



ITEM 4: 202206230033 – 4238 Broadway – Rezoning (Use Approval)

Site Location

4238 Broadway (PID 040-000696)

Proposal

A Use Approval for a tattoo studio

Current Zoning

Professional Services (PSO)

Future Land Use

Town Center Core Neighborhood

Property Owner

Jackson White Limited

Applicant/Representative

Annie Kitty

Applicable Plans, Policies, and Code Section(s)

- GroveCity2050 Future Land Use and Character Map

Staff Recommendation

Approval as Submitted

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Summary

This proposal to allow for the use of a tattoo shop at 4238 Broadway in the Professional Services (PSO) zoning district.

Zoning Map



Next Steps

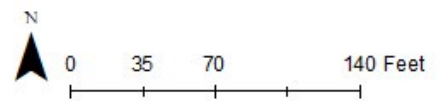
Upon recommendation from Planning Commission, the use rezoning will move forward to City Council. If approved by City Council, the rezoning would be effective after 30 days.

1. Context Map

The site is located at 4238 Broadway in the northeast corner of the Broadway and Woodlawn Avenue intersection (PID 040-000696).



202206230033
4238 Broadway
Use Approval
PID# 040-000696



2. Analysis

The applicant is requesting a Use Approval for 4238 Broadway to operate a tattoo shop. The property is zoned PSO (Professional Services) which permits a variety of office and service uses; however, it does not include SIC code 7299, Miscellaneous Personal Services, which tattoo parlors fall under. The applicant is seeking a use approval for the property in order to permit the proposed use. The proposed property is located near other PSO and Retail Commercial (C-2) districts that allow for a range of service and commercial uses.



The property has been used for other personal service and commercial uses in the past, as well. A wellness spa and salon were the prior two uses on the site.

Material provided states that the shop will start out with one artist and can be configured to have three artists total in the future. The tattoo shop will be open door and appointment based and is proposed to be located on the first floor of the house. The applicant has indicated the hours of operation for the proposed tattoo shop will be Wednesday to Saturday from 11 am to 6 pm, as well as closed or by appointment only on Mondays, Tuesdays, and Sundays. The entrance of the house will be used as a waiting area and the back will be converted with sinks and wash areas for the artists. The site has a parking lot in the rear with eight parking spaces. The applicant is also applying for a development plan to allow for residential use of the second floor of the house to live in with her son.



The GroveCity2050 Future Land Use and Charter Map recommends the site as Town Center Core Neighborhood, which includes residential as a primary use and office, civic, and institutional as secondary uses.

Staff believes that the proposed use is appropriate for the area due to the variety of commercial uses permitted in the surrounding area and the limited hours of operation and capacity. Furthermore, due to the operation taking place inside and the existing parking infrastructure, staff believes the use will not adversely impact the surrounding 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 is Met: Staff believes that the proposed tattooing use is in character with the surrounding area due to the proposed hour of operations and limited number of tattoo artists/scale of the business, as well as the range of commercial and service uses permitted by the surrounding PSO and C-2 zoning districts.

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

Not Applicable: No improvements to the site are proposed as part of the use approval for the tattoo shop, though the applicant is proposing to install additional landscaping on the site in association with the proposed development plan for the site.

(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 is Met: The site has sidewalks along both Broadway and Woodlawn Avenue.

(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.

Not Applicable: No improvements to the site are proposed with the use approval.

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

Finding is Met: Employment opportunities from the proposed tattoo shop will be added to the city. Additionally, the shop is proposed to be owner operated and will add to locally owned businesses operating within Grove City.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval the use approval as submitted.

5. Detailed History

1923

The house was originally constructed at 4238 Broadway.

1975

As part of a comprehensive rezoning of the City, the property was zoned to PSO (Professional Services) with the adoption of a new zoning code per Ordinance C-76-74.

2001

A 2,400 square foot concrete parking area was added in the rear of the site.