

RESOLUTION NO. CR-14-09

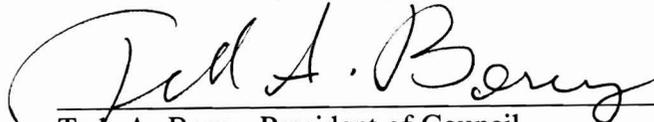
A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR
THE LUMBERYARD REDEVELOPMENT LOCATED WEST OF 4035 BROADWAY

WHEREAS, on February 24, 2009, the Planning Commission recommended approval of the preliminary development plan for the Lumberyard Redevelopment, including the memo of February 13, 2009 from the Administration.

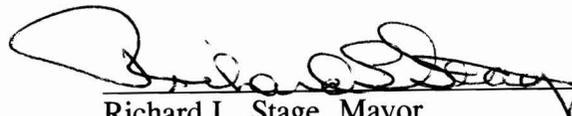
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for the Lumberyard Redevelopment, including the memo of February 13, 2009 from the city Administration.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Ted. A. Berry, President of Council



Richard L. Stage, Mayor

Passed: 03-16-09
Effective: 03-16-09

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Stephen J. Smith, Director of Law



The City of Grove City, Ohio

4035 Broadway · Grove City, Ohio 43123
(614) 277-3000

CR-14-09

February 13, 2009

Mo Dioun
Stonehenge Company
147 North High Street
Gahanna, Ohio 43230

Via Email: mo.dioun@stonehenge-company.com

Dear Mr. Dioun:

Please be advised that staff has reviewed your Preliminary Development Plan application for the Lumberyard Redevelopment located west of City Hall (4035 Broadway). The control number for this application is #200901210004 and should be referenced on any future correspondence concerning this matter.

Below is a list of the comments that will appear in our staff report to Planning Commission. If you wish to discuss or meet on any of these items please contact me at the number provided below.

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 substantial increase in impervious area it will be important to develop a comprehensive stormwater runoff and management plan for the site. This plan should be consistent with the Grove City Storm Water Design Manual. Please include these details in future submittals.

Planning Commission will hear your request on Tuesday, February 24th in Council Chambers on the first floor of City Hall at 1:30 p.m. This forum will give you an opportunity to discuss your project with the Planning Commission Members. Your request will be postponed to a future date if you are unable to attend this meeting.

If you have any questions or need additional information, please call me at 277-3010 or email krauch@grovecityohio.gov.

Sincerely,

Kyle Rauch, AICP
Planning & Development Officer