



ITEM 1: 202206220032 – Parkway Centre Outlot – Lot Split

Site Location

Parkway Centre East Outlot (PID 040-012668)

Proposal

A Lot Split to split 1.158 acres from a 5.256- acre tract.

Current Zoning

Planned Unit Development Commercial (PUD-C)

Future Land Use

Commercial Center

Property Owner

Parkway Centre East, LLC

Applicant/Representative

Jason Hockstok, Continental Real Estate

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-71-01

Staff Recommendation

Approval as Submitted

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Case Manager

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Summary

This proposal is split 1.158 acres from a 5.256-acre tract of land at 4108 Buckeye Parkway.

Zoning Map



Next Steps

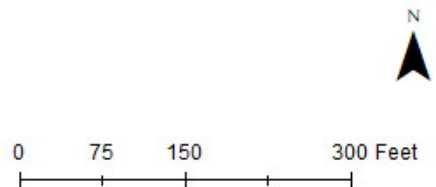
Upon recommendation from Planning Commission, the Lot Split can move to Franklin County for finalization.

1. Context Map

The site is located at 4108 Buckeye Parkway (PID 040-012668).



202206220032
Parkway Centre East Outlot
Lot Split
040-012668



2. Analysis

The applicant is requesting approval of a Lot Split to split a 1.158- acre parcel from a 5.256- acre tract at 4108 Buckeye Parkway. The parcel was zoned Planned Unit Development - Commercial (PUD-C) as part of the Parkway Centre South Zoning Text C-71-01 (Subarea D) approved by City Council at the November 19th, 2001 meeting. The zoning text does not have minimum lot size requirements for lots in Subarea D. Access will be provided from the service road located within the site and not off Buckeye Parkway. The proposed lot size is similar to other outlots at Parkway Centre East ranging from about 0.9 to 1.3 acres in size.

3. Recommendation

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

4. Detailed History

2001

City Council approved the rezoning of 116.53 acres south of Stringtown Road from SF-1 (Single-Family Residential) to PUD-R (Planned Unit Development – Residential) and PUD-C (Planned Unit Development – Commercial) at the December meeting with Ordinance C-71-01.

