



## **Planning and Zoning Commission STAFF REPORT**

**Tuesday - July 5, 2016 at 6:00 PM**

**CASE NUMBER:** #2016-03

**APPLICANT:** John Vidmar

**EXISTING ZONING:** R (Rural)

**REQUEST:** **#2016-03** A request by John Vidmar to rezone the property located at 2690 London Groveport Road, (Parcel #185-001558) from Rural to Community Service (CS).

**DESCRIPTION:** The applicant is requesting to rezone approximately a 1.5 acre lot located at 2690 London –Groveport Road near Alum Creek Drive. The applicant is requesting to rezone the lot from Rural to Community Service (CS). He states that they would like to use the property to construct a facility to house multiple basketball courts to be used for basketball training purposes and other related uses such as a daycare facility and retail uses within the facility.

### **CONCLUSION:**

Staff has no objections to the granting of this zoning classification for this property. The City Comprehensive Plan along with the Future Land Use Map shows this area being developed for Commercial use. Staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan 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.



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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 of 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*

