



ITEM 6: 202006300033 – 3506-3510 Park Street PUD (Preliminary Development Plan)

Site Location

3506-3510 Park Street (Parcel 040-000152)

Proposal

A Preliminary Development Plan for construction of a four-car garage with second story residential unit.

Current Zoning

D-1 (Doubles and Twin Singles)

Proposed Zoning

PUD-R (Planned Unit Development-Residential)

Future Land Use

Town Center Core Neighborhood

Property Owner

Michael J. Pozz, Maria D. Pozz

Applicant/Representative

Rebecca J. Mott, Plank Law

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted

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Case Manager

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Summary

The applicant is requesting approval of a Preliminary Development Plan for the construction of a 2,304 square foot four-car garage with a single, two-bedroom residential unit on the second story.

Zoning Map

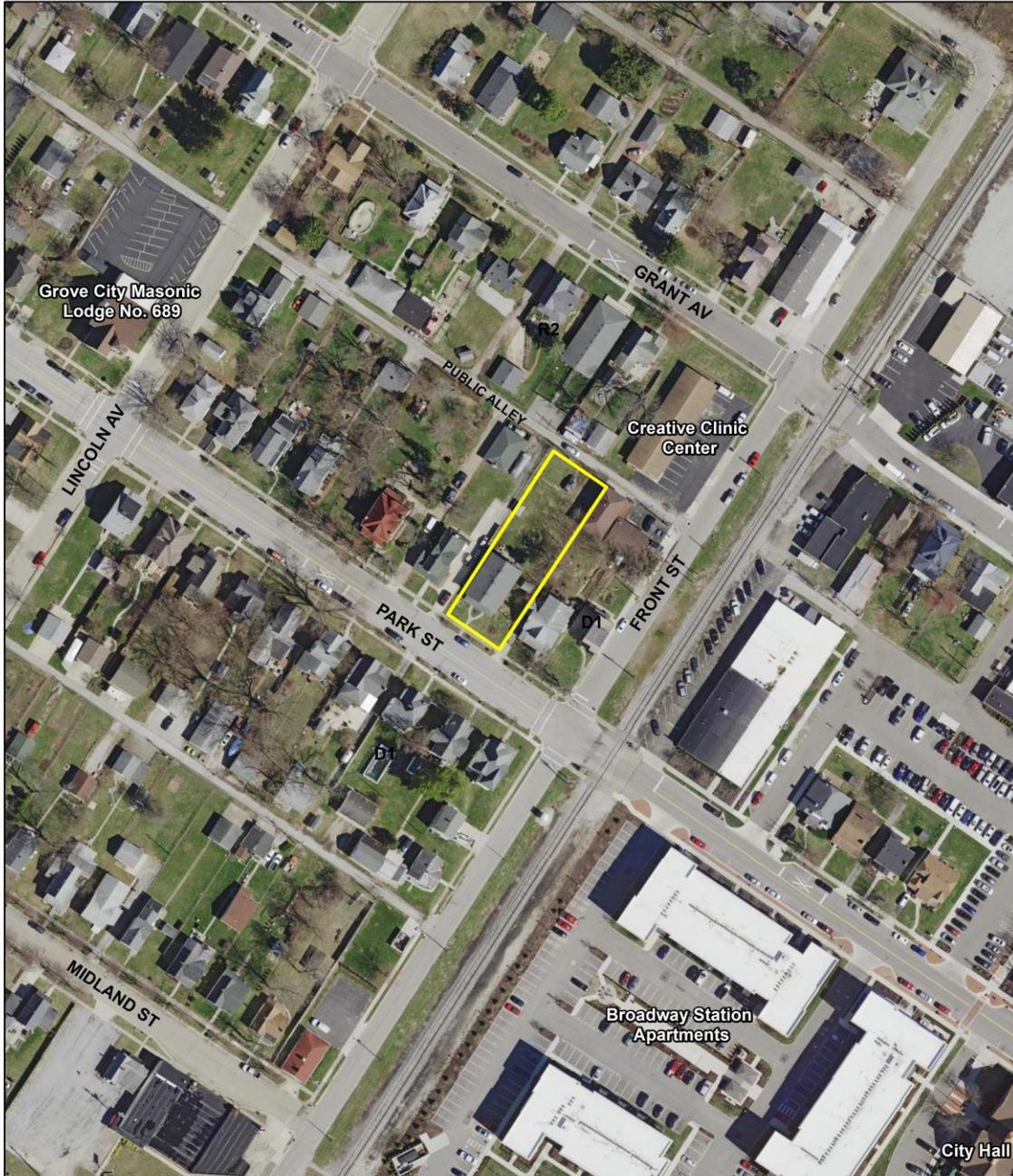


Next Steps

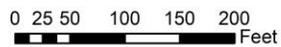
Upon recommendation from Planning Commission, the Preliminary Development Plan can move forward to City Council. After City Council, the Rezoning can be reviewed.

1. Context Map

North side of Park Street, approximately 150 feet west of the intersection of Park Street and Front Street (040-000152).



202006300033
3506-3501 Park Street PUD- Preliminary Development Plan
PID: 040-000152



2. Analysis

Summary

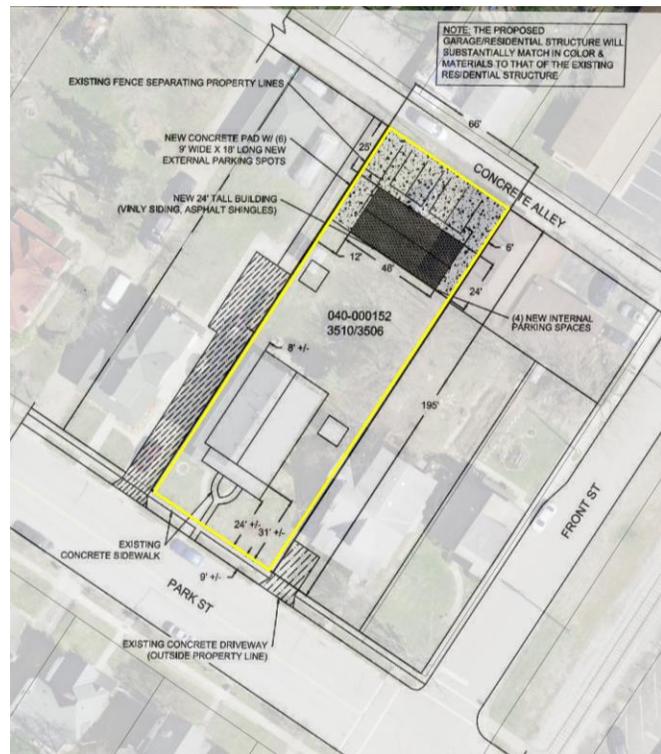
The applicant is requesting approval of a Preliminary Development Plan to construct a new two-story garage off of the alley in the rear/north side of 3506-3510 Park Street. The garage will have four interior parking spaces on the first floor, with six additional exterior spaces and a 1,152 square foot, two-bedroom residential unit located on the second floor of the structure. A preliminary zoning text was submitted as part of the Preliminary Development Plan, and a more in-depth review of this text will occur with the Rezoning application which has been submitted to the Development Department for review.

The current zoning on the site is D-1 (Doubles) and the existing primary structure on the site contains two dwelling units. Per section 1135.10 of City Code, the addition of a third unit on the site would not meet D-1 (Doubles) requirements and would need to comply with A-1 (Multi-Family) Requirements. However, the A-1 (Multi-Family) district requires a minimum setback of 60 feet from any single-family residential zoning. The two parcels immediately to the west and east are both zoned R-2 (Single Family) and would require this parcel meet this 60-foot setback, which is not feasible given that the parcel is only 66 feet in width. Rezoning the site to PUD-R (Planned Unit Development – Residential) will allow for a zoning text to be drafted that will ensure a high-quality structure, in character with existing homes in the Town Center Core Neighborhood, while allowing for the third unit to be installed over the garage.

Site Plan

The property is 0.29 acres in size and currently includes an existing 3,036-square-foot, two-story, duplex style home located at the front of the property along Park Street. The proposed two-story structure will be 2,304 square feet and will be setback 25 feet from the alley to the rear/north of the property. The building is shown to be located six feet from the southeast property line and 12 feet from the northwest property line.

A concrete pad is proposed around the new structure to create six exterior parking spaces between the structure and the rear alley. The pad is shown to the property line with no setbacks from adjacent properties. Additionally, there is an existing chainlink fence located in the rear portion of the property that will be removed for the placement of the building. There are currently utility lines running from a utility pole in the rear alley to the existing duplex structure. Staff has concerns with the location of these lines, as they will run through the area that the new structure will occupy. The relocation of these utility lines will need to be addressed by the applicant prior to construction.



The proposed parking spots are nine feet wide and 18 feet long. Based on the number of parking spaces proposed within the garage (4) and the exterior spaces between the garage and the alley (6), a total of 10 spaces are shown for the three units on the site. Standard A-1 parking requirements would result in a minimum of 8 parking spaces. Staff does not believe the proposed 10 spaces are appropriate given the availability of on-street parking on Park Street and the character of residential developments in the Town Center.

Staff will work with the applicant during the drafting of the zoning text to potentially reduce the parking lot size (number of spaces) and adjust the building and pavement setbacks to ensure adequate and appropriate spacing is provided between existing buildings and adjacent parcels

Landscaping

As per section 1136.09 (Other Planting Requirements of City Code), a minimum of three 2" caliper trees and five 24" minimum height shrubs are required. The preliminary landscape plan submitted along with the application includes three 2" caliper trees and five 24" shrubs, placed along the southern elevation of the proposed structure. Instead of placing all landscaping along the rear of the proposed structure, staff recommends removing some of the pavement on the northwest and southeast sides of the garage to install some landscaping and to reduce some of the proposed impervious surface currently shown on plans.

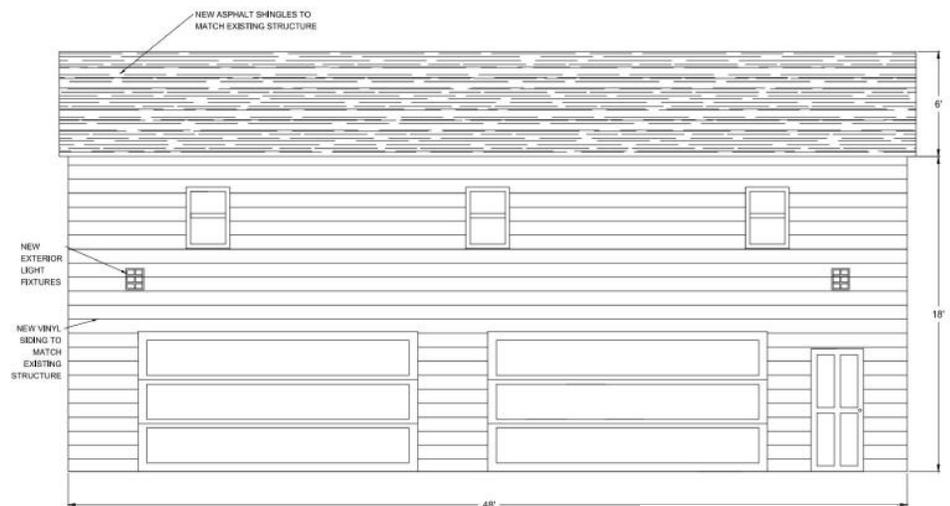
Building

The proposed new structure will be two stories, with a height of 24 feet. The first story is 1,152 square feet, comprised of garage parking for four vehicles. Access to these spaces is provided by two, two-car garage doors along the north elevation. The second story of the proposed structure is a 1,152-square-foot residential unit. The floor plan provided shows that the space will have two bedrooms and utilize the entire second story. The proposed building will be adjacent to another two-story structure to the east on the adjacent parcel, therefore staff believes that the height of the proposed building is appropriate.



Adjacent Existing Structure to the East

No material or color samples were provided, however, the elevation notes that the structure will be vinyl siding. Additionally, the applicant noted in their response letter to comments provided by staff, and on the included building elevation that the materials will match substantially in color and material to the existing duplex structure. The elevation notes that the roofing material will be asphalt shingles, matching the materials used on the duplex structure.



North Elevation

This property is located in a Community Reinvestment Area, making it eligible to receive tax abatement for real property improvements. As such, staff has high expectations for the architectural quality of the proposed garage structure and recommends additional architectural features also be added to the primary structure to improve the aesthetics from Park Street and closer match the character of adjacent and area structures. A more in-depth review of the architectural standards for the site will be included in the zoning text.

3. PUD 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 for Planned Unit Development districts by applying the eight findings.

(1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect that could not be achieved under any other district.

Finding is Met: Staff believes that the proposed residential use is compatible with the surrounding residential area. This proposed development would not be able to be achieved under any existing zoning district due to the inclusion of the third residential unit. Without a PUD zoning text, standards on the site would revert to A-1 district standards which require, among other things, a 60-foot building setback from all single-family districts, which could not be met.

(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 Can be Met: A preliminary zoning text and site plan were submitted with the Preliminary Development Plan, which deviates from the A-1 (Multi-Family) standards that would need to be met. The primary deviation from A-1 standards is setback requirements, as the preliminary zoning text includes setbacks similar in size to the existing D-2 setbacks and does not require the 60-foot setback from single-family residential zoning. Staff is generally supportive of the proposed deviations, as the intent of a PUD zoning is to allow for some differences from the zoning code, given the context of the area and development trends. However, specific setbacks will need to be evaluated further with the zoning text to ensure they are appropriate for the area. Staff is also supportive of allowing the more dense development with the reduced setbacks, as it will allow for additional residents in the Town Center area.

(3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.

Finding Can be Met: The proposed development is generally compatible in use and design to the existing uses, and any anticipated future redevelopment of the generally historic residential area. Neighboring properties in the area include detached garages serviced by the alley, similar to what the applicant is proposing. Additionally, other properties in this area have been permitted to have residential units above garages. However, staff would like to further evaluate building and pavement/parking setbacks as well as the proposed number of parking spaces on the site during the drafting of the zoning text to ensure the development is appropriate for the area.

(4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.

Finding Can be Met: GroveCity2050's Future Land Use and Character Map recommends this site be used as Town Center Core Neighborhood, with multi-family residential as a primary use. While staff is

supportive of the proposed use and general configuration, the architecture of the building will need to be further evaluated in the zoning text to ensure that it is compatible with the surrounding area.

(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 is Met: The existing streets are suitable to carry the anticipated traffic with the addition of this third residential unit. The proposed structure will be used for resident parking and is serviced by the public alley behind the lot. This alley connects to the existing roadway network.

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

Finding Can Be Met: The property is currently serviced by public utilities and is in close proximity to water, storm sewer and sanitary lines. Further review of how the proposed building will be serviced will occur with the final engineering review process through the Service Department. Currently, utility lines leading from a pole off the rear alley to the primary residence run overhead through a portion of the site proposed for the new structure. This will need to be addressed prior to construction.

(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 Can be Met: The development of the residential property will include a four-car garage, six exterior parking spaces, and adequate landscaping to meet requirements of code, as shown in the preliminary plans. However, staff will work with the applicant during the drafting of the zoning text to ensure that the design of the parking area and landscape placement will result in a high-quality, desirable 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 is Met: The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

4. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 and contains specific goals, objectives and actions to guide growth in the community. Five guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these Guiding Principles:

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.

Finding is Met: The development of this multi-unit residential dwelling will have the form compatible with the character of the Town Center Core Neighborhood area, which lists multi-family residential as a primary use and alley loaded garages as desirable. The proposed structure is designed to fit well into the existing area, matching the materials and colors of the existing structure. It will also bring additional residents to the community.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Can Be Met: Staff is generally supportive of the proposed building; however, due to the property's location within a Community Reinvestment Area there are expectations for a high-quality design, which staff does not believe has yet been demonstrated. Final materials and architectural expectations will be set with the zoning text for the site. Additionally, staff would like to work with the applicant to examine the placement of the building to ensure appropriate distancing with existing buildings on adjacent properties and to see the proposed parking and paved area reduced to allow more room for landscaping on the side of the garage, visible from the public alley.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Finding is Met: The site will be accessed from the existing alley behind the parcel, which provides connectivity the existing roadway network and is within walking distance to nearby COTA bus stops.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Finding Can be Met: This site will be designed to be conscious of the historic character of the area. Staff will continue to work with the applicant to ensure that the building architecture and placement is appropriate for the character of the area and existing development. Parks and open space dedication do not fall within the scope of this scale of a project.

- (5) **Development provides the City with a net fiscal benefit.**

Finding is Met: The proposal to add a garage and one residential unit will not ultimately provide a fiscal impact on the City. However, the proposal will provide new residential opportunities in the Town Center with additional patrons for Town Center businesses.

5. Recommendation

After review and consideration, and noting a number of outstanding issues to be further addressed through the zoning text including building architecture, parking area and building placement, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.

6. Detailed History

1920

Existing duplex structure was constructed.

2020

A Rezoning Application has been submitted for the proposed garage and third dwelling unit. This application is anticipated to be heard at the September Planning Commission meeting.