



**Planning and Zoning Commission
STAFF REPORT**

Monday – October 1, 2018 at 6:00 PM

CASE NUMBER: #2018-10

APPLICANT: Ohio Addiction Recovery Center

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2018-10** A request by Ohio Addiction Center for a Use Variance at 5940 Clyde Moore Drive, Parcel #185-001847.

DESCRIPTION: The applicant is requesting approval to allow an addiction recovery center at the above stated address. The property is currently zoned Planned Industrial Park (PIP) and the proposed professional office use is not shown as a permitted or conditional use in the PIP zoning district per section 1153.03(c). The applicant states that the property is in contract to sell but the sale is contingent upon the use variance approval. This building was used by the school district for offices in the past and is currently occupied by a staffing company and a dentist office. Currently there are 72 parking spaces at this location which is less than will be required for the medical professional office use which would require approximately 173 parking spaces. There is no additional area on this parcel to install additional parking spaces.

CONCLUSION:

Considering that a dentist office already exists in a portion of the building, staff does not have any objections to the granting of the use variance as long as the parking is found to be adequate for the use. An area variance for parking will need to be granted also.



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: September 25, 2018

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2018-10** -- Planning & Zoning Commission – October 1, 2018

Case – 2018-10 Request for Use Variance

Site address: 5940 Clyde Moore Drive
Containing parcel (s): 185-001847
Current Zoning: PIP (Planned Industrial Park)
Proposed Zoning: No zoning change is proposed
Current Use: Office, Dental Office
Request: Applicant is requesting approval for Use Variance
Ohio Addiction Recovery Center

Description:

The applicant is requesting approval to allow an addiction recovery center at the above stated address. This building was used by the school district for offices in the past and is currently occupied by a staffing company and a dentist office. Currently there are 72 parking spaces at this location, which is less than will be required for the medical professional office use which would require approximately 173 parking spaces. There is no additional area on this parcel to install additional parking spaces.

Comments:

Application pertains to use of the existing building and does not include a change to the building footprint or to any site (external) use or layout. No site improvements are proposed.

Conclusion:

Engineering Staff have no objection to the granting of the proposed use variance