



## PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – March 2, 2020 at 6:00 PM

**CASE NUMBER:** #2020-01

**APPLICANT:** Maronda Homes Inc. of Ohio

**EXISTING ZONING:** R (Rural)

**REQUEST:** A request by Maronda Homes Inc. of Ohio for a Rezoning, Hickory Grove, Section 3B, at 0 Ebright Road, Parcel #185-001601.

**DESCRIPTION:** The applicant is requesting to rezone the above stated parcel from Rural to Suburban Residential (R-4). The property was previously zoned PR-6 however, per the zoning code the property has reverted back to Rural since a plat was not recorded in the required time period. All lots meet the requirements for the R-4 zoning district and the developer is not requesting any deviations from those requirements so the R-4 zoning request is appropriate for the property.

### **CONCLUSION:**

If the Planning and Zoning Commission should consider recommending approval of this zoning request, staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan along with the site specific information provided to determine if this is an appropriate zoning classification for this property.

The future land use map for the community is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, land use maps do not necessarily recognize or follow property lines and are based upon broad use categories. As such, the future land use map does not dictate how specific parcels should be zoned in the future. Rather, the Planning Commission and City officials should consider the map to be one of several tools available to assist them in making land use recommendations and decisions.



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The information contained on the map should always be supplemented by site-specific information. The Planning Commission may consider using the sample checklist provided in order to promote a systematic review of land use decisions. The checklist should be used for all rezoning requests to ensure that relevant land use issues are raised. Certain answers would not mandate a particular decision and not all of the questions are pertinent to every situation.

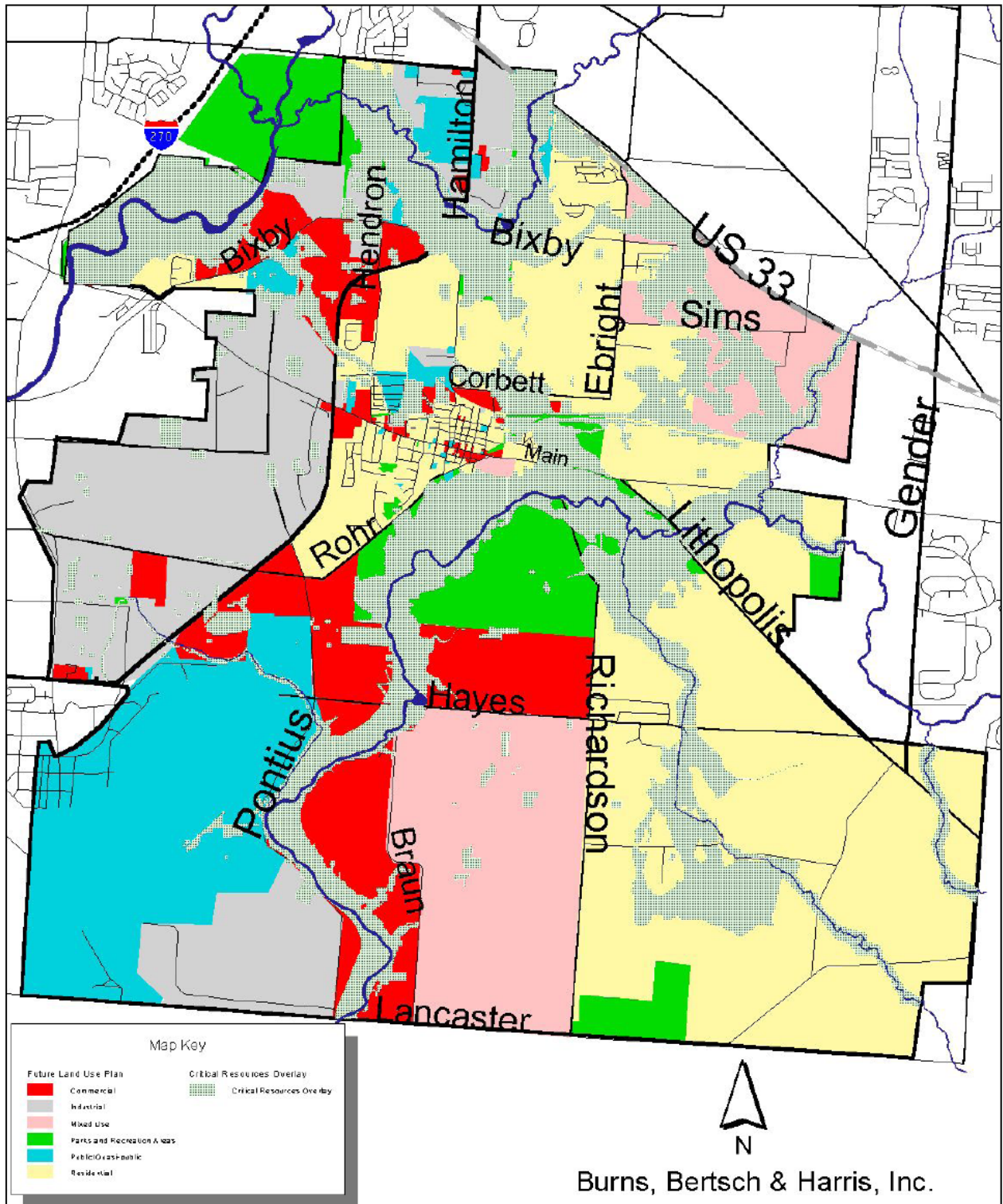
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
6. Are the present development boundaries logically drawn in relation to existing conditions?
7. Will the change adversely influence living conditions in the surrounding area?
8. Will the change create or appreciably increase traffic congestion?
9. Will the development seriously impact adjacent areas?
10. Will the development seriously affect the natural character of the land to the point of creating potential hazards?
11. Have the basic land use conditions changed?
12. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
13. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others at the expense of the general welfare?
14. Are there reasons why the property cannot be used as it is presently planned or zoned?
15. Is the change out of scale with the area's needs? The City's needs? The region's needs?
16. Are there alternative undeveloped sites for the proposed use(s)?
17. Does the development comply with FAA regulations?

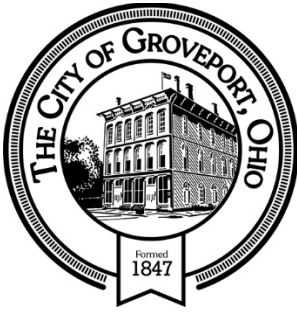


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Figure 9 – FUTURE LAND USE MAP





**Engineering Department**  
655 Blacklick Street  
Groveport, OH 43125  
614-836-5301  
FAX: 614-836-1953

**MEMORANDUM**  
Office of the City Engineer

Date: February 24, 2020

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 # 2020-01** -- Planning & Zoning Commission – March 2, 2020

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**Case – 2020-01 Request for Zoning Amendment**

Site address: 0 Ebright Rd. (Hickory Grove Residential Subdivision)  
Containing parcel (s): 185-001601  
Current Zoning: PR-6 Planned Low Density Residential  
Proposed Zoning: R-4 Suburban Residential – 9.158 acres  
Current Use: vacant / undeveloped

Request: Applicant (Maronda Homes) is requesting to rezone a 9.158 +/- acre parcel from a PR-6 Planned LD Residential district to an R-4 Suburban Residential zoning district.

**Comments:**

As stated in the Chief Building and Zoning Officers report, the subject property was previously zoned PR-6, but has reverted back to the Rural district since a plat was not recorded in the required time period. The applicant proposes to now rezone this last section of the Hickory Grove development (Section 3B) to the same zoning district (R-4) as the adjacent earlier sections of Hickory Grove, being sections 1, 2, and 3A.

Final Engineering Plans for public streets in this acreage - including roads, street lighting, public water, sewer and storm sewerage - have been approved, as have plans for a connection to Ebright Road, approved by the Office of the Franklin County Engineer. Planning Commission is advised that extension of sewers into the acreage to support development will require a Development Agreement with Maronda for that extension.

**Conclusion - Case 2020-01:**

The requested change to R-4 seems appropriate for this final phase of the development. As this is a zoning case, I defer to the finding and conclusions of the Zoning Officials report.