

COPY

Licking County Planning Commission

STAFF REPORT

REZONING: Agricultural (AG) to Professional – Research – Office (PRO)

NUMBER: 2008-020-Z

DATE: August 18, 2008

APPLICANT: Eric Jones

TOWNSHIP: Granville

BACKGROUND:

This application was heard at the January 2008 LCPC meeting. At that time, Staff recommended denial in the staff report. During discussion, Staff changed the recommendation to approval based on the proposed Future Land Use Map. The Board recommended approval of the request. The Granville Township Zoning Commission then recommended denial. The application was withdrawn before it could reach the Granville Township Trustee Board. The project did not go through the entire approval process and is now back before the LCPC for consideration. The applicant has submitted a sketch of the property as well as a project narrative (attached).

The applicant owns a 25.289-acre parcel on Columbus Road southwestern Granville Township. Mr. Jones is proposing to rezone the property from its current Agricultural (AG) zoning classification to a Professional-Research-Office (PRO) classification.

This proposal is now before the Licking County Planning Commission for a non-binding recommendation as required in Section 519.123 "Amendments to Zoning Resolution; Procedure; Referendum" in the Ohio Revised Code.

PLANNING CONSIDERATIONS:

Township Zoning -

Current Zoning – section 904 - Agriculture (AG)

Permitted Uses:

1. Agriculture
2. Agricultural Structures
3. Single-family dwellings
4. Private single-family swimming pool incidental to a dwelling.
5. Home occupations

Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Recreation clubs, golf courses. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
2. Home Based Business.
3. Public and private schools. Extensive outdoor lighting for athletic fields, golf courses, and all other recreational facilities must comply with sections 525A item 5 and 1020.
4. Churches.
5. Commercial grain storage.
6. Cemeteries.
7. Nursery - plant materials and sales.

What are the factors that make this location well suited for the uses permitted in the proposed zoning district?

It's location on Columbus Road (SR-16) and its proximity to the Granville Business Park.

Would all of the permitted uses in the proposed district be compatible with the existing and potential future development of the area?

No. Residential uses are only a Conditional Use in a Professional-Research-Office district.

Would the rezoning cause a considerable increase in the volume of traffic? Can existing roads accommodate this traffic?

Depending on how the property is developed, the re-zoning has the potential to cause a significant increase in the amount of traffic. For example, if the property is platted as an office park with multiple buildings, the rezoning could cause a significant increase in traffic. The existing road should be able to accommodate traffic increases within reason. Because Columbus Road is a State Route, ODOT might require the use of a turn lane and possibly a traffic light is traffic becomes heavy enough.

Is this a spot zoning or an extension of an existing zoning district?

This would be spot zoning since there is currently no property in the area, on Columbus Road or in Granville Township zoned Professional – Research – Office (PRO)

Does the area proposed for rezoning reflect land needed for the proposed use or does it merely reflect the applicant's property lines?

Property lines.

Is the size of the parcel adequate to meet building setback, parking and loading, and other requirements?

Yes

STAFF RECOMMENDATION:

Staff recommends that the Licking County Planning Commission make a recommendation to Granville Township to **deny** the rezoning request based on the fact that the proposed Granville Township Future Land Use Map has yet to be adopted and the current Future Land Use Map shows the property as Agricultural.