



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – May 2, 2022 at 6:00 PM

CASE NUMBER: #2022-03

APPLICANT: Aaron Carroll

EXISTING ZONING: SCPD (Select Commercial Planned District)

REQUEST: #2022-03 A request by Aaron Carroll for a Final Plat at 325 Main Street, Parcel #185-000443.

DESCRIPTION: The applicant is requesting approval of the Final Plat. The property was recently rezoned to Select Commercial Planned District (SCPD). The plat approval is required for all planned development districts by Section 1135.01(e).

CONCLUSION: Staff has no objection to granting approval of the plat.



Engineering Department
655 Blacklick Street
Groveport, OH 43125
614-836-5301
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MEMORANDUM
Office of the City Engineer

Date: April 26, 2022

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2022-03** -- Planning & Zoning Commission – May 2, 2022

Case – 2022-03 Request for Final Plat approval

Site address:	325 Main Street
Containing parcel (s):	185-000443
Site Description:	1.19 ± Acres among the two parcels
Current Zoning:	R-6 Urban Residential
Proposed Zoning:	(Pending) Select Commercial Planned Density (SCPD) (See case 2022-01)
Current Use:	one Family Dwelling
Request:	The applicant Dr. Aaron Carroll, is requesting approval of final plat.

Comments:

This application pertains to the same acreage that is the subject of other related applications made in 2022, under Case 2022-01 (Rezoning) and Case 2022-02 (Final Development Plan). The applicant is requesting approval of a Final Plat for the subject parcel and for the proposed SCPD-zoning district. The proposed Final Plat has undergone a review by Engineering Staff and a review by the office of the Franklin County Engineer. It is noted that there is proposed dedication of a 10-ft wide Right-of-Way Easement along Main Street in front of the site, to “square-up” the alignment of right-of-way. In review of the plat, the Engineering department discovered a minor graphic issue on sheet 2 that could lead to confusion if not corrected before signatures.

Conclusions – Case 2022-03

Staff have no objection to granting approval of the Final Plat, but do suggest if approved, the following conditions be made a part of that approval:

1. Final Plat shall be updated to address / eliminate the minor graphic issue, to the satisfaction of the City Engineer.
 2. Final Plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
 3. Final Plat shall meet requirements of the Franklin County Engineer.
 4. The Final Plat meets requirements of the City of Groveport Chapter 1191.09.
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