

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** September 19, 2014  
**Re:** Staff Report for Grove City Library – Preliminary Development Plan

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### **Item #1 – Grove City Library – Preliminary Development Plan (PID #201409190052)**

**Application:** Preliminary Development Plan  
**Location:** 3959-3963 Broadway  
**Applicant:** City of Grove City  
**Current Zoning:** CBD (Central Business District)  
**Proposed Zoning:** PUD-C (Planned Unit Development - Commercial)  
**Current Use:** Vacant  
**Proposed Use:** Library

#### **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 preliminary development plan for the new Grove City Library to be located at the northwest corner of Broadway and Grant Avenue. The proposed building will replace the existing facility on Park Street. Plans also show the realignment of Columbus Street west of Broadway to access the site. The proposed preliminary development plan has been submitted with the intent of rezoning the site to PUD-C (Planned Unit Development Commercial) for the development of the site.

#### **Site Plan**

The realigned Columbus Street will provide entrance to the 1.87 acre site from Broadway, with two additional cuts on Grant Avenue to access the rear parking area. 24' wide drive aisles are proposed around the parking area. The plan also shows access to the Mill Street Market from the extended Columbus Street and library parking lot.

### Building

The proposed building is 48,000 square feet with two entrances; one fronting Broadway and another from the parking area behind the building. Building elevations and further detail regarding the building and its design will be submitted and reviewed as part of the final development plan.

### Parking

The parking lot for the library is proposed west of the structure, in the rear of the lot. A total of 93 parking spaces are proposed with the development. The majority of parking for the site is located as off-street parking on the site to be developed; however additional parking is also proposed along Grant Avenue and the extension of Columbus Street. A public parking lot directly south/southwest of the property, across Grant Avenue, can provide additional parking.

### Landscaping

Trees are shown along the extension of Columbus Street and along Grant Avenue, as well as within the parking area in landscape islands and peninsulas. More detailed landscaping will be provided with the final development plan.

### **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 library will have a beneficial effect on the city and Town Center by providing the community enhanced services through a larger library. The site has been designed to provide circulation and connectivity to the adjacent Mill Street Market and, in the opinion of staff, will not harm present and potential surrounding 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 site's location within the Town Center and location of existing development in the area, certain Code requirements have not been met in the proposed preliminary development plan, such as parking lot setbacks. Staff believes that landscaping and other design work on the site to be finalized with the final development plan can reduce the impact from the reduced setbacks, while providing an overall benefit to the area.

- (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 proposed development has been designed to fit with existing development in the area including connections to the Mill Street Market as well as providing parking access across the street from existing public parking lots to create more parking in the Town Center.

- (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 PUD is appropriate for the area as it will set standards to allow for a flexible site design, to create a development appropriate and in character with the Town Center and existing area 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 relocation of Columbus Street will provide safe access to the site and will create a safer intersection than the existing off-set intersection of Broadway / Mill Street / Columbus Street.

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

**Finding Met:** Plans have been submitted showing a proposed water main and the location of proposed undergrounding of overhead utilities. Utility locations and connections will be examined in greater detail during the review of the final development plan.

- (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 construction of the site improvements (building and parking lot) and off-site improvements (relocation of Columbus Street, utility improvements, streetscape / pedestrian amenities) will be coordinated with the final development plans and construction plan preparation.

- (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 building, parking spaces, landscaping, and utilities 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 Preliminary Development Plan as submitted.