



ITEM 3: 202111180069 – McComb Road- Lot Split

Site Location

2476 McComb Road. (PID 040-005708,040-005707).

Proposal

This application is to split 2.7196 acres off a 3.797-acre-tract of land and .2835 acres off a 1.013-acre-tract of land at 2476 Home Road.

Current Zoning

SD-1 (Educational) (040-005708)
R-2 (Single Family Residential) (040-005707)

Future Land Use

Suburban Living low intensity

Property Owner

The Church of Christ in Christian Union

Applicant/Representative

Scott Goldberg

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1138.04

Staff Recommendation

Approval as Submitted

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Case Manager

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Summary

This proposal is to split 2.7196 acres off a 3.797-acre-tract of land and .2835 acres off a 1.013-acre-tract of land at 2476 Home Road.

Zoning Map

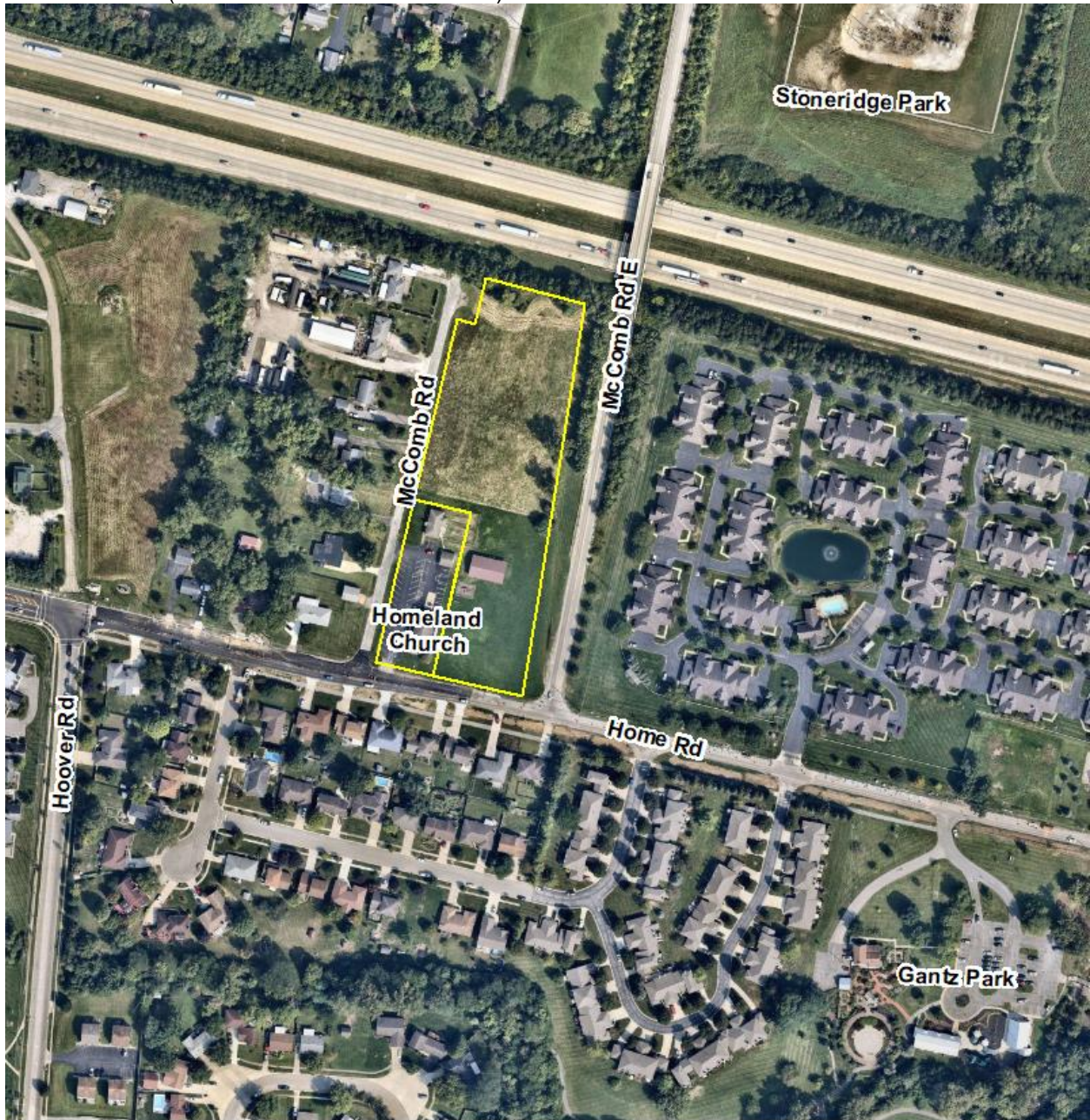


Next Steps

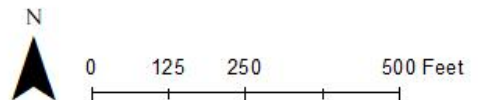
Upon recommendation from Planning Commission, the lot split will move forward to Franklin County for finalization.

1. Context Map

2476 Home Rd (PID 040-005707 & 040-005708).

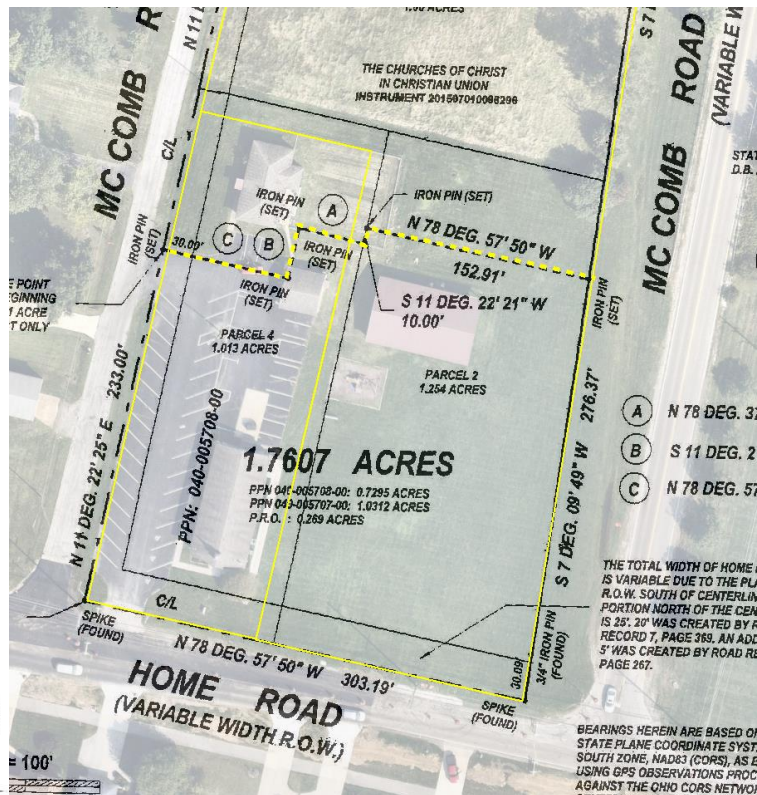
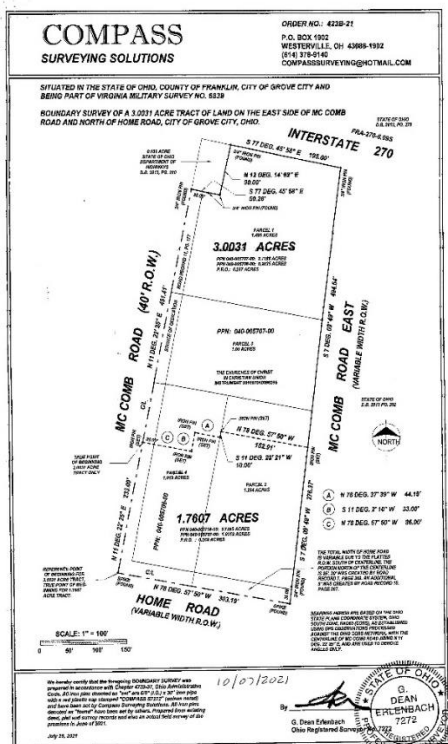


20211180069
McComb Rd-Lot Split
040-005708 - 040-005707



2. Analysis

The applicant is requesting to split 2.7196 acres off a 3.797 acre-tract of land and 0.2835 acres off a 1.013 acre tract of land at 2476 Home Road. The Church of Christ in Christian Union owns both parcels of land proposed to be split and the proposed split will be used to reconfigure existing property lines in order to transfer a portion of the property to another owner. After the split and reconfiguration, the site will be comprised of a 1.7607 tract to the south containing the Homeland Church, shelter house, and a detached garage, and the northern parcel will be 3.0031 acres and contain the existing single-family structure. Both lots will have public road frontage and access from either Home Road or McComb Road, and the applicant has provided an access easement over a portion of the proposed northern lot to allow the Church to access the existing detached garage. Staff has made the applicant aware of the split zoning that will be created by the proposed property line reconfiguration, as parcel 040-005708 is zoned SD-1 and 040-005707 is zoned R-2, and that a rezoning application should be submitted to ensure that the zoning matches the use of each property.



3. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.