

Christian Meeting Room 5990 Taylor Rd

Z-04-2020

V-21-2020

Summary

- Rezoning from SF-3 to L-RID
 - Overlay text
 - Allow religious institutions;
 - Prohibit other RID uses
- Property historically used for religious purposed
- Property developed with a single family home
- Rezoning would make historic use of property consistent with zoning

Summary

- Land use plan designates as low density residential
 - Single family permitted
 - Recommendation only

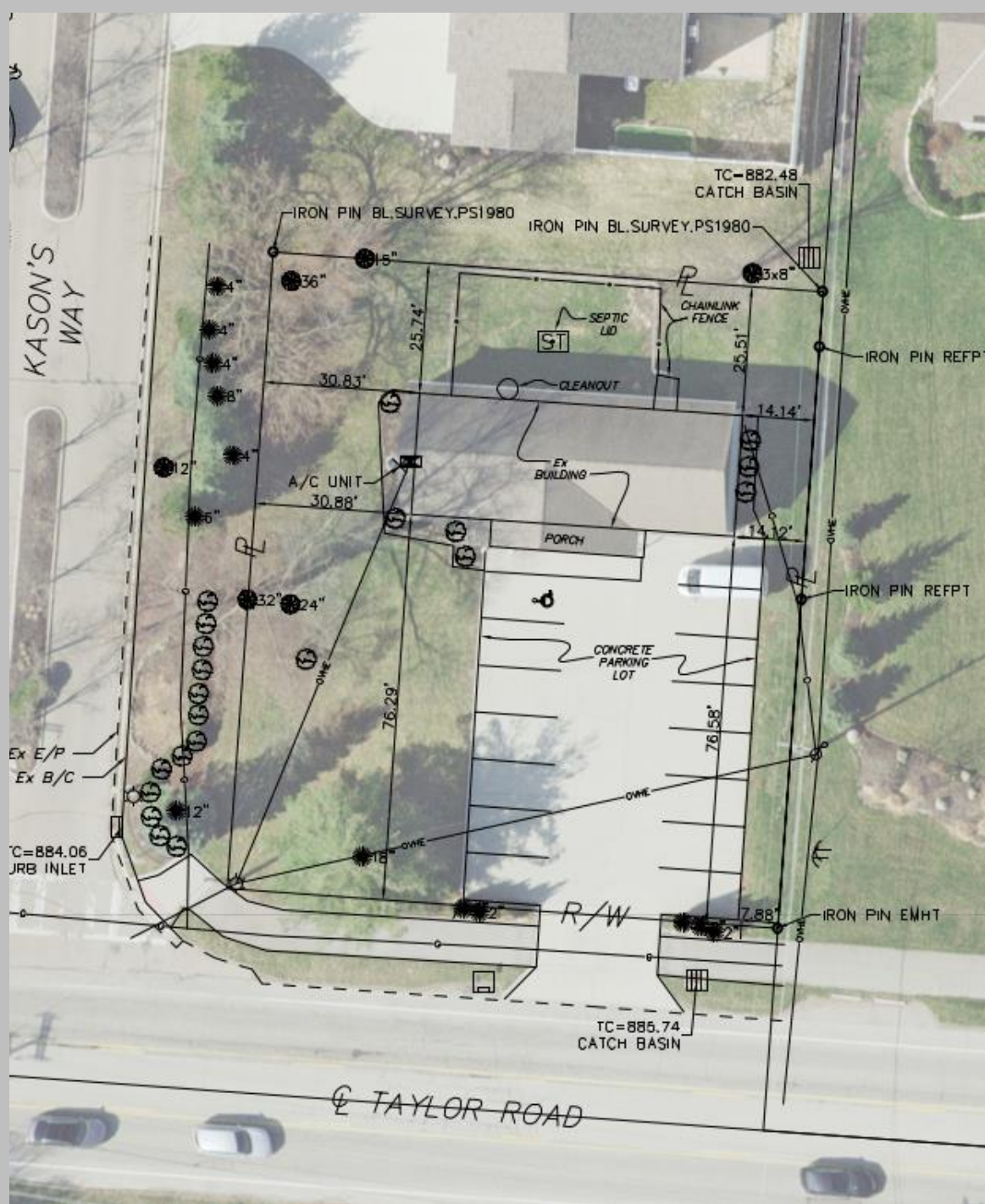
Zoning	Uses (Typical)	Setbacks
SF-3	Single family, parks	35' front; 25' rear; 7.5' side
RID	Churches, schools, government buildings, parks	60' front; 40' rear; 25' side

Summary

- Variances
 - 1154.02 – Permitted uses
 - Permit residential if current use ceases
 - 1154.03(a)(6) – Rear yard setback
 - Corner lot with two front/rear yards
 - North setback 25'; east setback 14'
 - 60' required
 - Current conditions of property
 - 1154.03(a)(7) – Parking setback
 - East setback 7'
 - 15' required
 - South setback 0'
 - 36' required along Taylor Rd

Summary

- Variances
 - 1163.02 – Minimum Parking
 - 17 spaces proposed; 20 required
 - 1163.06(a) – Parking lot lighting
 - No lighting requested in order to maintain a residential feel
 - 1163.06(b) – Parking lot striping
 - No striping is requested in order to maintain a residential feel



Summary

- Staff recommendation
 - Approval
 - With limitations on use not intensifying
 - Difficult to do so because of property size
 - Future applications required to do so
 - If denied
 - Site will continue being used as place for religious gatherings



Gahanna