



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – June 6, 2022 at 6:00 PM**

**CASE NUMBER:** #2022-04

**APPLICANT:** VSWC Architects

**EXISTING ZONING:** PIP (Planned Industrial Park)

**REQUEST:** **#2022-04** A request by VSWC Architects for a Use Variance at 4400 Marketing Place, Parcel #185-001361.

**DESCRIPTION:** The applicant is requesting a use variance to allow a medical clinic to be placed at 4400 Marketing Place. This property is currently zoned Planned Industrial Park (PIP) and as such the professional medical office use is not a permitted use in this zoning district. The applicant states that the facility would be used to provide needed clinic services for the community. The applicant also states that a grant to fund a portion of the work has been obtained and requires the clinic to be operational by March of 2023. A variance as to the required number of parking spaces is required to be approved by Council. The required number of parking spaces is 264 for all uses on the property and only 234 have been provided.

**CONCLUSION:**

Staff has no objections to the granting of the use variance or to the required parking variance as submitted.



**Engineering Department**

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**MEMORANDUM**  
Office of the City Engineer

Date: June 1, 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: Planning & Zoning Commission Meeting: June 6, 2022

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**Case – # 2022-04 Request for USE VARIANCE**

Site address:	4400 Marketing Place
Containing parcel (s):	185-001361
Current Zoning:	Planned Industrial Park
Proposed Zoning:	No change
Current Use:	School, Admin offices, Bus maintenance
Proposed Use:	Remove Bus Maintenance and add Clinic Use

**Description:** Applicant is requesting a Use Variance to allow clinic use and associated parking changes for said proposed use on their property. Parking for the proposed use will involve restriping of existing paved parking areas, from a bus parking configuration into passenger car parking configuration, in two phases: Phase 1 wherein a majority of car parking for the facility will be on an existing adjacent lot east of and connected to the High School site, and Phase 2, beginning after an off-site bus parking facility is established at a new location. The Phase 1 passenger car parking plan is for 91 spaces and Phase 2 will provide 88 spaces. The Area variance is appropriate due to the number of parking spaces.

**CONCLUSION:**

Engineering Staff have no objection to the granting of the Use and Area Variance and recommends that the following condition be made part of such approval:

- 1) Site / building re-development associated with this new use must conform with City of Groveport development and engineering standards.