



ITEM 2: 202204050021 – 4215 Gantz Road – Rezoning

Site Location

4215 Gantz Road (PID 040-002099)

Proposal

This proposal is for a Rezoning from Commercial to residential at 4215 Gantz Road.

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Mixed Neighborhood

Property Owner

Gulam J. Mukhdomi

Applicant/Representative

Gulam J. Mukhdomi

Applicable Plans, Policies, and Code Section(s)

- GroveCity2050 Future Land Use Map

Staff Recommendation

Disapproval

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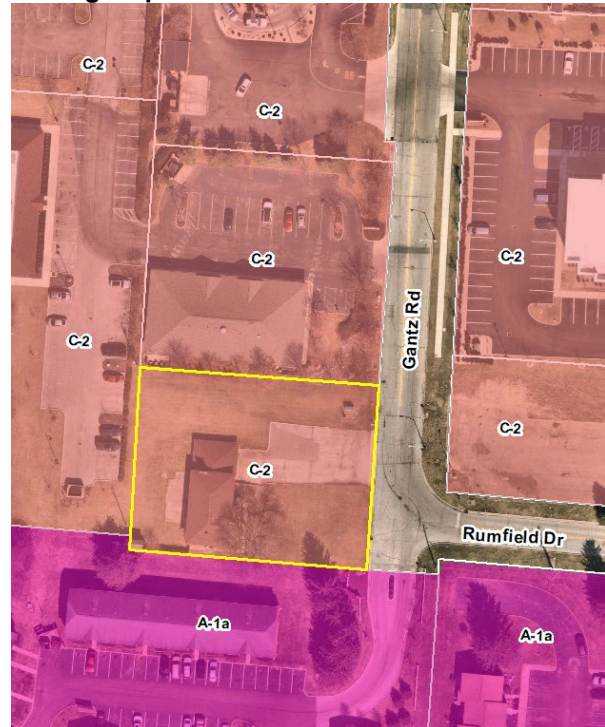
Case Manager

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Summary

This proposal is to rezone the property at 4215 Gantz Road from C-2 Retail Commercial to D-1 Double, Twin Singles, Duplex Residential.

Zoning Map



Next Steps

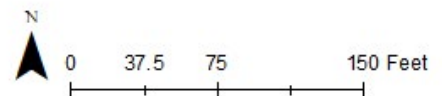
Upon recommendation from Planning Commission, the Rezoning will move forward to City Council for approval.

1. Context Map

The site is located at 4215 Gantz Road (PID 040-002099), west of Gantz Road and Rumfield Drive.



202204050021
4215 Gantz Road
040-002099
Rezoning



2. Analysis

The applicant is requesting approval of a Rezoning for 4215 Gantz Road from C-2 (Retail Commercial) to D-1 (Double and Duplex Residential). The proposed site is 0.55 acres and is located west of the Gantz Road and Rumfield Drive intersection. The proposed site is adjacent to C-2 districts to the north, west and east across Gantz Road and A-1a (multi-family residential) to the south. The existing structure on the site has a residential appearance and the applicant has indicated that it was used as a residence prior to being converted into a medical office, as the former office for Chronic Pain Resources.

The GroveCity2050 Community Plan and Future Land Use Map designated this site as Mixed Neighborhood, which encourages a mix of housing types from multi-family and townhomes as well as neighborhood-oriented retail or office uses. The proposed zoning to D-1 to utilize the existing structure as a duplex is not, in the opinion of Staff, in line with the recommended primary use and character description for the Mixed Neighborhood designation, particularly given the adjacent land uses and density of existing residential developments.

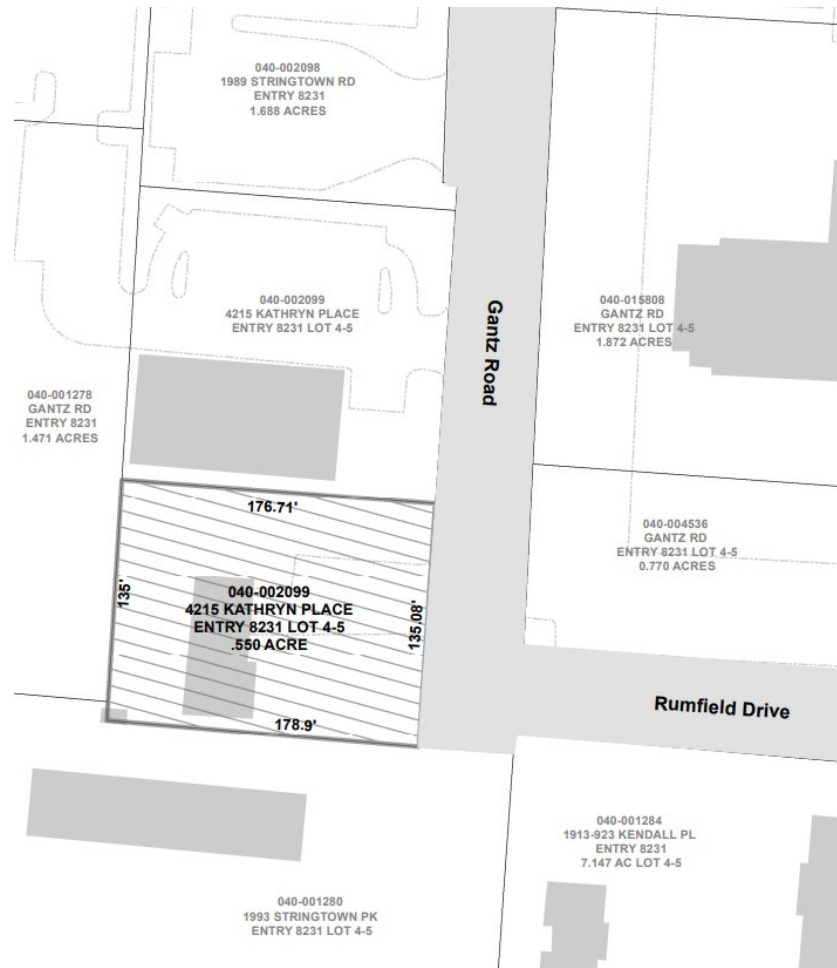
Staff is not supportive of the rezoning from C-2 to D-1 due to the surrounding zoning classifications and overall commercial character of the area. While the future land use map encourages multi-family residential in this area, Staff does not believe the proposed duplex would provide the appropriate scale or character of development with the existing commercial uses and higher density apartment complexes in the area.

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 Not Met: Staff believes the proposed use of a duplex is not compatible with the surrounding area. The proposed structure does not meet the scale intended by the Mixed Neighborhood land use identified for the area in the Community Plan.

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

Finding Not Applicable: The Rezoning application does not review existing structures on the site for architectural characteristics. The requested rezoning is to utilize the existing structure on the site for residential purposes.

(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 Not Applicable: No development is proposed with the Rezoning application that would be applicable to connectivity or transportation.

(4) Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.

Finding Not Applicable: The proposed Rezoning is being requested to utilize the existing structure on the site for residential purposes and does not propose any new development on the site. Review of this criteria would be needed at the time of any new development.

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

Finding Not Applicable: No development is proposed in association with the proposed Rezoning.

4. Recommendation

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

5. Detailed History

1963

The existing structure/house was constructed.

1975

City Council approved C-80-74 to adopt a new zoning map and comprehensively rezone the city, rezoning this property to its current C-2 zoning.