



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – August 4, 2025 at 6:00 PM**

**CASE NUMBER:** #Z-2025-0074

**APPLICANT:** Addison Properties (Eddie Hunt, Representative)

**EXISTING ZONING:** Rural (R)

**PROPOSED ZONING:** PR-18 (Planned High Density Residential)

**REQUEST:** A request by Addison Properties (Eddie Hunt, Representative) for Rezoning of Parcel #180-000959, #180-000326, #180-001486, #180-000437, #180-000212, and #180-000329.

**DESCRIPTION:** The proposed rezoning is to change the above stated property from Rural (R) to Planned High Density Residential (PR-18). The rezoning is to allow construction of single family, multifamily, and commercial uses. A Final Development Plan has been submitted for approval. A Final Plat is required to be submitted and approved prior to any work beginning at this site. 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. This property borders Madison Township residential uses to the west along Ebright Road, Madison Township residential uses to the north along Sims Road, a Madison Township farm / nursery to the east, and the Indiana / Ohio railroad to the south. The future land use map, as a part of the Groveport Comprehensive Plan, depicts this area as residential and mixed uses.



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### **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.

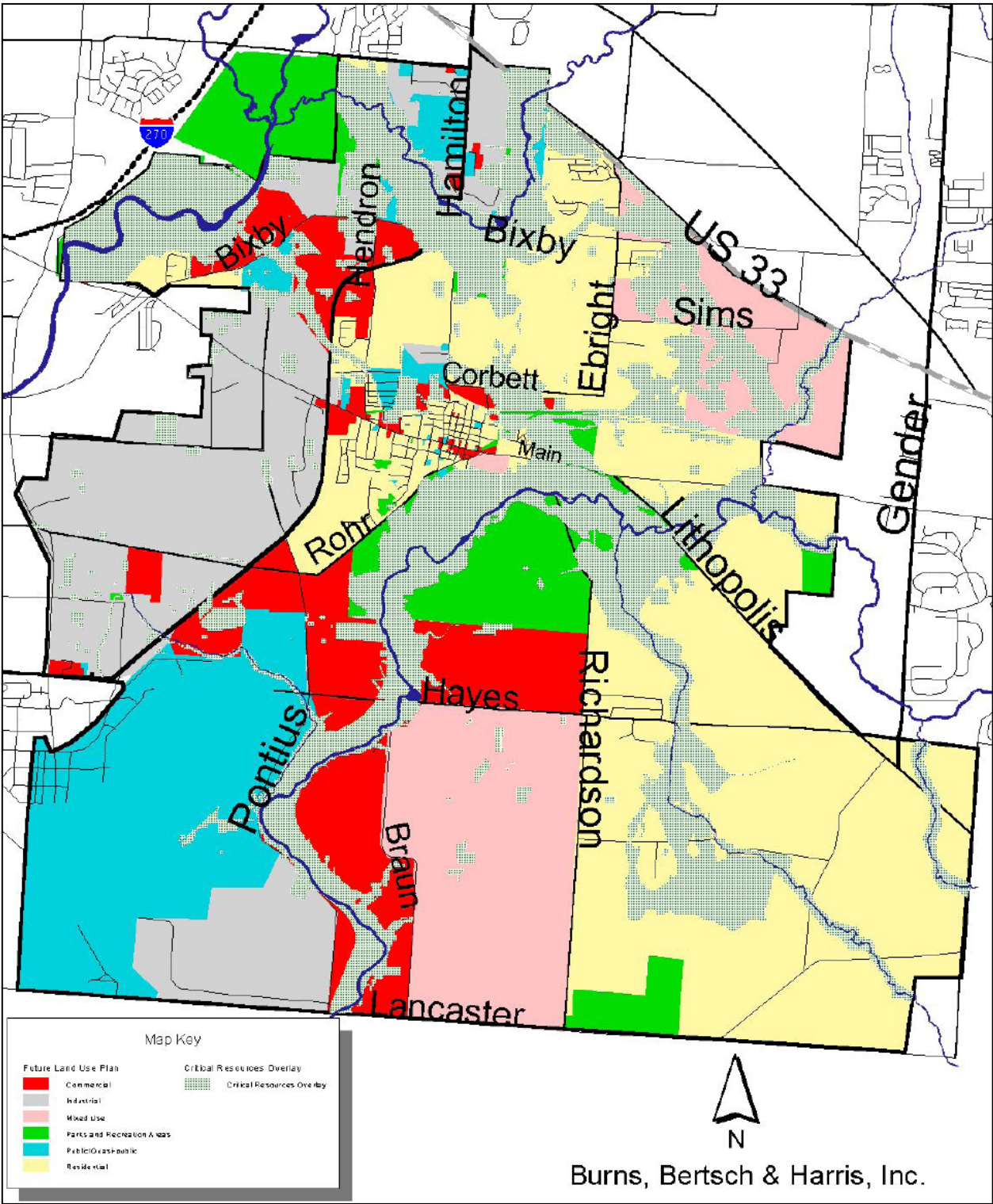
The information contained on the map should always be supplemented by site-specific information. The Planning Commission may consider using the sample checklist provided in order to promote a systematic review of land use decisions. The checklist should be used for all rezoning requests to ensure that 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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STAFF REPORT

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Figure 9 – FUTURE LAND USE MAP





**Department of Development**  
655 Blacklick Street  
Groveport, OH 43125  
614-836-5301  
FAX: 614-836-1953  
[www.groveport.org](http://www.groveport.org)

## MEMORANDUM

Date: July 30, 2025

To: Planning and Zoning Commission Members

From: Michael Loges, Director of Development

Copy: Benjamin ("BJ") King, City Administrator  
Kevin Shannon, Law Director  
Mike Poirier, Director of Building and Zoning  
Steve Farst, PE, CFM Director of Engineering

Re: Case #Z-2025-0074 Application for Zoning Approval

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Site Address(es): East of Ebright Road, west of Rager Road, and both north and south of Sims Road, Groveport, Ohio 43125 in Madison Town as of the date of this report

Containing Parcel(s): 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329 (PID nos. at time of this report) (collectively herein the "Site")

Current Zoning: Rural (Madison Township)

Proposed Zoning: Planned High Density Residential (PR-18)

Current Use: Agricultural

Request: The Applicant, Addison Properties (Eddie Hunt, representative), is requesting to rezone the Site from Rural (unzoned), upon successful annexation, to Planned High Density Residential (PR-18). Separate case Z-2025-0075 is being presented with this case requesting approval of a Final Development Plan for a new development to be established in Subareas (as defined below) on the Site comprised of approximately 295.86 ± acres.

## OVERVIEW

The Applicant is proposing to rezone the above-stated acreage that, if approved, may be developed per the City of Groveport's Planned High Density Residential (PR-18) zoning regulations and the

proposed Final Development Plan (under case Z-2025-0075) and its accompanying Development Text. The proposed zoning district, being a planned development district, requires a Final Development Plan and accompanying Development Text to be approved by City Council before site construction can commence. Case Z-2025-0075, is made by the same Applicant (concurrent with this rezoning application) as an application for approval of a Final Development Plan and accompanying Development Text for the Site, which is discussed under separate review memo.

Under this case for rezoning, the Applicant is proposing to rezone the above-stated acreage for the referenced tax parcels, approximately 295.86 ± acres, to support a development to contain the following five (5) Subareas (A thru E) uses: multi-family housing (Subarea A), mixed-use (residential and commercial) (Subarea B), single-family residential (Subarea C), single-family residential (Subarea D), and townhomes (Subarea E) (collectively herein the “Development”).

## **COMMUNITY PLANNING CONTEXT**

The Groveport Comprehensive Plan (c. 2004) text and associated maps contain detailed recommendations for future development including the appropriate location and density or intensity of residential and commercial uses; the general location and character of roads; the general location of parks, open space and public buildings; and the general sites for and extent of public water and sanitary sewer utilities. It also contains recommendations to guide development strategies for the unincorporated areas near the city.

The following future land use priorities reflect Groveport’s growth ethic and constitutes a commitment of values, which will guide the City’s decisions related to development and redevelopment. While the comprehensive plan cites goals, policies and objectives, the priorities reflect the physical results of implementing those statements in day-to-day actions as a part of the future land use plan.

1. Maintain a Compact Land Use Pattern
2. Create and Maintain Mixed Use Centers
3. Maintain Economic Vitality and Create Defined Economic Centers
4. Provide and Maintain Adequate Public Facilities
5. Create and Maintain Open Space Links
6. Create and Maintain Healthy Neighborhoods

Generally, the proposed Subareas, as detailed by the Applicant, align with the City of Groveport’s current Comprehensive Plan, Future Land Use Map (**Exhibit A**) and Future Land Use Map Classifications (**Exhibit B**). Ideally, communities strive to ensure proposed land uses matches the community’s future land use in its comprehensive plan because it indicates alignment with the community’s long-term goals and priorities.

Here's why that matters:

- **Predictability and Consistency:** The Comprehensive Plan reflects the community’s vision for growth and development. Matching that vision ensures land use decisions are consistent and predictable for residents, developers, and public agencies.
- **Efficient Infrastructure Planning:** When development follows the Future Land Use Map, it supports planned investments in roads, utilities, parks, and other public infrastructure—making services more efficient and cost-effective.



- **Easier Approval Process:** Projects that conform to the Future Land Use Map should be more likely to receive support from City planning staff, the Planning & Zoning Commission, and Groveport City Council. They typically face fewer zoning hurdles and less community opposition.
- **Supports Community Goals:** Comprehensive Plans are built around broad community goals—like environmental sustainability, economic development, housing diversity, or preservation of open space. Consistent land use proposals help move the community closer to those goals.
- **Reduces Risk:** Decisions that align with the adopted Comprehensive Plan are more defensible if challenged legally. Deviations without a clear justification can be seen as arbitrary or capricious.
- **Promotes Public Trust:** When governments follow their own plans, it builds credibility and trust with the public and stakeholders, reinforcing that planning processes are meaningful and respected.

In short, matching proposed land use to the Future Land Use Map as found in the current Groveport Comprehensive Plan helps ensure responsible, coordinated, and goal-driven community development.

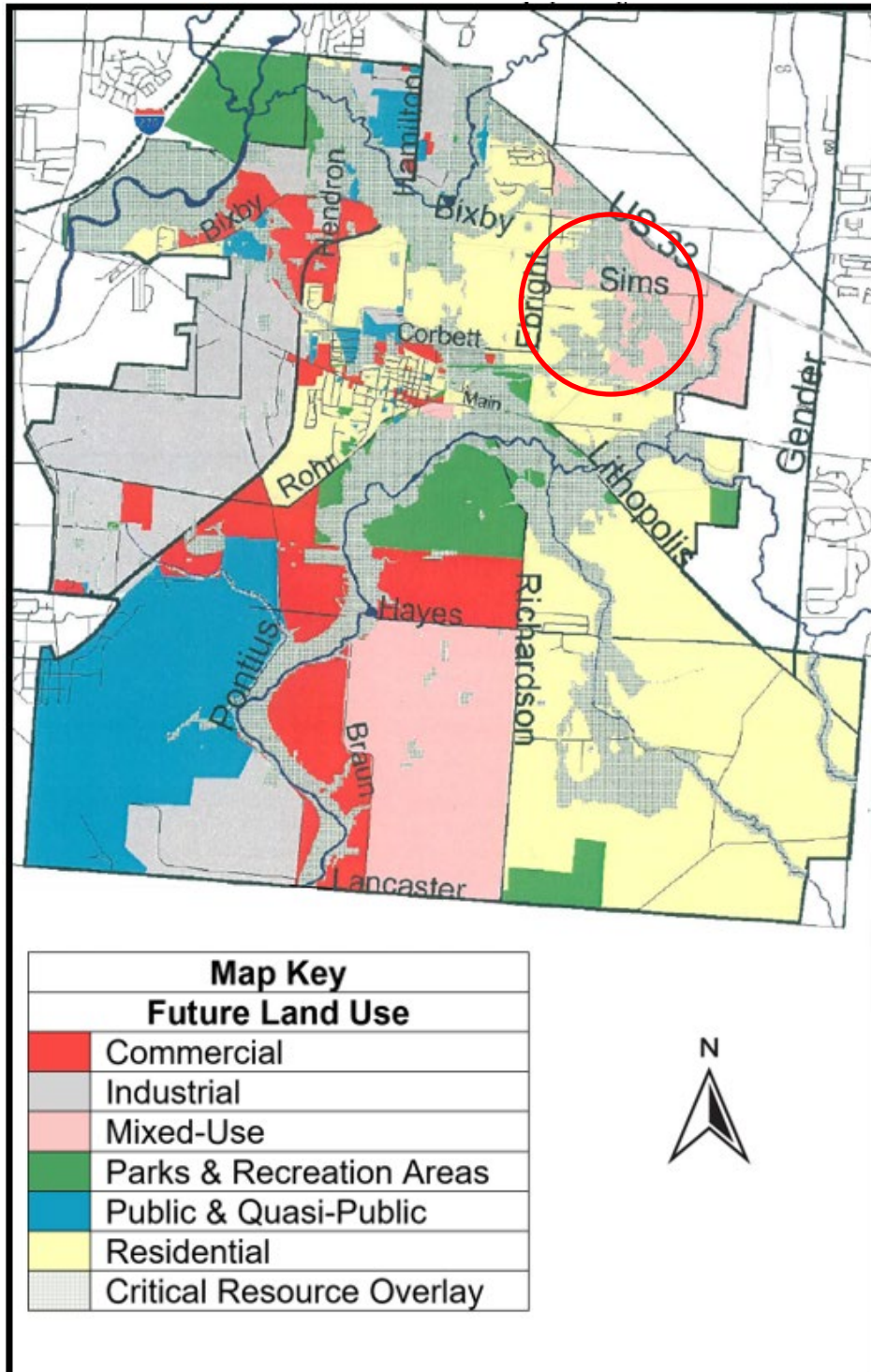
## **CONCLUSION**

The proposed zoning being a planned district seems appropriate for the type and diversity of development that is envisioned.

The proposed Subareas generally align with the City of Groveport's current Comprehensive Plan and Future Land Use Map.

Department of Development staff defers to the wisdom of the Planning and Zoning Commission members on specific and discreet facets of this application for Final Development Plan approval presented in case Z-2025-075. Overall, however, Department of Development staff urges support for the proposed Development so that – as a community – we can support additional investment, access additional ground for mixed-use and commercial development, and create more housing options for current and future residents.

**EXHIBIT A  
GROVEPORT COMPREHENSIVE PLAN  
FUTURE LAND USE MAP**



## **EXHIBIT B**

### **GROVEPORT COMPREHENSIVE PLAN**

### **FUTURE LAND USE CLASSIFICATIONS**

#### **Commercial**

By definition, commercial uses are a business use or activity at a scale greater than home industry involving retail or wholesale marketing of goods and services. The commercial areas may include neighborhood, community, highway, and service commercial uses, as well as office uses.

The focus of the commercial areas in the downtown should be service commercial, retail sales, and retail services establishments. These uses should complement the existing uses and contribute to the character of the downtown. Office uses in the downtown should be encouraged on the upper floors of retail establishments and not on the ground floor.

#### **Industrial**

This classification includes all forms of industrial and warehousing developing including manufacturing, fabrication, assembly, distribution, and storage. Planned industrial development is the preferred method of development. These planned industrial areas will require extensive screening and buffering from existing and proposed residential areas.

#### **Mixed-Use**

This classification includes a mix of commercial, office, very light industrial, and multi-family uses depending on the location within the community and the location of the property relative to the projected noise contours. Multi-family uses should be used as a buffer between commercial, office, and very light industrial uses and single-family residential development. Mixed use areas should be developed using the planned district process, incorporating the principals of traditional neighborhood development in order to promote a higher quality of site development. Multi-family residential units will not be permitted in the 60 DNL noise contour or greater.

#### **Parks and Recreation Areas**

Parks and recreation areas include a mix of active and passive parks and recreation areas. These areas may be publicly or privately owned.

#### **Public / Quasi-public**

This category includes facilities that provide a public service and are operated by a federal, state, or local government, public or private utility, public or private school or college, church, public agency, or tax-exempt organization. Public uses include government facilities, churches, airports, utilities and services, community centers, and educational facilities.

#### **Residential**

The residential classification includes both single-family and multi-family residential housing units. Conservation development should be encouraged when residential development occurs in areas where critical resources are present. Multi-family housing should be used as a buffer between single-family developments and commercial and industrial uses. However, residential land use in the Village may be higher based on the amount of residential uses developed as a part of mixed-use areas.





***Engineering Department***

*655 Blacklick Street*

*Groveport, OH 43125*

*614-836-5301*

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***MEMORANDUM***

Office of the City Engineer

Date: July 31, 2025

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Mike Poirier, Chief Building and Zoning Official  
Michael Loges, Development Director

Re: **CASE # Z-2025-0074 - Application for Zoning Amendment**

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**Case # Z-2025-0074 Request for Zoning**

Site address location: East of Ebright Road, west of Rager Road, and both north and south of Sims Road, Groveport, Ohio 43125 in Madison Township as of the date of this report.

Containing parcel(s): 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329 (PID nos. at time of this report) (collectively herein the "Site").

Current Zoning: Rural (Madison Township)  
Proposed Zoning: Planned High Density Residential (PR-18)  
Current Use: Agricultural

Request: The Applicant, Addison Properties (Eddie Hunt, representative), is requesting an amendment of the Site's zoning from Rural to Planned High Density Residential (PR-18).

**Comments:**

The Applicant is proposing to rezone the above-stated acreage that, if approved, may be developed per the City of Groveport's Planned High Density Residential (PR-18) zoning regulations and the proposed Final Development Plan (under case Z-2025-0075) and its accompanying Development Text. The proposed zoning district, being a planned development district, requires a Final Development Plan and accompanying Development Text to be approved by City Council before site construction can commence. Case Z-2025-0075, is made by the same Applicant (concurrent with this rezoning application) as an application for approval of a Final Development Plan and accompanying Development Text for the Site, which is discussed under separate review memo.

Under this case for rezoning, the Applicant is proposing to rezone the above-stated acreage for the referenced tax parcels, approximately 295.86 ± acres, to support a development to contain

the following five (5) Subareas (A thru E) uses: multi-family housing (Subarea A), mixed-use (residential and commercial) (Subarea B), single-family residential (Subarea C), single-family residential (Subarea D), and townhomes (Subarea E) (collectively herein the "Development"). The Development Text outlines in great detail, discussion and future improvements in infrastructure to serve the proposed future commercial and residential development projects in these subareas, including commitments for infrastructure (streets and utilities) to and within the development.

Surroundings Existing Conditions:

1. The adjacent properties uses include:
  - a. To the west: Existing farmland and township residential lots along Ebright Road; and
  - b. To the north: Farmland and along both the north- and south-side of Sims Road, existing township residential lots; and
  - c. To the east: Farmland and the Decker commercial landscape nursery that has frontage along the west side of Rager Road; and
  - d. To the south, an existing railroad corridor owned by CSX Transportation Inc., carrying an active rail operation by the Indiana and Ohio Railroad, which is owned by Genesee and Wyoming Inc. Most of the properties are currently within Madison Township.
2. The subject parcels are bordered by Ebright Road to the west. Bisecting the Development is Sims Road, an east-west oriented, township road that separates Subareas A and B from Subarea C, D, and E.
3. The Ebright Road corridor is under the jurisdiction of the Franklin County Engineer's Office. Sims Road is a township road, wherein the Franklin County Engineer serves as the township's engineering resource for appropriate roadway planning, improvement recommendations, and roadway standards.
4. As of the date of application, these parcels are in unincorporated Madison Township. However, it is important to note that the annexation process is nearing completion for annexation to the City of Groveport following the approval of Ordinance 2025-017 on July 14, 2025, to accept the annexation of the subject parcels and their combined acreages.

**Conclusion:**

As this case pertains to a zoning district change, Engineering staff defers to the Building & Zoning Department and Development Department staff reports on this case. Engineering conclusions and recommendations will be presented in Case Z-2025-075, Final Development Plan Application.

The proposed zoning being a planned district seems appropriate for the type and diversity of development that is envisioned.