



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – January 4, 2021 at 6:00 PM

CASE NUMBER: #2020-10

APPLICANT: Ben Punturi

EXISTING ZONING: SCPD (Select Commercial Planned District)

REQUEST: #2020-10 A request by Ben Punturi for a Final Plat at 480-490 Main Street, Parcel #185-000224 and #185-000200.

DESCRIPTION: The applicant is requesting approval of the final plat. The property was previously 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.



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MEMORANDUM
Office of the City Engineer

Date: December 18, 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 # 2020-10** -- Planning & Zoning Commission – January 4, 2021

Case – 2020-10 Request for Final Plat approval – Wert’s Grove Building

Site address:	480-490 Main Street, Groveport
Containing parcel (s):	185-000224 and 185-000200
Site Description:	0.69 ± Acres among the two parcels
Current Zoning:	Community Commercial
Proposed Zoning:	Select Commercial Planned District (See case 2020-06)
Current Use:	Vacant

Request: The applicant Ben Punturi, is requesting approval of Final Plat.

Comments:

This application pertains to the same acreage that was the subject of earlier applications made in 2020, under Case 2020-06 (Rezoning) and Case 2020-09 (Final Development Plan). Regarding the re-zoning, the Planning Commission recommended approval at the December 7, 2020 P&Z meeting and on December 21, City Council will hear and vote on the 3rd reading of the ordinance to change the zoning. Comments on the Final Development Plan request are addressed in a separate memo to the Planning Commission for the 1/4/21 P&Z meeting. The applicant is requesting approval of a Final Plat for the parcels listed above and into Lot 1, containing 0.667 acres.

It is noted that the proposed Final Plat includes a right-of-way easement along the west boundary, which will facilitate a reconstruction and widening of Raver Alley from Main Street to Hickory Alley.

Conclusions – Case 2020-10

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 signed and sealed by a professional surveyor, licensed in the State of Ohio.
2. The Final Plat meets requirements of the City of Groveport Chapter 1191.09