



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – November 2, 2020 at 6:00 PM

CASE NUMBER: #2020-06

APPLICANT: Ben Punturi

EXISTING ZONING: CC (Community Commercial)

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

DESCRIPTION: The proposed rezoning is to change the above stated properties from Community Commercial (CC) to Select Commercial Planned District (SCPD). The rezoning is to allow construction of a two story mixed use building on the site. The applicant has submitted preliminary information to show the proposed project. A final development plan and plat are required to be submitted and approved prior to any work beginning at this site. This is a City owned site similar to the downtown development at Front and Main Streets which was also rezoned to SCPD. A planned development allows for an innovative approach to commercial development. This rezoning allows for the proper controls of the development while providing more flexibility in development of the site. The site is located at the corner of Main Street and College Street. To the north and west are residential uses, a church to the east and a mix of residential and commercial to the south. The City's comprehensive plan shows the Main Street corridor as a blend of old and new development with a variety of mixed uses along the corridor. Main Street corridor is a critical gateway for the community and therefore quality building design should be promoted as redevelopment occurs. Section 1135.01(b) allows an applicant to proceed with the rezoning first followed by a later submission of a Development Plan. However, where land is rezoned without a Development Plan, no subdivision of land or Certificate of Zoning Compliance shall be authorized or issued until a Development Plan is reviewed and approved.

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.



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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.

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.

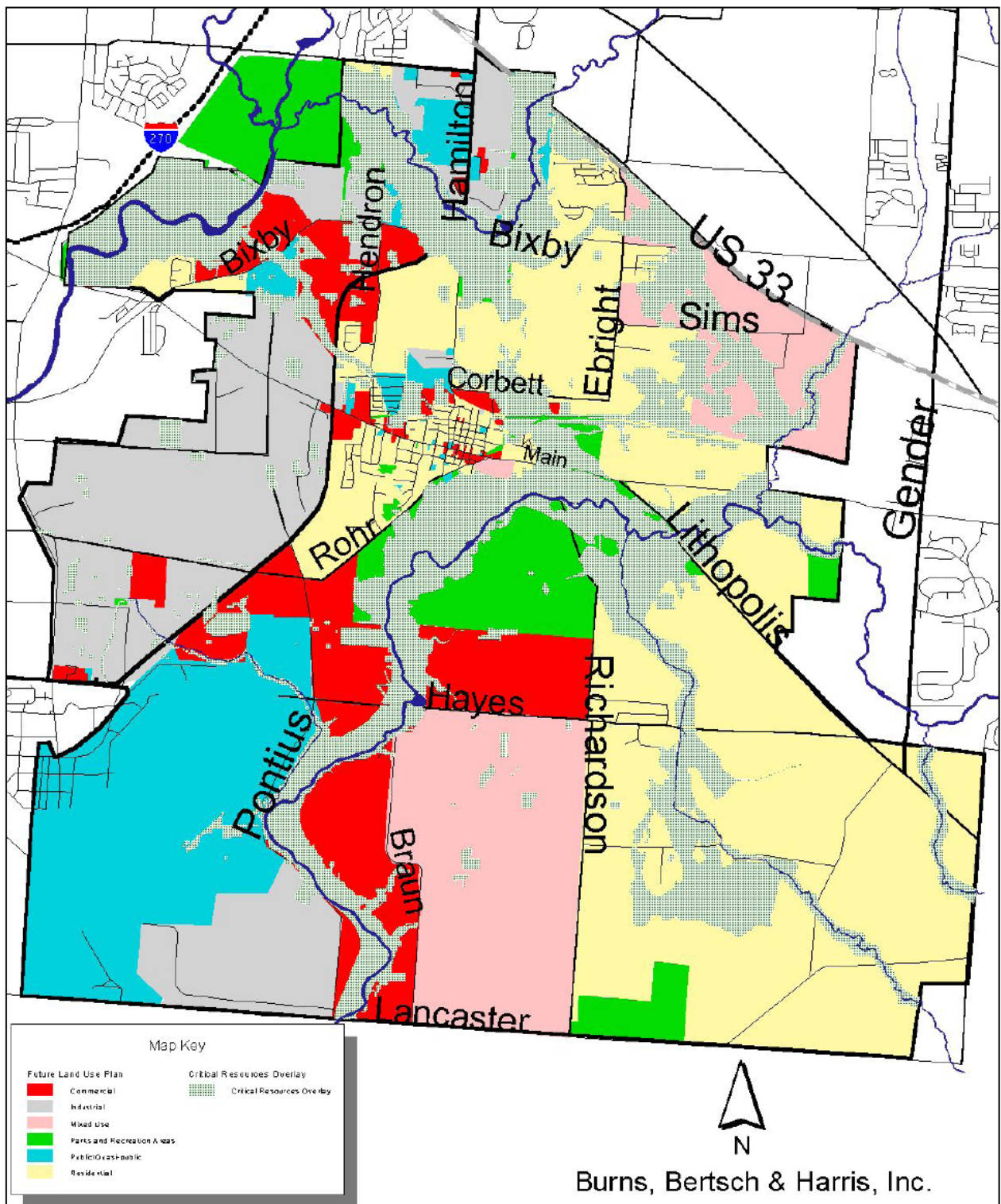
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development 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





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 # 2020-06** -- Planning & Zoning Commission – November 2, 2020

Case – 2020-06 Application for Zoning Amendment

Site address:	480-490 Main Street
Containing parcel (s):	185-000200 and 185-002242772
Site Description:	0.69 ± Acres among the two parcels
Current Zoning:	Community Commercial (CC)
Proposed Zoning:	Select Commercial Planned Density (SCPD)
Current Use:	Vacant
Proposed Use:	Office and Retail and associated uses and site improvements

Request: The applicant Ben Punturi is requesting a rezoning of the parcel for uses as noted above in a mixed use development.

Comments:

An application for “Development Plan” was not provided with the application for the proposed zoning amendment, which is a planned district. A conceptual plan was provided but it is not sufficient to serve as a Development Plan as it does not contain supporting information on utility feasibility and other development features required under Chapter 1135. Moreover, the zoning amendment application does not provide sufficient information to address performance standards for the SCPD district required under Chapter 1161. The applicant provided a conceptual plan to demonstrate a concept layout for the use of the site, to include a two story building and related site improvements. The conceptual plan shows site access to Main Street and to Hickory Alley. Without a Development Plan, a review for compliance with standards in Chapters 1135 and 1161, cannot be completed at this time. The Development Plan application was suggested to soon be submitted along with the required information noted above to satisfy requirements of Chapters 1135 and 1161.

Conclusion:

Engineering Staff support Planning and Zoning Staff conclusions so stated in their report to the Planning and Zoning Commission. The proposed zoning being a Planned District seems appropriate for the type of development that is envisioned. If Planning and Zoning Commission should consider recommending approval of this zoning request, it is recommended the next step after Council approval is for the applicant to follow-up with the Final Development Plan application that should demonstrate compliance with Chapters 1135 and 1161.