



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – April 4, 2022 at 6:00 PM

CASE NUMBER: #2022-01

APPLICANT: Aaron Carroll

EXISTING ZONING: Urban Residential (R-6)

PROPOSED ZONING: Select Commercial Planned District (SCPD)

REQUEST: A request by Aaron Carroll for a Rezoning at 325 Main Street, Parcel #185-000443 (*tabled from the February 7, 2022 meeting*).

DESCRIPTION: The proposed rezoning is to change the above stated property from Urban Residential (R-6) to Select Commercial Planned District (SCPD). The rezoning is to allow construction of a one story professional office use building on the site with a proposed future second mixed use building also. 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. The site is located on Main Street across from the Certified gas station. This property has residential uses to the south and west with commercial and residential uses to the north and east. 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 therefor quality building design should be promoted as redevelopment occurs.



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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.

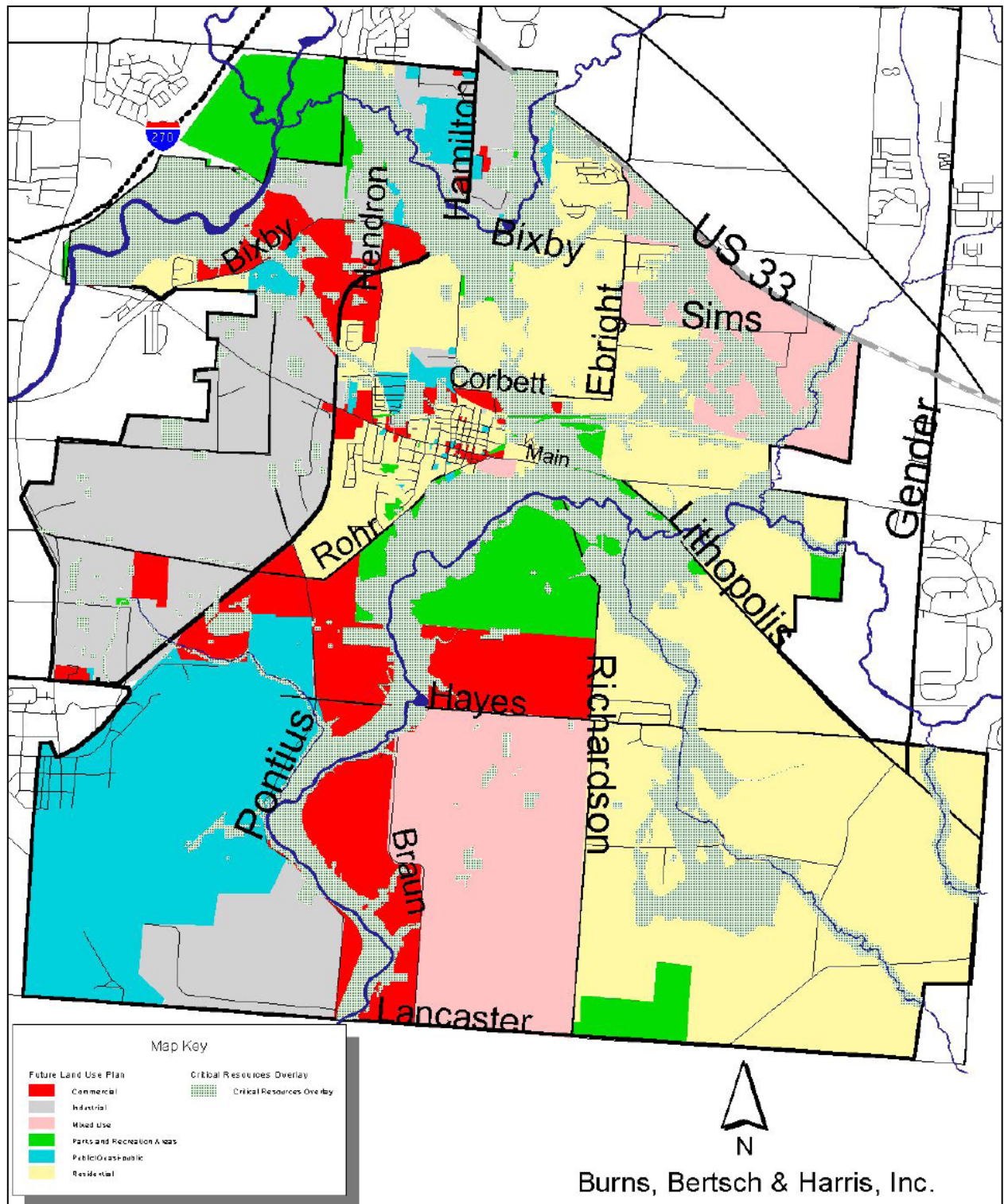
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development 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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Figure 9 – FUTURE LAND USE MAP





Engineering Department
655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-567-2498
www.groveport.org

MEMORANDUM

Office of the City Engineer

Date: March 29, 2022

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 # 2022-01** -- Planning & Zoning Commission – April 4, 2022

Case – 2022-01 Application for Zoning Amendment

Site address:	325 Main Street
Containing parcel (s):	185-000443
Site Description:	1.19 ± Acres
Current Zoning:	R-6 Urban Residential
Proposed Zoning:	Select Commercial Planned Density (SCPD)
Current Use:	One family Dwelling
Proposed Use:	Mixed-use commercial building

Request: The applicant Dr. Aaron Carroll, is requesting the SCPD rezoning of the parcel, with a request for permitted uses under this district as defined in Chapter 1153 of the Codified Ordinances of Groveport, Ohio, including but not limited to, medical office, restaurant, and retail uses.

Comments:

The applicant is proposing to rezone the above-stated acreage that will be required to be platted per the City's Chapter 1135.01 (e). The proposed zoning district, being a planned district requires a Final Development Plan to be approved by Council before site construction can commence. Case 2022-02, is made by the same applicant for the proposed Final Development Plan, which is discussed under separate review memo.

Under this case for rezoning, the applicant is proposing to rezone the subject parcel for the entirety of acreage thereon, to support a commercial development. This proposed zoning district is consistent with the approved zoning district established on other recent re-development involving commercial use, on parcels along Main Street. The Chief Building Official's staff report provides an overview of the surrounding land use context, and also includes reference to and relevancy with the City's comprehensive plan along the Main Street Corridor.

Conclusion - Case 2022-01:

As this Case pertains to a zoning district change, Engineering staff defer to the Planning and Zoning Staff, and their report on this case. Engineering conclusions are presented in Case 2022-02, Final Development Plan Application.



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – April 4, 2022 at 6:00 PM

CASE NUMBER: #2022-02

APPLICANT: Aaron Carroll

EXISTING ZONING: R-6 (Urban Residential)

PROPOSED ZONING: SCPD (Select Commercial Planned District)

REQUEST: A request by Aaron Carroll for a Final Development Plan at 325 Main Street, Parcel #185-000443 (*tabled from the February 7, 2022 meeting*).

DESCRIPTION: Upon review the proposed development plan was found to be substantially in compliance with the zoning requirements of Chapter 1135 Planned Development Review and Chapter 1161 Select Commercial Planned District. The Landscaping is in compliance and screening of the residential properties is shown as part of the landscape plan and complies with the screening requirements of Section 1161.03(l). Thirty-five (35) parking spaces have been provided for the building, which is less than the fifty-two (52) spaces required by Section 1161.03(c). The plan shows uses for the property as retail, medical office, and restaurant along with all other uses as permitted by Chapter 1153 for the SCPD zoning district are included in the approved plan. The development of the property is proposed to be in two (2) phases. Phase 1 is shown in the development plan and is located on the east side of the property and consists of a single story professional office development. It also includes the existing single family dwelling which will remain until Phase 2 development occurs. Phase 2 is shown as future development and is located on the west side of the property. A modification to the development plan will need to be submitted for Phase 2 approval. The development plan also shows a maximum building height of 28 feet, 25 feet is the maximum allowed in the SCPD zoning district. A parking setback of 21 feet is required however the development plan shows a 10 foot setback for the front parking lot. This property has residential uses to the south and west with commercial and residential uses to the north and east.



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CONCLUSION:

If Planning Commission chooses to approve the development plan the following conditions should be considered:

- 1. That prior to development of Phase 2 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.**
- 2. That the development text shall be revised to add Chapter 1161 as a requirement of compliance for Landscaping, Signage, and Fencing.**
- 3. That a revised photometric plan for site lighting shall be submitted showing compliance with Section 1161.03(k) prior to Council approval.**
- 4. The following SCPD uses are not approved uses as part of this development plan:**
 - Mini Storage Facilities**
 - Rentals – Vehicles**
 - Retail Sales – Fueling Stations for autos, trucks and semi's with vehicle repair and wash facilities.**
 - Retail Sales – Vehicles**
 - Service and Repair – Engine or Machinery repairs**
 - Wholesaling and Storage**
 - Wholesaling – Any goods**



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MEMORANDUM

Office of the City Engineer

Date: March 29, 2022

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 # 2022-02** -- Planning & Zoning Commission – April 4, 2022

Case – 2022-02 Application for Final Development Plan

Site address:	325 Main Street
Containing parcel (s):	185-000443
Site Description:	1.19 ± Acres
Current Zoning:	R-6 Urban Residential
Proposed Zoning:	Select Commercial Planned Density (SCPD) (Case 2022-01)
Current Use:	One family Dwelling
Proposed Use:	Mixed-use commercial building

Request: The applicant Dr. Aaron Carroll, is requesting Final Development Plan approval on the subject parcel, in concert with his application under case 2022-01 for rezoning to the SCPD district.

Comments:

This application pertains to the same acreage that was the subject of Case 2022-01 (Rezoning). The proposed Final Development Plan upon the subject parcel illustrates a commercial development, in two phases, to include in Phase one, a single-story building providing commercial space (about 5,200 SF), and to include for future Phase two, a two-story commercial building (about 5,800 SF). The development plan is reviewed with standards in Chapters 1135 and 1161.

Review of the proposed Development Plan: Comments are as follows:

1. Site access & internal site traffic circulation: Site access will be from a single driveway onto Main Street, at a point east of Mohr Avenue. Interior site traffic circulation for automobiles is judged reasonable. Site ingress/egress for larger vehicles namely trucks also appears reasonable although for longer trucks/delivery vans may struggle to maneuver tighter turning radii, especially at the driveway entrance. During site design, engineering analysis should review this and adjust the driveway as needed/approved. Overall, site circulation appears reasonable.

2. Water, Sanitary and Storm Drainage and Stormwater Management: Feasibility is demonstrated.

- a. Water: The Development Plan shows a water-service connection for the Phase 1 building to be made from the existing public water main located within Main Street, in front of the parcel. Water supply would be from the City of Groveport's water treatment plant. Fire Flow tests on this water main should be evaluated during site design. The plan shows an FDC connection for building # 1 that should be approved during site design as to its size and location, by the City and the Madison Township Fire Department. It is recommended that each building on this parcel have its own unique water service.
- b. Sanitary Sewer: The Development Plan shows a sanitary sewer-service connection for the Phase 1 building to be made from the existing sanitary sewer main located within Main Street, in front of the parcel. It is recommended that each building on this parcel have its own unique water service.
- c. Storm drainage & Stormwater Management: The Final Development Plan displays a concept for an on-site Private underground stormwater management treatment within the parking areas with drainage pipe extended to connect to the public storm system within Main Street, in front of the parcel. Final site and stormwater management design will determine the size and location of that on-site private stormwater management system.

Final design shall comply with City of Groveport design standards for all utilities

3. Traffic impact: Analysis of potential traffic impact from the proposed development - as updated to reflect a single story building in Phase 1 - was conducted by a traffic engineer retained by the applicant. The Traffic Impact Study (TIS) was prepared and submitted to the City Engineering department following development of a memoranda of understanding, which established the scope of the TIS. The study considered trip generation and distribution from the development as presented in the Development Text, for Phase 1 and Phase 2. The TIS looked at opening day and 10-year horizon scenarios, comparing traffic volume from the development and background traffic along Main Street, which was based on current traffic counts on Main and turning counts into the adjacent Certified station. The TIS included study at the proposed drive entrance, the adjacent entrance to the Certified site, and the Main Street/ Mohr Avenue intersection, in the form of "intersection" capacity analysis. The TIS concluded level of service at the studied intersections was not degraded below level C and that no roadway improvements are required as a result of the proposed development. The TIS was examined by the City's traffic engineering consultant who concurred with the findings and recommended that the Traffic Access Study be accepted by the City of Groveport.

As the TIS assumed a future use and building size for the future Phase 2, it is recommended that when the development plan for that future phase is submitted, that the TIS should be revisited and revised if that phase were to not occur within a period of 5-years from the date of this memo, and/or if the 2nd phase were to vary from that described in the development text presented with this case.

4. Plat Required and parcel survey: Chapter 1135.01(e), requires in a planned district that a plat is required. Per this codification section, “no use shall be established...” and “no structure shall be constructed...” until the Plat is approved and recorded in accordance with the Subdivision Regulations of the City of Groveport. As to parcel survey, the existing Main Street southern right of way (ROW) boundary appears to have a “jog” shape (not being linear) and thus not uniformly parallel with the Main Street centerline across to parcel frontage. The Main Street ROW appears to be about 80 feet wide at the western end of the site and about 70 feet wide at the eastern end. It is recommended that a highway easement be established to establish a consistent 80-ft wide area across the entire parcel width, for possible future roadway use, dedicated to the City for that area. The Plat should provide for this dedication when it is prepared and submitted for review/approval.

Conclusion - Case 2022-02:

Engineering Staff suggest that if this application is recommended for approval by Planning Commission, the following conditions be made a part of that approval:

- 1) Site development design shall conform with City of Groveport requirements, including but not limited to compliance with stormwater management policies.
- 2) With the future application for a modification to the development plan for Phase 2, the traffic impact study performed in 2022 and on file in the office of the City Engineer will be updated if so required by the City Engineer.