**CITY OF MARION CITY PLANNING COMMISSION**

**STAFF REPORT**

December 18, 2018

**APPLICANT:** Amy and Lakhwinder Singh

**OWNER:** Amy and Lakhwinder Singh

**LOCATION:** 111 Superior St / 717 Delaware Ave Marion, Ohio

**LOT:** Sunoco gas station and convenient store on a .45 acre lot on corner of Superior St and Delaware Ave

**ZONING:** West half of parcel is zoned R-1C and east half of parcel facing Delaware Ave is zoned C-1B

**REQUEST:** Rezone the west half of the parcel from R-1C to C-1B to match the east half.

**BACKGROUND:** The parcel in question is a long time convenient store and gas station. The owner wishes to cut a hole in the west side of the building and expand out 4 feet to place a drive up window for the use of customers. (See sketch attached) The portion of the lot that is currently zoned R-1C will be used as a U-shaped drive to access the window. The area that will be used for drive through lanes would be considered to support a commercial use and in order to comply with the zoning code would need to be rezoned to C-1B.

**COMMENT:**

**In favor of the request, we find that:**

1. The use of the lot is already commercial.
2. Granting the request would be in line with many other businesses that are moving toward models that prioritize customer convenience and could increase access for disabled.
3. The portion of the lot that would be used for drive up window access is already paved and would not increase impervious surface.

**Against the request, we find that:**

1. Extra traffic, and headlights may be a nuisance to adjoining property owners to the west that are in the R-1C district.

**FURTHER COMMENT:**

This application has been submitted along with an application for a variance to allow a drive thru window. RPC staff have recommended to approve that variance upon condition that the west half of the parcel be rezoned to C-1B.

**RECOMMENDATION:** RPC Staff recommend approving the rezone from R-1C to C-1B

