



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – November 2, 2020 at 6:00 PM

CASE NUMBER: #2020-07

APPLICANT: Ben Punturi

EXISTING ZONING: SCPD

REQUEST: #2020-07 A request by Ben Punturi for a Modification to Development Plan at 674-716 Main Street, Parcel #185-002946.

DESCRIPTION: The applicant is requesting a modification to the development plan approved by ordinance 13-010. The new plan revises the building foot print elevations, adds a second story for office space, provides a dumpster enclosure for the building, extends the drive aisle to the west and adds two parking spaces to replace the spaces used to install the dumpster enclosure. A retaining wall is shown to be installed along the north side of the patio. The building square footage has been increased with the addition of the second floor office space. The signage for the second floor offices and the west side of the building facing Front Street is not addressed in the modified development plan, the Planning Commission should make a condition as to the size, type, and placement of these signs.

CONCLUSION:

After review of the requested modifications to the original development plan, staff has no objections to the approval. However, staff does recommend a condition of approval as it relates to the tenant signage for the second floor office space and the west side of the building.



DEPARTMENT OF ENGINEERING
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MEMORANDUM

Office of the City Engineer

Date: October 27, 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 # 2020-07** -- Planning & Zoning Commission – November 2, 2020

Case – 2020-07 Application for Modification to Development Plan

Site address:	674-716 Main Street
Containing parcel (s):	185-002946
Site Description:	0.33 ± Acre parcel
Current Zoning:	SCPD
Proposed Zoning:	No change
Current Use:	Vacant
Proposed Use:	Rarey's Port Commercial Building - tenant space, 2-story

Request: The applicant Ben Punturi, Ford Architects, is requesting modification to the Development plan.

Comments:

The applicant is requesting a modification to the development plan approved by Ordinance 13-010 in 2013. The modifications are outlined in the application and are also addressed in the Chief Zoning Official's report. Basic changes include building floor space through addition of a 2nd story, and peripheral changes to sidewalks, drive aisle, and minor parking changes.

The essential components of the site improvements to support the building development were established with the Town Center development in 2013-2014. No major changes to site access are shown.

Conclusion:

Engineering Staff have no objection to approval of the modification.