



Planning and Zoning Commission STAFF REPORT

Tuesday – September 4, 2018 at 6:00 PM

CASE NUMBER: #2018-08

APPLICANT: Philip Salyers

EXISTING ZONING: R (Rural)

REQUEST: **#2018-08** A request by Philip Salyers for a Rezoning at 0 Hendron Road, Parcel #185-002763.

DESCRIPTION: The applicant is proposing to rezone the above stated property from Rural to Select Commercial Planned District (SCPD). He states that he would like to build a small office / warehouse type building to move his business to this location and also rent out the other units in the building. He is also proposing a future use at the back of the property as self-storage units. At this time, he would like to get the zoning approval and would then come back with the required development plan 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.

CONCLUSION:

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.



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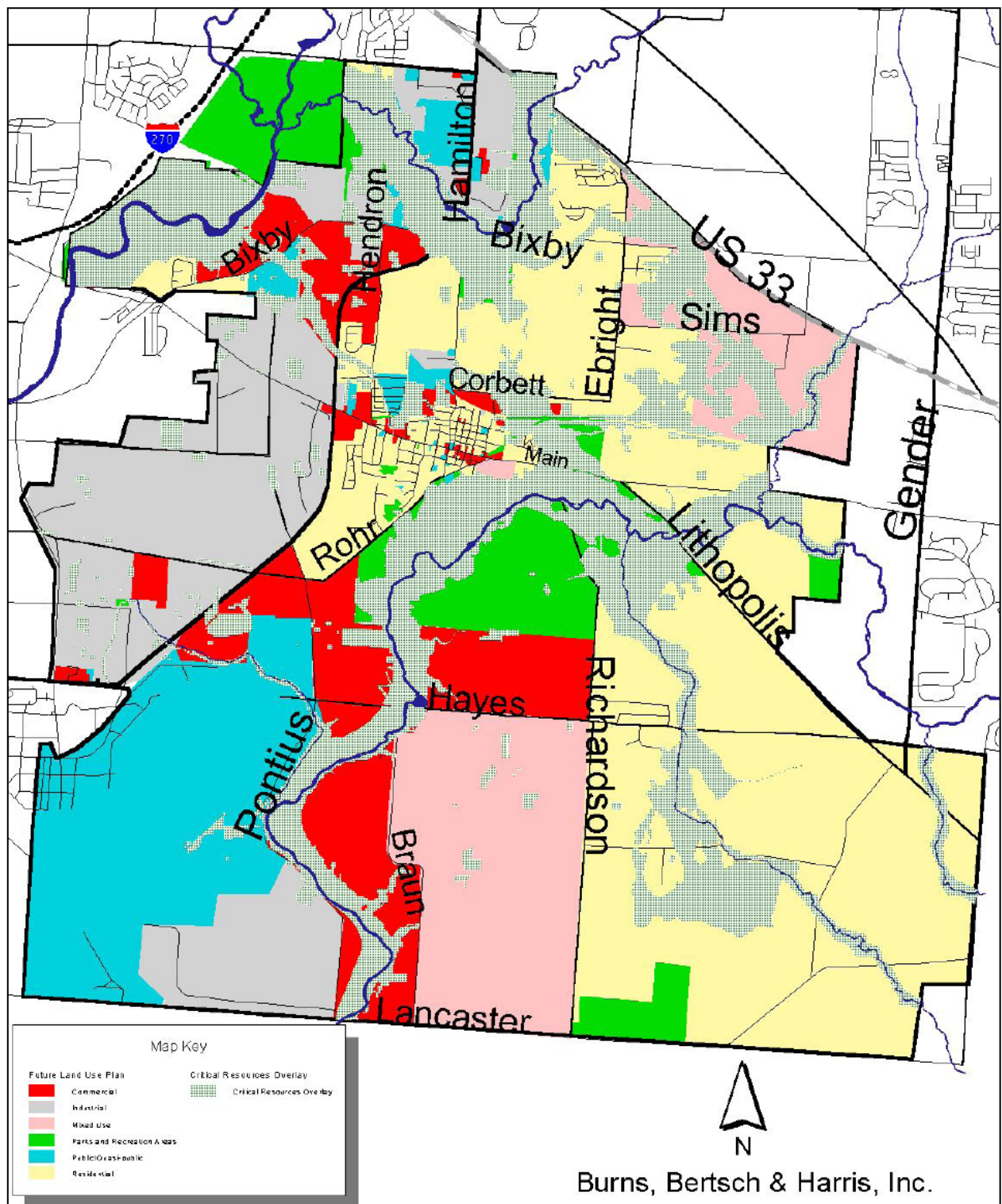
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development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





Engineering Department

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Groveport, OH 43125

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MEMORANDUM

Office of the City Engineer

Date: August 27, 2018

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 # 2018-08** -- Planning & Zoning Commission – September 4, 2018

Case – 2018-08 Request for REZONING

Site address: 0 Hendron Road
Containing parcel (s): 185-002763
Current Zoning: R - Rural

Proposed Zoning: SCPD – Select Commercial Planned District
Current Use: Agriculture / Residential

Request: Applicant (Philip Salyers) is requesting approval to rezone the parcel, being 7.139 +/- acres on the above-referenced tax parcel (see above) from R-zoning district to SCPD – Select Commercial Planned District.

Intended Use: Office with warehouse and self-storage.

Comments:

The applicant is proposing to rezone the above stated property from Rural to Select Commercial Planned District (SCPD). He states that he would like to build a small office / warehouse type building to move his business to this location and also rent out the other units in the building. He is also proposing a future use at the back of the property as self-storage units. The applicant has stated they are choosing to seek approval of the Development Plan for the proposed rezoning at a later date, after the zoning district is approved, which is allowable per Section 1135.01(b).

As a Planned District, any development on the SCPD-zoned parcel requires presentation of a Development Plan to be reviewed by Planning and Zoning Staff and Engineering staff. Without submittal of the Development Plan at this time, an engineering review cannot be completed nor provided to the Planning Commission.

At this time, no engineering review comments can be offered as to the proposed SCPD zoning district, as without a Development Plan, intensity of use cannot be evaluated, nor can the following aspects of site development be commented on: utilities serving the site, traffic impact and internal site circulation, drainage feasibility, and other aspects of the Development Plan elements that are required content on the Development Plan submission per section 1135.01.

It is noted that there are not in place, gravity sanitary collection sewers adjacent to the site. An extension of the sanitary sewer from the south will be required to support this site development. Moreover, public water does not extend north of the Cherry Blossom Way; a water main extension is required. It is also noted that the Hendron Road right-of-way adjacent to the site is in the jurisdiction of the Franklin County Engineer and County Commissioners. As such, site access is controlled by the County Engineer. The applicant should confer with Franklin County Engineer for requirements for a new access drive.

Conclusions – Case 2018-08

Engineering staff cannot make a recommendation on the proposed zoning district at this time, without having the ability to view and comment on the Development Plan. It is recommended however, that no subdivision of land or Certificate of Zoning Compliance shall be authorized or issued until a Development Plan is reviewed and approved.