



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, October 5, 2015 at 6:00 PM

CASE NUMBER: #2015-11

APPLICANT: Groveport Madison Local School District

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: #2015-11 A request by Groveport Madison Local School District for a Use Variance at 4400 Marketing Place (Parcel #185-001361).

DESCRIPTION: The applicant is requesting a use variance to allow school and bus garage uses at 4400 Marketing Place. The property is currently zoned Planned Industrial Park (PIP) and the requested uses are not permitted or conditional uses in that zoning district. The property to the East and South are owned by the Groveport Madison School District and are zoned Rural. The properties to the North and West are part of the industrial park and are zoned PIP also. The applicant is requesting area variances for landscaping requirements related to parking lot screening, permeable area and interior parking lot plantings. They are also requesting an area variance for parking requirements related to size of parking spaces and the number of required spaces. The applicant states that the space needed for the additional parking spaces and landscape islands required does not exist on the site. They also state that the existing building and other buildings in the area do not meet the current landscape requirements.

CONCLUSION:

Staff has no objections to granting the use variance as requested. Area variances will be required to be approved by Council for parking and the landscaping requirements as requested by the applicant.



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 29, 2015

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 # 2015-11** -- Planning & Zoning Commission – October 5, 2015

Case – 2015-11 Application for Use Variance

Site address:	4400 Marketing Place
Containing parcel (s):	185-001361
Current Zoning:	PIP (Planned Industrial Park)
Proposed Zoning:	No Change proposed
Current Use:	Manufacturing

Request: The Applicant (Christopher Dumford, VSWC Architects, on behalf of the Groveport Madison Local School District) is requesting a use-variance to allow the School District to utilize the building for Bus Garage, Administrative Offices, Education, Warehouse/Storage.

Comments:

Application pertains to interior use of the existing facility and minor changes to parking/paving surfaces.

Conclusion:

Engineering Staff have no objection to the proposed use variance