

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 17, 2015
Re: Staff Report for Grove City Library – Development Plan

Item #1 – Grove City Library – Development Plan

(PID #201504140017)

Application: Development Plan
Location: 3959-3963 Broadway
Applicant: The Pizzuti Company
Zoning: CBD (Central Business District)
Current Use: Vacant
Proposed Use: Library

Relevant Code Section(s):

1135.09 Zoning Districts and Regulations – Permitted Uses
1135.12 Zoning Districts and Regulations – Nonresidential District Requirements
1135.05 Zoning Districts and Regulations – Minimum Landscape Requirements
1136.06 Zoning Districts and Regulations – Standards for Vehicular Use Areas
1136.08 Zoning Districts and Regulations – Screening of service structures

CR-77-14 Modified Development Agreement for the Development of the New Library
C- 71-14 Plat for Harrisburg Pike, Columbus Street and Alley
CR-55-14 Preliminary Development Plan (Grove City Library)

Project Summary:

The applicant is requesting approval of a development plan for the new Grove City Library to be located on the northwest corner of Broadway and Grant Avenue. The proposed project involves a combination of road/utility infrastructure as well as site improvements.

It should be noted that the proposed development plan has been submitted and was reviewed with the understanding that Section 1135.09 of the Codified Ordinances will be amended to allow for libraries as a permitted use within the Central Business District (CBD). The proposed code amendment is scheduled for its second reading by City Council on April 20, 2015.

Site Plan

The proposed site layout shows the extension/realignment of Columbus Street west of Broadway in conformance with the approved preliminary development plan (CR-55-14) and plat (C-71-14). This realignment will provide an entrance to the 1.87 acre site from Broadway, with two additional cuts on Grant Avenue to access the rear parking area. Drive aisles are proposed to be 24' wide drive and will accommodate two-way traffic throughout the parking area.

The building is proposed to be in general alignment with other structures along Broadway however, per Section 1135.12(b), buildings within Central Business District (CBD) are to be 50 feet from the centerline(s) of existing public streets. As proposed the building is setback 30 feet from the centerline of Grant Avenue and 55 feet from Broadway's centerline. Staff is supportive of a deviation to permit for a reduced setback (30') from the centerline of Grant Avenue.

In conjunction with this project the City will be completing various public improvements in the vicinity. Columbus Street (east of Broadway) is to be shifted north approximately 45 feet which will result in the reconfiguration of Columbus' intersection with Broadway as well as a new public space located on the north side of 3968 Broadway. Additionally, a pedestrian corridor is to extend from City Hall (apartment site) north along the rear of the buildings (fronting Broadway) and terminating into Grant Avenue and the proposed Library facility.

Building

The proposed building is 45,000 square feet with two entry plazas; one along the Broadway frontage and another adjacent to the main parking area. The architectural treatment of the building's façade incorporates traditional materials such as brick, stone, decorative metal and glass. A book drop for patrons is located on the west elevation next to the entrance. A facility delivery/loading zone is located on the south side of the building along Grant Avenue.

A small portion of the building extends to an approximate height of 42 feet above grade. This element is set back from the building's edge which has a height of 35 feet. The visibility of this element in excess of the 35 feet would be limited due to the building's parapet walls, therefore staff is supportive of a deviation to permit this increased height.

In staff's opinion the south elevation will be highly visible from the planned pedestrian corridor and therefore recommend additional interest and design elements be incorporated along this façade.

Parking

In all, 103 new parking spaces will be in the immediate vicinity and available for library parking, not including public spaces located south of Grant Avenue. The parking lot for the library is proposed west of the structure, in the rear of the lot. A total of 86 off-street parking spaces are proposed on the library site with an additional 11 public parking spaces planned north of Columbus Street, on land recently secured/split from Mill Street Market, LLC. The proposed 86 spaces are in accordance with the modified development agreement (CR-77-14) executed by both the Southwest Public Libraries and the City. In addition, six (6) on-street parking spaces will be added, three (3) along the north side of Grant Avenue and three (3) on the north side of Columbus Street (extension).

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.

Recommendation(s):

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations and deviations:

1. The total height of the structure shall not exceed a height of 43 feet above grade.
2. The structure shall be setback 30 feet from the centerline of Grant Avenue.
3. Additional architectural interest and detail be incorporated into the southern building elevation in proximity to the planned terminus of the pedestrian pathway.
4. An exterior materials sheet (8½x11) shall be provided detailing the material, manufacturer and color of all proposed exterior finishes.
5. A material sample board shall be provided containing the proposed exterior finishes.