

## *Memorandum*

To: Planning Commission Members  
From: The Development Department  
CC: Honorable Members of City Council, Clerk of Council, City Departments  
Date: September 24, 2010  
Re: Staff Report for Creative Housing XIII –Development Plan

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### **Item #4 – Creative Housing XIII –Development Plan (PID#201008200039)**

Application: Development Plan  
Location: 1237 White Road  
Applicant: C.J. Klema, Attorney at Law  
Current Zoning: C-2 (Retail Commercial)  
Proposed Zoning: PUD-R (Planned Unit Development - Residential)  
Current Use: Vacant  
Proposed Use: Multi-Family Residential

#### Relevant Code Section(s):

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

#### Project Summary:

The applicant is requesting approval of a residential apartment development, to be located on 1.63 acres on the north side of a proposed 168-foot extension of Lamplighter Drive. Two (2) single-story buildings are proposed for the site, each of which will have four (4) residential units. There will be a total of twenty (20) parking spaces on site, four (4) of which will be handicap accessible.

Creative Housing apartments and their sites are designed to serve individuals who are both cognitively and physically disabled. Because of this, certain design aspects vary from Code requirements in order to provide a safer environment for future residents. For this reason, staff is recommending the applicant be permitted to omit the installation of curbing around the majority of the vehicular use area to make the parking area flush with sidewalks, and install a dry basin as opposed to a wet facility for stormwater treatment.

### Site Plan

The development will be accessed from a twenty-four (24) foot drive aisle off a single curb cut on the proposed extension of Lamplighter Drive. Two landscape mounds will be installed between the parking area and Lamplighter Drive to act as screening.

### Building

The applicant is proposing to construct two (2) new structures, each with four (4) units, for a total of eight (8) units to be constructed on the site. The buildings are proposed to be 4,156 square feet each, including screened-in porches. Both buildings will have identical exterior elevations and have a brick finish, with columns and dormers installed to add architectural interest.

### Parking

A total of twenty (20) parking spaces are proposed for the development, four (4) of which will be handicap accessible. Two of the handicap spaces will be van-accessible. There will be a thirty-two (32) foot drive aisle between the two sides of parking. The applicant is proposing curbing at the entrance off Lamplighter Drive and into the vehicular use area; however curbing has been omitted from the remainder of the parking lot for the safety of residents to keep sidewalks flush with the pavement.

### Lighting

Four site lights are proposed to be installed in the parking area. The applicant has proposed to utilize lighting from the Grande Jefferson SITEScape lighting series, to match the lighting for Primrose School, across Lamplighter Drive from the site in question. Building light fixtures will be located over the decorative vinyl wall panels and will have a similar color and finish to compliment the panels.

### 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 use will not harm the present and potential surrounding uses. The site is located between commercial to the north and residential to the south and will act as a transition between the two 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:** All applicable Code requirements have been met.

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

**Finding Met:** The land surrounding the site to be developed is currently vacant and could be planned in coordination with the proposed development. Furthermore, the proposed development has been designed to coordinate with existing development in the area.

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

**Finding Met:** The proposed use conforms to the general use intent of the area. The site of the proposed project is in close proximity to an assisted living complex and a condominium development.

- (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 proposed extension of Lamplighter Drive will be adequate to carry resident traffic safely to and from the site, as well additional traffic generated by development on future extensions of Lamplighter Drive.

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

**Finding Met:** The proposed utility extension 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 Met:** The project will be developed in one phase and will contain all the parking spaces, landscaping, and utilities required to create a desirable and stable environment for the residents of the development.

- (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 proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed 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 Development Plan with the following stipulations:

1. The parking statistics on sheet 1 shall be amended to state that 20 parking spaces are required and provided (including 4 HDPC spaces).