

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** February 2, 2013  
**Re:** Staff Report for Monterey Elementary – Development Plan

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### **Item #2 – Monterey Elementary - Development Plan**

**(PID #201212280050)**

**Application:** Development Plan  
**Location:** 2584 Dennis Ln.  
**Applicant:** Mark Waller, South-Western City School District  
**Zoning:** SD-1  
**Use:** School

#### **Relevant Code Section(s):**

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

#### **Project Summary:**

The applicant is proposing to construct a new facility for Monterey Elementary School located at 2584 Dennis Lane. The proposed school facility is the result of a partnership between the South-Western City School district and the Ohio Facilities Construction Commission to replace the district's elementary school facilities including four in Grove City. The proposed structure will be over 61,000 square feet and offer more than 18,000 square feet of classroom space and is to be operational for the 2014 school year. The existing Monterey Elementary facility will remain in operation following the construction, serving as a swing site for Richard Avenue students during the 2015 school and will be demolished in the summer of 2016.

#### **Site Plan**

The 10.10 acre site will be accessed by the two existing curb cuts on Dennis Lane as well as a new proposed 36' cut on Hoover Road to accommodate automobile traffic. An additional bus-only loading/drop-off area will be accessed from a second 36' cut on Hoover Road and will be restricted by a gate. However, it should also be noted that this bus loading/drop-off area also has the ability to serve as an outdoor play area during school hours and additional parking for after-school programs/events held in the evenings.

The site's internal circulation is to be facilitated through 24' drive aisles providing access around the parking area and connecting to the existing parking lot off Dennis Lane. Submitted materials indicate that Dennis Lane will be used as the primary route for student drop-off and pick-up. Additionally, it was noted that the Hoover Road entrance will be closed during peak traffic times to avoid off-site stacking on Hoover Road. Operating the site under these parameters will allow the site to stack and accommodate 45 cars on site. Proposed parking areas and buildings meet applicable setback requirements for the SD-1 district.

### Green/Open Space

Following demolition, the former building footprint is to be converted into an open area to allow for active and passive use. The adjacent parking facility is to remain as well as the curb cuts along Dennis Lane to provide overflow parking for school events. It should be noted that there was some discussion regarding the possibility of removing the smaller (northern most) curb cut to allow for a multi-use path through the site but it was determined that the school district could not install the path due to funding restrictions. However, it was stated by the district that while this improvement is not able to be completed as part of current project they are willing to enter into a separate partnership with the City for future development of green spaces and recreation uses as appropriate.

### Building

The proposed new structure would be 61,585 square feet with 18,655 square feet of classroom space. The structure will be two stories in height finished in brick ("Commodore" and "Dutch Gray") with a metal roof (Beige). The maximum height of the structure is 40'1"; however the Board of Zoning Appeals granted the school district a variance to exceed the permitted height of 35' by 5'2" for a total permitted height of 40'2".

Screen walls finished in brick to match the main structure are proposed around the dumpster on the southwest side of the structure. The applicant has indicated that no operational equipment will be placed on rooftops; however termination outlets of ventilation systems will be present. Materials were submitted showing the visibility of this equipment from various locations on the site. Based on submitted materials, a portion of the hood intake and exhaust equipment is visible over the parapet from only the west side of the lot.

### Parking

The proposed development will contain 142 total parking spaces. Of this, 41 spaces are from the existing lot, 66 are in the proposed new main lot, and 35 spaces within the northern bus lot will be reserved for event parking only. The proposed parking exceeds the required 124 spaces based on the square footage of classroom space proposed (18,655 square feet). Standard parking spaces are 9'x20' and 10 handicap spaces will be available on the site.

### Signage

Because the property is located in an SD-1 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

### **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 stipulation:

1. The Hoover Road automobile entrance shall be closed during peak pick-up and drop-off hours during the school year.