



ITEM: 202103030015– 2950 London-Groveport Road- Rezoning (C-2 Commercial)

Site Location

2950 London-Groveport Road (Parcel 040-004969)

Proposal

To rezone 0.48 acres from R-1 (Residential) to C-2 (Commercial)

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Mixed Use Employment Center

Property Owner

Guru Hospitality, LLC

Applicant/Representative

Michael Shannon, Underhill & Hodge LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted

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Case Manager

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Summary

This proposal is to rezone 0.48 acres at 2950 London-Groveport Road from R-1 (Residential) to C-2 (Commercial).

Zoning Map

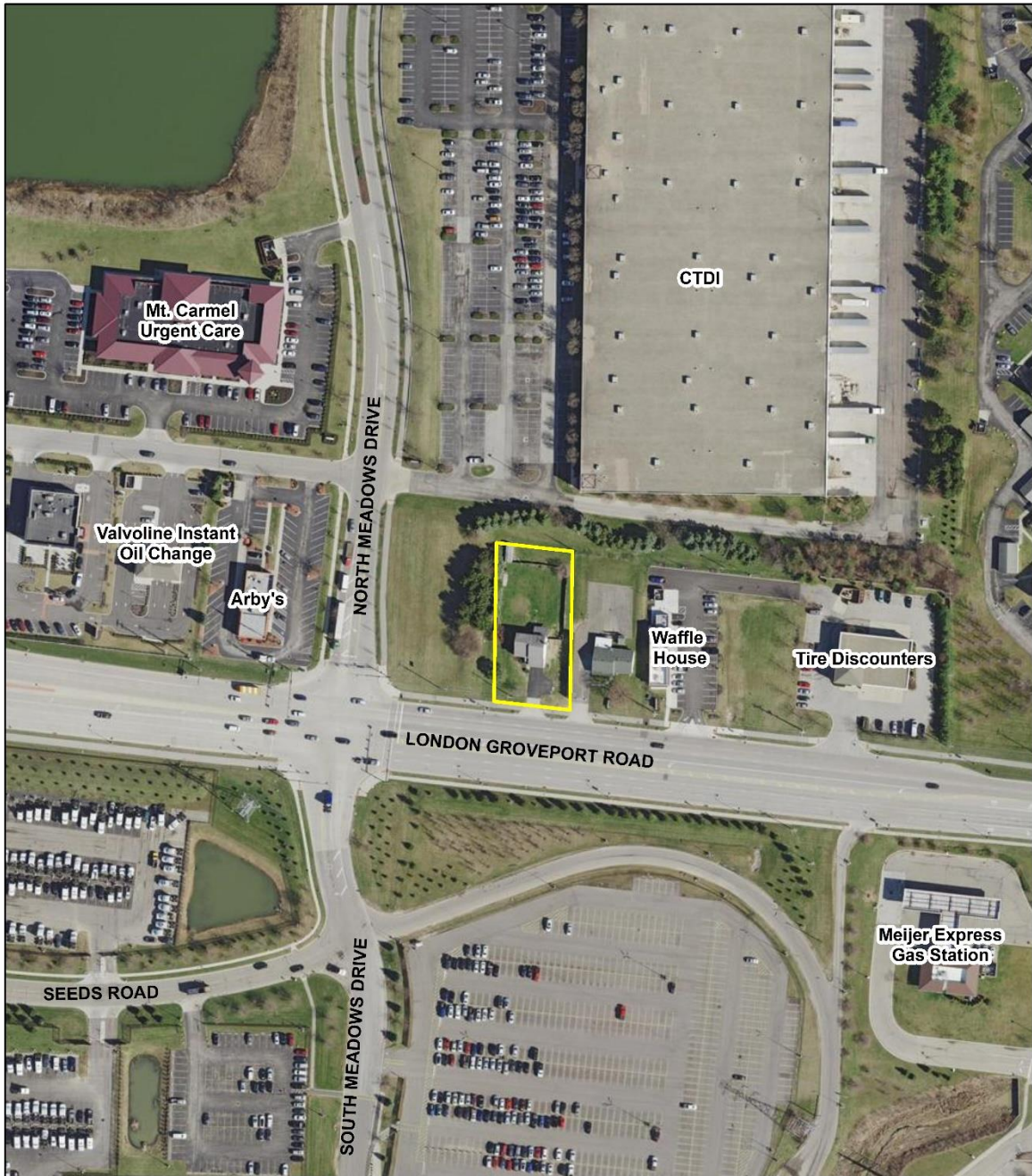


Next Steps

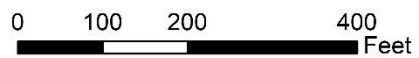
Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application the Rezoning goes into effect 30 days after Council approval.

1. Context Map

This property is located at 2950 London Groveport Road (Parcel 040-004969).



202103030015
2950 London Groveport Road
Rezoning- C-2 (Commercial)
PID: 040-004969



2. Analysis

The applicant is requesting to rezone 0.48 acres at 2950 London-Groveport Road from R-1 (Residential) to C-2 (Retail Commercial). The parcel currently has a single-family residence on site, and materials state that there is no redevelopment planned for the site at this time. The GroveCity2050 Future Land use and Character Map designates this property as Commercial Center, matching the land use designation of other area properties zoned C-2.

When the application was initially submitted to the City, the site to be rezoned was a unique parcel (040-004969), separate from the property to the west (040-009554) but owned by the same entity (Guru Hospitality LLC). The resulting rezoning request for the site would have created a site where any development on the resulting C-2 property would not have safe access to London Groveport Road, given driveway spacing requirements in Chapter 1105. As such, staff presented the applicant with several alternatives, all of which included combining the site to be rezoned with the adjacent parcel to the west (Parcel 040-009554), to ensure that safe access could be provided to future development on the site. The applicant has provided a completed lot combination form signed by Franklin County, combining these parcels, which alleviates Staff concerns about access to this parcel, should it develop.

Project materials indicate that no specific redevelopment is proposed at this time and that the requested rezoning is to bring the site into a more appropriate classification for the commercial corridor and to make the property more marketable for future commercial developers. The materials also indicate that the application is being submitted because Grove City is in the process of rewriting the zoning code and there are “certain degrees of the unknown with respect to the proposed zoning code rewrite” and the proposed rezoning will “lock the property in for commercial use.”

Staff is supportive of commercial uses on this site, as the C-2 zoning aligns with the future land use identified for the area and matches that of area properties. However, it should be noted that the combination of parcels to alleviate access concerns will result in a property with a split zoning as the western portion will retain the existing PUD-C zoning. When a development proposal is submitted for the site, development standards will need to be carefully reviewed to ensure a cohesive development with proper access management across the site.

3. GroveCity2050 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 proposed C-2 commercial zoning fits with the existing commercial character of the area, and any commercial development on the site will provide job opportunities and service amenities to the community.

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

Finding Not Applicable: No redevelopment of this property is proposed at this time.

(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.

Finding Can be Met: The area to be rezoned has an existing sidewalk along its London Groveport Road frontage and the parcel to the west which the site was recently combined with has a sidewalk along both frontages of London Groveport Road and North Meadows Drive. Additionally, by combining the parcels, any development on the resulting site will have the ability to have safe access to the area roadway network, including the extension of the private shared drive across the rear of the lot connecting to adjacent parcels.

(4) Future development that 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 scope of the development is limited in applicability to this principle.

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

Finding Can be Met: The future development of this site as a commercial project will increase the value of the property, and generally, a single-site commercial development has more potential to provide the City with a fiscal benefit than single-family residence due to the creation of employment opportunities.

5. Recommendation

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

6. Detailed History

1989

The exiting home was constructed.