



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – November 2, 2020 at 6:00 PM**

**CASE NUMBER:** #2020-05

**APPLICANT:** Metro Development

**EXISTING ZONING:** R (Rural)

**REQUEST:** A request by Metro Development for a Rezoning at 0 Groveport Road, Parcel #185-002772.

**DESCRIPTION:** The applicant is requesting to rezone an 8.3 +/- acre parcel from Rural (R) to Planned High Density Residential. The applicant is proposing to construct a 3 story multi-family apartment complex at this site. They are proposing 144 units in 5 buildings with a density of 17.48 units per acre. There will be detached garages, a pool and clubhouse also. The applicant has provided a preliminary site plan and other information for the project. At this time, they would like to get zoning approval only and would then apply for the required development plan and plat approval at a later date. 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. The site has single family residential uses to the north, east and a church and single family residential to the west. To the south is Access Storage, a vacant commercial zoned lot, and a church. This parcel is located along the West Gateway-Groveport Road Corridor that was part of the study Council adopted for this area.

### **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. 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.



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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.

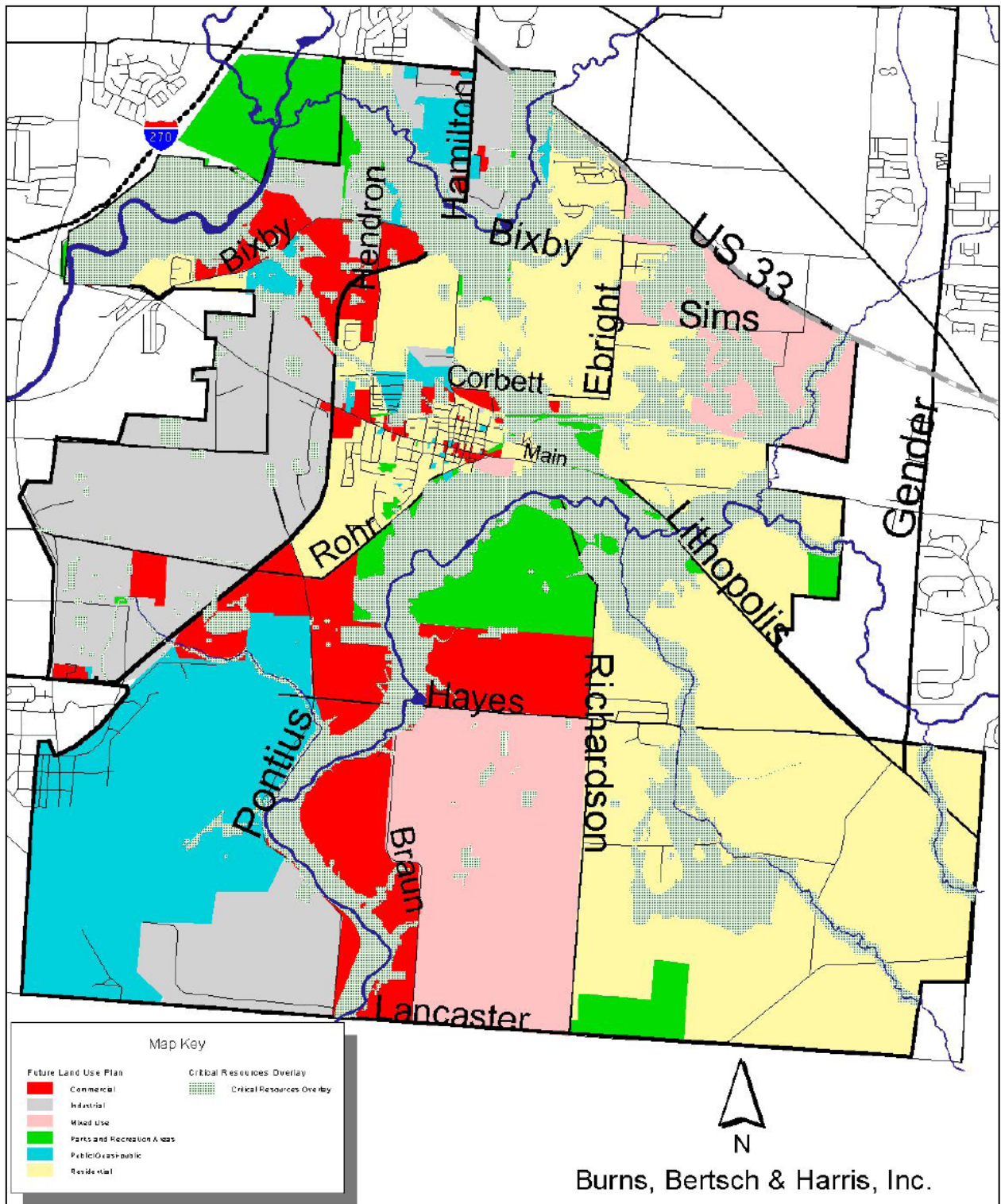
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development 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 # 2020-05** -- Planning & Zoning Commission – November 2, 2020

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### Case – 2020-05 Application for Zoning Amendment

Site address:	Groveport Road, north side, entrance proposed to be about 930 feet west of Saltzgaber Rd.
Containing parcel (s):	185-002772
Site Description:	8.391 ± Acre parcel
Current Zoning:	Rural (R)
Proposed Zoning:	Planned High Density Residential (PR-18)
Current Use:	Vacant
Proposed Use:	multi-family residential

Request: The applicant Joseph Thomas, is requesting a rezoning of the parcel to allow for Multi-family residential development Use.

### 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 the requisite features required under Chapter 1135. Moreover, the zoning amendment application does not provide sufficient information to address performance standards for the PR-18 district required under Chapter 1158. The applicant indicated that the conceptual plan was provided to demonstrate a concept layout for the use of the site, to include 5 multi-story buildings totaling 144 units with detached garages, clubhouse, pool, and other ancillary features. The conceptual plan shows site access of a single driveway connected to Groveport Road. Without a Development Plan, a review for compliance with standards in Chapters 1135 and 1158, cannot be completed at this time.

### 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 1158.