

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: July 2, 2015
Re: Staff Report for Broadway & Park Apartment Homes –Development Plan

Item #10 – Broadway & Park Apartment Homes – Development Plan
(PID #201504270021)

Application: Development Plan
Location: 4035 Broadway
Applicant: Daniel Gore, The Pizzuti Companies
Current Zoning: IND-1, C-2 and CBD
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Vacant
Proposed Use: Apartment Homes

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- Submitted Zoning Text (C-29-15 – Pending Final Approval)

Project Summary:

The applicant is requesting approval of a development plan for apartment homes on 3.25 acres of land west of City Hall – the former Lumberyard site. The proposed development would contain three apartment buildings with a total of 120 units.

The property is currently in the rezoning process and is on Council's agenda for its second reading on July 6, 2015. The property is zoned IND-1, C-2 and CBD and is proposed to be rezoned PUD-R with a zoning text. The preliminary development plan for the site was approved by City Council on December 1, 2014 with four concerns generated at the November 17th Planning Commission meeting noted:

1. The architecture of the buildings should complement the Historical Preservation Area including the addition of more brick and stone to all structures;
2. Stairwells should be enclosed;
3. Covered parking should be added to plans;
4. Maintenance issues related to the flat roof should be addressed

Site Plan

The proposed development will have three points of access – two 24' curb cuts off Park Street and one 24' cut off Grove City Road. 24' drive aisles provide access around the site. Sidewalks are proposed around all buildings and connect to sidewalks on Park Street and Grove City Road. The proposed buildings and parking lots meet setbacks from rights of way as well as internal lot lines, as outlined in the proposed zoning text.

A number of amenities are proposed on the site including community garden plots, courtyards, and a bocce court in the center of the development. A portion of building A-1 is labeled as housing space for indoor apartment amenities. A dumpster/trash compactor is proposed in the southwest corner of the site.

Building

Three buildings are proposed on the site – A1, A2, and B, made up of one and two bedroom apartments. One bedroom units will be 699 square feet and two bedroom units will be either 1,032 or 1,165 square feet. One bedroom units will have one bathroom and two bedroom units will have two bathrooms. 89 one bedroom apartments are proposed and 31 two bedroom apartments are proposed.

All buildings are proposed to be three stories tall finished in a combination of brick (“Stratford” and “Rustic Burgindy”), cast stone (“Natural Stone Color #1102), lap siding (“Carter Grey”), and board & batten siding (“Brick House Tan”). The buildings have been designed to ensure that elevations facing Grove City Road, Park Street, and City Hall are finished primarily in brick and stone. Because the proposed development is located within the Historical Preservation Area, a separate Certificate of Appropriateness application has been submitted to examine the appropriateness of the buildings in the context of the Town Center area.

The proposed zoning text for the site states that no more than 35% of any building elevation may be finished with siding. Although the specific percentages of each material are not outlined in the submitted materials, it appears that siding exceeds this percentage on elevations fronting the interior parking area. The applicant has indicated that the buildings have been designed to have less than 35% of the elevations finished in siding and that each side of the structures have been specifically designed to relate to either the Town Center (brick fronting roadways) or the residences to the west (siding facing the interior of the site). Staff feels the proposed architecture is appropriate for the area and recommends a deviation be permitted from the required 35% maximum siding per elevation.

The perimeter edges of the buildings are proposed to be 37'8" in height, within the permitted height (45') in the zoning text for the site. Rooftop mechanical units will be screened through a combination of raised parapet and their location on the roof to prevent their visibility at ground level from any contiguous right-of-way to the site.

A number of covered parking spaces are proposed along the western edge of the property. The structures are to be finished in the same materials as the residential structures – brick and siding with dimensional shingles. The trash compactor screening will have a brick veneer to match the brick on the primary structures. The screening will be topped with a cast stone cap and will have decorative wood gates, per the proposed zoning text.

Parking

151 parking spaces are proposed on the site, meeting the requirements of one parking space per bedroom as outlined in the proposed zoning text. Two handicap parking spaces are located adjacent to each building for a total of six handicap spaces on the site. 25 of the proposed 151 spaces are covered parking, primarily located along the western edge of the property. Potential future parallel parking is also shown along Park Street and Grove City Road.

Landscaping

A landscape plan was submitted for the site showing the location of proposed plantings; however the specific plant selection was not indicated. A landscape plan with details for all submitted plantings will need to be approved by the Urban Forester prior to the approval of the site improvement plan. Screening is proposed along the western property boundary in a combination of landscaping and the brick walls as part of the covered parking spaces in order to screen the site from the adjacent railroad tracks and residences along Front Street.

Lighting

Decorative lighting fixtures are proposed throughout the site to provide lighting for the development. The selected fixtures (Sternberg lighting Victorian Gaslight 6590) are in character with the gas lamps found in the Town Center.

Signage

The zoning text states that entry signage for the development will be approved as part of the final development plan; however no details were provided and an entry feature is not indicated on plans. The applicant has indicated that a separate signage plan will be submitted in a subsequent submission.

Past Concerns

Four concerns were noted by Planning Commission at the November 17, 2014 meeting, and agreed upon by City Council with their approval of the Preliminary Development plan on May 4, 2015. Each issue is noted below, with how staff believes the concerns were addressed the final development plan.

1. **The architecture of the buildings should complement the Historical Preservation Area including the addition of more brick and stone to all structures;**

Concern Addressed: The amount of brick has been increased on all elevations for primary and accessory structures.

2. **Stairwells should be enclosed;**

Concern Addressed: All stairwells are enclosed.

3. **Covered parking should be added to plans;**

Concern Addressed: 25 covered parking spaces are proposed, under three separate covered structures located along the western drive aisle

4. **Maintenance issues related to the flat roof should be addressed**

Concern Not Addressed: The proposed structures have flat roofs but no description or narrative was submitted addressing potential structural or maintenance issues.

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 development will have a beneficial effect on the area by providing new residential prospects in the Town Center, an opportunity recognized in the 2008 Town Center Plan to strengthen the area.

- (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: A number of exceptions from Code are proposed including reduced building and parking setbacks and provided open space; however staff believes that the unique location in the Town Center and the proposed amenities on the site warrant the proposed exceptions.

- (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 was initially proposed as part of the larger development of the Town Center and has been designed to fit in the context of 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 PUD is in conformance with overall redevelopment plans for the Town Center and the Town Center Plan, and the proposed development is in general conformance with the zoning text for the site.

- (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: Staff believes the streets within the Town Center are suitable to carry anticipated traffic generated by the proposed apartments.

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

Finding Met: A utility plan was submitted showing plans for sanitary and water service on the site as well as stormwater management.

- (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 applicant has not indicated any proposed phasing for the project. As proposed, the development contains the required parking, landscaping, and utility areas to create desirable and stable environment.

- (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 as submitted with the following deviations and stipulations:

1. Siding shall be permitted to exceed 35% of building elevations facing the interior of the lot, as shown on sheets A7-A11.
2. A landscape plan with details for all proposed plantings shall be submitted and approved by the Urban Forester prior to approval of the site improvement plan.