

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: February 20, 2009
Re: Staff Report for Lumberyard Redevelopment – Preliminary Development Plan

Item #6 – Lumberyard Redevelopment – Preliminary Development Plan (PID#200901210004)

Application: Development Plan
Location: Property west of City Hall
Applicant: Stonehenge Company
Zoning: CBD (Central Business District), IND-1(Light Industrial), C-2 (Retail Commercial)
Use: Civic and Vacant

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Development Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development for a mixed use development to be located on the former Lumber Yard site, west of the City Hall. The development is to include a mixture of uses with three outdoor eating areas, public plaza space and public parking garage. The multi-level garage is to be accessed from Park Street and Grove City Road and able to accommodate approximately 250 cars. An additional 40 spaces are to be provided on street along with two curb-side drop offs, one on Park Street and the other on Grove City Road.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding met: *The proposed uses of the property are appropriate and beneficial for the Town Center. The proposed commercial, office and civic uses complement the existing uses adjacent to and in the vicinity of the property.*

Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.

Finding met: *The proposed site will not have a negative impact on any property or uses within the area. The Lumberyard Redevelopment is expected to stimulate economic activity in the Town Center and create secondary economic benefits for the surrounding area.*

- (2) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding met: *The project has taken measures to ensure that proposed development is compatible with the surrounding area. The parking garage will mitigate issues of limited parking within the Town Center. Proposed commercial, office, and civic uses reinforce the Town Center as an economic node of activity. The Lumberyard Redevelopment is incorporated into the Town Center Plan, which ensures connectivity among current and future developments within the Town Center.*

- (3) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding met: *The Lumberyard Redevelopment is in conformance with the intent of the area, which is to continue the revitalization of the Town Center and enhance the area as the core of Grove City.*

- (4) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding met: *In staff's opinion the existing streets are suitable to carry the anticipated traffic. The Town Center Plan has evaluated traffic capacity for the area and has found that increased traffic generation and circulation can be satisfactorily accommodated.*

- (5) Existing and proposed utility services are adequate for the proposed development.**

Finding met: *The required utilities are available and staff is coordinating utility relocation activities with the various utility providers*

- (6) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding met: *Development is to occur in one phase. 250 parking spaces are proposed for the parking garage and 40 on-street parking spaces are proposed along Park Street and Grove City Road. Landscaping along the streetscapes will create a more pedestrian friendly environment for the area. Additionally, landscape buffers on the west portion of the site will mitigate issues of close proximity to railroad tracks.*

- (7) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding met: *Staff believes that the building, parking, landscaping, and utilities will be completed within seven years.*

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Lumberyard Redevelopment Preliminary Development Plan with the following stipulations:

1. Staff has concerns regarding the partial realignment of Grove City Road and recommends further investigation into the feasibility and potential impacts with respect to physical constraints and functionality. The proposed reconfiguration of the Grove City Road and Broadway intersection creates an off-set intersection with Civic Place. This offset intersection would result in existing north bound stacking on Broadway being shifted further south which will necessitate widening Broadway and acquisition of additional right-of-way in order to facilitate a turn lane west to Grove City Road. This may negatively impact property values as well as the aesthetic of the Town Center due to the elimination of lawns and parking spaces. As part of the final development plan it is recommended that the proposed on-street parking and valet area/drop off along Grove City Road be analyzed.
2. Due to the location and configuration of on-street parking along Park Street, traffic circulating the site will likely be required to cross the railroad tracks and use Front Street (a residential street) in order to gain access to on-street parking facilities. This poses safety, accessibility and capacity issues and may warrant the need to complete improvements to Front Street to accommodate increased traffic volumes. Please provide more details regarding traffic patterns and circulation around the site.
3. Street, sidewalk and accent materials utilized as part of this project should match the theme and character of existing enhancements within the Town Center (e.g. black bollards and bike racks and brick intersections).
4. Improvements completed on the north side of Grove City Road should be replicated along the south side as part of the roadway reconstruction. Additionally the improvements completed on the south side of Park Street should be replicated on the north side.
5. Due to the redevelopment of the entire site it will be important to develop a comprehensive stormwater runoff and management plan. This plan should be consistent with the Grove City Storm Water Design Manual. Details of a stormwater management plan shall be addressed as part of the final development plan.