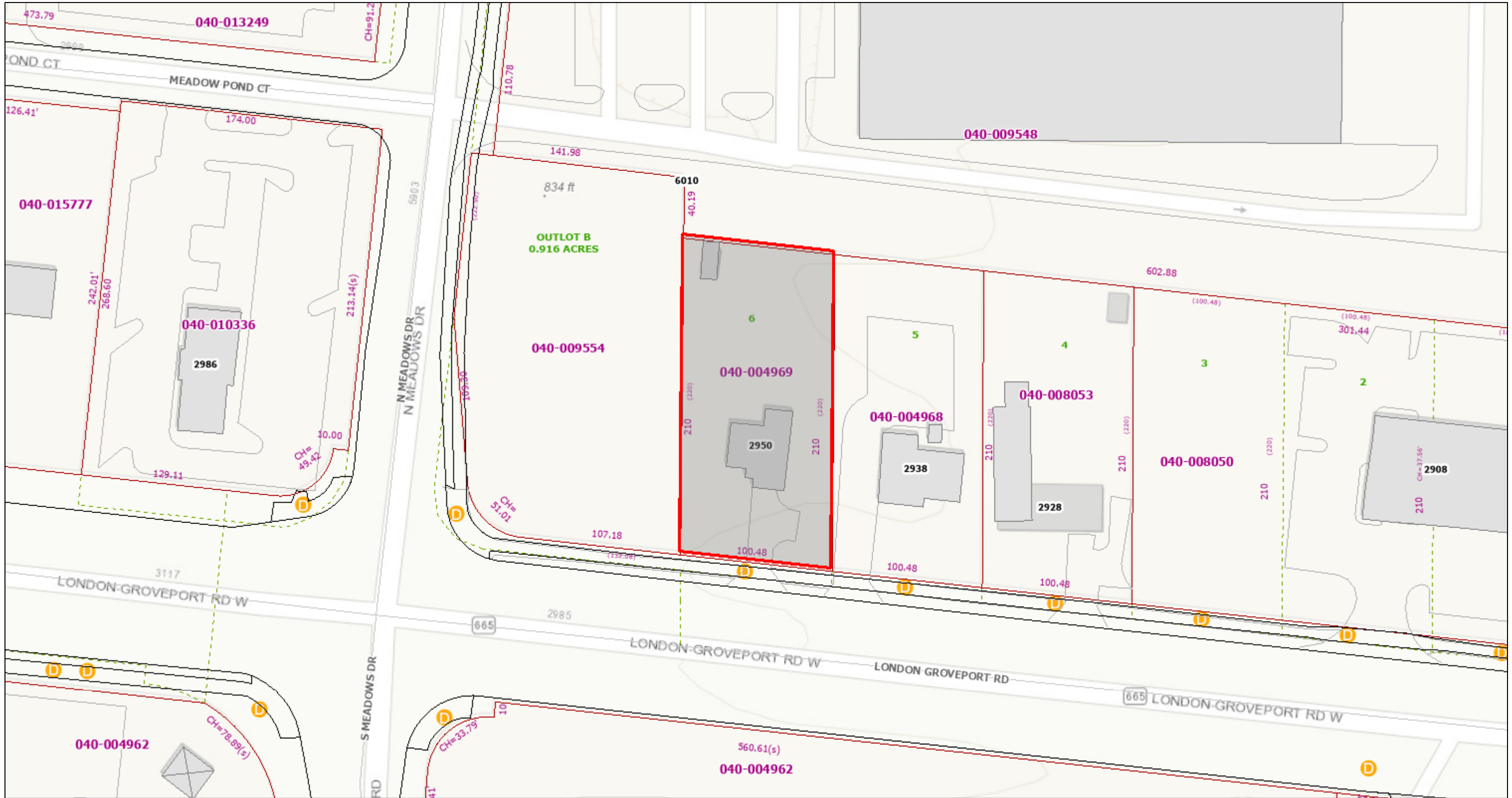
The Grantor retains the right of ingress and egress to any residual area of WD take.

Boundary markers set, where indicated, are  $\frac{3}{4}$  inch steel rods, thirty (30) inches long with a  $1 \frac{1}{2}$  inch diameter aluminum cap stamped per ODOT standards and monuments set, where indicated, are  $\frac{3}{4}$  inch steel rods, thirty six (36) inches long with a 2 inch diameter aluminum cap stamped in an adjustable centerline monument box per ODOT standards.

All of  
(040)  
004969

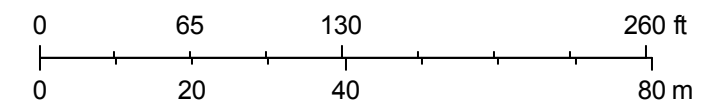






March 2, 2021

1:987



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**APPLICANT:**

Guru Hospitality LLC  
66682 Belmont-Morristown Road  
Belmont, OH 43718

**PROPERTY OWNER:**

Guru Hospitality LLC  
66682 Belmont-Morristown Road  
Belmont, OH 43718

**ATTORNEY:**

Michael Shannon  
Underhill & Hodge LLC  
8000 Walton Parkway, Suite 260  
New Albany, Ohio 43054

**SURROUNDING PROPERTY OWNERS:**

SREIT 5900 North Meadows Drive  
LLC  
1601 Washington Avenue, Suite 800  
Miami Beach, FL 33139-3165

James and Suzanne Lehman  
2049 Stringtown Road  
Grove City, OH 43123

Waffle House, Inc.  
P.O. Box 6450  
Norcross, GA 30091

FedEx Ground Package System, Inc.  
1000 FedEx Drive  
Corapolis, PA 15108