

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: June 22, 2009
Re: Staff Report for Lumberyard Redevelopment Parking Garage – Development Plan

Item #1 – Lumberyard Redevelopment Parking Garage

(PID# 200905290020)

Application: Development Plan
Location: 4035 Broadway
Applicant: Terry Andrews, Stonehenge Company
Zoning: PUD-C
Use: Parking Structure

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary:

The applicant is requesting approval of a Development Plan for the construction of a parking structure to be located at the site of the old lumberyard west of City Hall. The proposed development is considered to be the first phase of the Lumberyard Redevelopment project. The site is zoned Planned Unit Development – Commercial, which permits parking and other uses approved by the Planning Commission. The garage will provide three floors of parking, with a total of 282 parking spaces.

Site Plan:

The proposed parking structure is located on the west-most 1.5 acres of the 3.83-acre Lumberyard site, bordered by Front Street, Grove City Road, and Park Street. It will be accessed by two 32-foot curb cuts leading to the structure; one on Park Street and one on Grove City Road. The structure is to be setback approximately 20' from the Grove City Road right-of-way, 80' from the Park Street right-of-way and 15' from the railroad right-of-way.

Parking:

The proposed parking structure will have a total of 282 spaces. Six (6) of these spaces will be handicap, with one being van accessible. Parking will be divided between the three floors of the structure, with the third (top) floor being open-air. There will be no parking on the site outside of the proposed structure.

Building:

The total square footage for the parking structure will be 102,852 square feet and three stories tall with an overall height of 29'2" total height. The structure will have two access points; one off of Park Street and the other off of Grove City Road. The structure will be divided vertically by the use of varying materials including brick, stucco, stone, and siding. Decorative trim, landscape trellises, and metal roofing in select portions of the building will further add to the character of the structure. The trellises will primarily be located along the west side of the structure, bordering Front Street; however a few sections are also proposed on the north elevation bordering Park Street. The proposed structure will be connected to the future development, expected to occur as part of the development of the rest of the Lumberyard site, on the east side of the parking structure.

Signage:

Signage visible from the exterior of the proposed structure includes entrance and exit signs posted over the entrances off of Park Street and Grove City Road and directional signs on the third floor (the open-air portion) of the structure. The directional signs on the third floor are proposed as 5 feet wide by 1 foot tall to include text and directional graphics. The entrance and exit signs are proposed to be 7 feet wide by 1 foot tall and will be mounted over the entrances. The font used for all signs will be Goudy Sans Bold, similar to that used in the Mill Street Market signage.

Lighting:

The proposed exterior lighting for the structure will be installed to illuminate the signage at the entrances / exits of the structure and to light the top (open-air) floor of the structure. Sign lighting fixtures will be provided by Hanover Lantern Inc, with a black finish, curved mountings, and angled shades to highlight proposed signage. Applicant has proposed Gardco Gullwing area luminaires to light the third floor of the parking structure.

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 use 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 parking structure borders the site of the larger Lumberyard Redevelopment project. The redevelopment of the entire 3.83 acre Lumberyard site will generate an increase in traffic and a greater parking demand on site and within Grove City's Town Center; therefore, staff feels the proposed project will have a beneficial effect on surrounding present and potential uses.

- (2) 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: Due to the unique mixed-used nature of the overall project as well as the constraints and character of the existing site and surrounding area staff recommends the 40' front setback required by Table 1135.14 be reduced to 20' for the Grove City Road front yard setback.

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

Finding Met: Plans for the proposed parking garage have been drafted in conjunction with the overall plans for the Lumberyard redevelopment project. The remainder of the land surrounding the Lumberyard site is built-out with redevelopment scenarios and opportunities identified with the Town Center Plan adopted by City Council in late 2008.

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

Finding Met: Staff believes the proposed use is in conformance with the character of the Town Center and the goals of the redevelopment of the Lumberyard site. The design of the proposed structure took into account the likely design of the larger Lumberyard Redevelopment to ensure that the entire project will not only be consistent within the site, but also with the rest of the Town Center district.

- (5) **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: The existing road network will be suitable to carry the anticipated traffic generated by the proposed project.

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

Finding Met: The City is currently working with and coordinating efforts of the various utilities to ensure utility services will be adequate for the proposed development.

- (7) **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 can be Met: As currently illustrated the proposed utility service structures located adjacent to the north side of the structure are not properly screened. It should be noted that these structures will be screened after the full development of the Lumberyard site; however, staff recommends the applicant work with the Urban Forester to ensure compliance with Code requirements. All other landscaping and utility areas proposed have been adequately designed to create a desirable and stable environment that is in character with the Town Center.

- (8) **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: The 1.5 acres proposing to be developed is part of the 3.83 acres rezoned to PUD-C per C-32-09 on May 18, 2009, effective as of June 17, 2009. The development of the proposed parking structure and the remainder of the Lumberyard is anticipated to occur within seven years of the establishment of this district.

Recommendation(s):

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

1. The front setback for the Grove City Road frontage shall be reduced from the 40' required by Table 1135.14 to 20'.
2. The proposed utility structures located adjacent to the north side of the structure shall be screened in accordance with Code and shall be subject to the review and approval of the Urban Forester.