

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: April 17, 2015
Re: Staff Report for Broadway & Park– Method of Zoning Change (IND-1, C-2 & CBD to PUD-R)

**Item #3 – Broadway & Park – Broadway & Park (IND-1, C-2 & CBD to PUD-R)
(PID # 201503160013)**

Application: Method of Zoning Change
Location: 4035 Broadway
Applicant: The Pizzuti Co.
Current Zoning: IND-1, C-2 & CBD
Proposed Zoning: PUD-R
Current Use: Vacant/parking lot
Proposed Use: Multi-Family Residential

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone 3.25 acres located west of (behind) City Hall, east of the CSX transportation lines and bound by Park Street and Grove City Road. The proposed rezoning would change the underlying zoning districts from IND-1, C-2, & CBD to PUD-R (with text) for a proposed residential development.

The proposed text would establish permitted and accessory uses for the site as well as set forth the area requirements and standards for future development. As proposed, the text would permit for a maximum of 135 residential units (density of approx. 41.5 dwelling units per acre) contained in three (3), three-story buildings. Accessory uses would include office (management office, communal space, and business center), recreational (indoor and outdoor), and neighborhood retail (up to 2,000 square feet) with focus geared towards meeting the needs of the development's residents.

This text also defines the materials and conceptual designs of the proposed structures. Buildings would be permitted a height of 45 feet, principally to accommodate the mechanicals associated with

having internal elevators. Units will be a mixture of one (1) bedroom and two (2) bedroom units with a minimum living area of 600 square feet and 800 square feet respectively. The parking is based on a ratio of 1 space per bedroom. Buildings would be finished primarily with natural materials with siding (cement or vinyl) limited to no more than 35 percent of the total façade. Additionally, it should be noted that siding is not permitted as an exterior finish on the ground floor.

Recommendation(s):

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.