



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – January 6, 2025 at 6:00 PM

CASE NUMBER: #Z-2024-0181

APPLICANT: AutoZone Development, LLC

EXISTING ZONING: CC (Community Commercial)

REQUEST: **#Z-2024-0181** A request by AutoZone Development, LLC for a Use Variance for Retail Sales – Vehicle Parts at 6031 Groveport Road, Parcel #185-000916.

DESCRIPTION: The applicant is requesting a Use Variance to allow a vehicle parts store to utilize a new structure in place of the existing bank building on the property. This property is currently zoned Community Commercial (CC) and as such a “Retail Sales – Vehicle Parts” use is not a permitted nor a conditional use in this zoning district. An area variance is also being requested to allow the twenty foot buffer yard along the eastern edge of the property to be located well inside the eastern property line. The existing site has been established with an exit lane of traffic next to the eastern property line, and therefore, there is no room for a buffer to be located at the property line.



Engineering Department
655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-836-1953
www.groveport.org

MEMORANDUM
Office of the City Engineer

Date: December 18, 2024

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Mike Poirier, Chief Building and Zoning Official

Re: **CASE # Z-2024-0181-Request for Use Variance**

Case – Z-2024-0181 Request for Use Variance

Site address: 6031 Groveport Ohio

Containing parcel (s): 185-0000916

Current Zoning: CC - Community Commercial

Proposed Zoning: no change

Current Use: Vacant - former bank building with related parking/drives

Request: Applicant Marda Lugar for AutoZone Development, is requesting a Use Variance as the proposed use ("Retail Sales - Vehicle Parts ") is not an approved use as listed in the Land Use Matrix for the current zoning district. Area Variance is also requested is also being requested to allow the twenty-foot buffer yard along the eastern edge of the property to be located well inside the eastern property line.

Comments:

The applicant desires the "Use Variance" be approved to enable the proposed business to operate at this site. The application has engaged an engineer and a Site Redevelopment plan has been submitted for engineering review. The Plan includes a demolition of the existing building and site features, and construction of a new building, redevelopment of parking areas, curb lines, and building utilities (i.e., water and sewer services), which will be re-installed to conform to the new building. Drainage will utilize the existing underground private stormwater piping. Site access to internal drives will not change significantly. The new site will not alter the drive lane and curb cut onto Groveport Road (aka Main Street) that is aligned east of the development site. Engineering review is underway.

Conclusions:

- Engineering Staff have no concerns with the approval of the Use Variance nor with the Area Variance and defers to the opinion of the Chief Building and Zoning Official.

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- Engineering Staff suggest that, if this application is recommended for approval by Planning and Zoning Commission, the following conditions be made a part of that approval:
 1. Construction shall not proceed until the Site Re-Development Plan is approved by the Engineering Department, including meeting all conditions associated with that approval.
 2. Construction shall not begin until Zoning compliance approval is granted, by the Building and Zoning Department.



Department of Development

655 Blacklick Street

Groveport, OH 43125

614-836-5301

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www.groveport.org

MEMORANDUM

Date: December 23, 2024

To: Planning and Zoning Commission Members

From: Michael Loges, Development Director

Copy: Mike Poirier, Chief Building and Zoning Official

Re: Case #Z-2024-0181 Use Variance Request

Site Address(es): 6031 Groveport Road, Groveport, OH 43125

Containing Parcel(s): 185-000916

Current Zoning: Community Commercial (CC)

SUMMARY OF REQUEST

AutoZone Development, LLC (the Applicant) is proposing to construct and operate an auto parts store. The aforementioned uses of the site are best classified as “Retail Sales – Vehicle Parts” which are not an approved use as listed in the Land Use Matrix (Section 1153.03) for Community Commercial (CC) zoning. Therefore, the proposed use of the site requires a Use Variance from Groveport City Council for the CC zoned property.

STAFF COMMENTS

As the Director of Development for Groveport, part of my professional charge is to secure tenancy and stable ownership for commercial real estate properties, especially along main gateway thoroughfares such as Groveport Road/Main Street. The former 5/3 Bank site at 6031 Groveport Road, Groveport, OH 43125 has been vacant for near five years as the company shuttered 25 branch locations in late January 2020. The City has been working with the property owner – CASTO – to secure a new retail tenant for the shopping center outparcel.

According to a May 2024 report from S&P Global Mobility, vehicles on the road are getting even older. The average age of cars and light trucks in the United States has risen again to a new record of 12.6 years in 2024, up by two months over 2023, according to new analysis. Increase in average age is showing signs of slowing as new registrations normalize. This continues to improve business opportunities for companies in the aftermarket and vehicle service sector in the US, as repair opportunities are expected to grow alongside vehicle age. The same report showed that for cars alone, the average age is now 14 years old, up from not even 12 years old ten years ago (2014 S&P Global Mobility report).

"With average age growth, more vehicles are entering the prime range for aftermarket service, typically from 6 to 14 years of age," said Todd Campau, aftermarket practice lead at S&P Global Mobility. "With more than 110 million vehicles in that sweet spot — reflecting nearly 38 percent of the fleet on the road — we expect continued growth in the volume of vehicles in that age range to rise to an estimated 40 percent through 2028."

This national trend has likely caused national retailers such as AutoZone – now the leading retailer and a leading distributor of automotive replacement parts and accessories – to further scrutinize same store year-over-year sales and identify and invest in any underserved markets.

CONCLUSION

As it relates to Case #Z-2024-0181 and the use variance request sought by the Applicant, I recommend that the Planning and Zoning Commission approve this request to advance the proposed investment, support job creation in the community, and secure occupancy for a prominent site along a main gateway thoroughfare.