



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
November 17, 2017 1:30pm

- 1. APPLICATION:** **Stringtown Road Apartments | Rezoning (C-2 to PUD-R)**
- Project Number: 201709270031
- Location: Located west and north of the Parkmead Drive terminus, approximately 600 feet north of Stringtown Road (040-005711, 040-005652, 040-007782)
- Proposal: To rezone three properties, including the old Star Cinema property, from C-2 to PUD-R for the development of apartments
- Applicant: Mark Catalano, Fairway Realty, 3100 Tremont Road, Suite 200, Columbus, OH 43221

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone three parcels to the west and north of the Parkmead Drive terminus and approximately 600 feet north of Stringtown Road from C-2 (Retail Commercial) to PUD-R (Planned Unit Development- Residential). The properties are approximately 6.58 acres in size, two of which are vacant and the third being the former Star Cinema site. The applicant is proposing to develop the site with residential apartments. The preliminary development plan for the proposed development was recently approved at the October 16, 2017 City Council meeting.

The site is bordered by other C-2 properties to the west and south, an A-1 (Multi-Family Residential) zoned lot to the north, and a property zoned PSO (Professional Services) to the northeast of the properties. Two properties directly adjacent to the north and east, along Edwards Road, are in Jackson Township and are zoned as SURB (Suburban Residential).

Staff is currently working on an area plan for the Stringtown Road Corridor to serve as a guide for future roadways and redevelopments. The site of the proposed rezoning is within the study area and will need to fit into the larger context of the area. Properly setting the standard for the site's redevelopment through the zoning text will be instrumental in the redevelopment of the area.

Stringtown Road is along COTA bus route 3, which places the proposed apartments near this line. According to COTA's NextGEN plan, increased density developments is a cost effective and more sustainable way to accommodate growth, as well as making the community more able to support public transit options. According to GroveCity2050, the city's population is expected to grow to approximately 54,000 residents by 2050. This growth coupled with an increasing number of older adults (i.e. the Baby Boomer generation) looking to age in place and downsize, as well as looking for transit options, places more demand on smaller living spaces close to transit options. Additionally, GroveCity2050 recommends this site and surrounding area for redevelopment and corridor enhancement, with this site shown as a Mixed Use Employment Center for future land use.

A zoning text for the site is included with the application to set the standards for the site's redevelopment. Permitted uses on the site include multi-family residential, with a maximum density of 21.3 dwelling units per acre. Leasing and management offices for the development are also permitted on the site as well as fitness facilities, a community pool, and community gathering places for residents. Staff has worked with the applicant over the past several weeks and have resolved any outstanding comments with the submitted text.

The site's primary access point will be from an extension of Parkmead Drive in the southern portion of the site. The proposed zoning text states that this roadway will remain private, but be widened to 26' with curbing and an extension of the sidewalk on the north side of the drive. One (1) parking space per bedroom will be provided on the site which includes open parking and garages.

The proposed zoning text also outlines standards for building architecture. All structures are to utilize a combination of masonry, either brick and/or cast stone, vinyl, and shake vinyl siding, with the building's fronting Parkmead and other drives connecting to area development finished in at least 40% masonry installed and all other buildings containing at least 25% masonry at various heights complementing the structure. Accessory structures, including the clubhouse and garages, are required to have compatible architecture to the primary residential structures.

Other standards outlined in the zoning text including landscaping, fencing, and signage, which will be reviewed in more detail as part of the final development plan.

Recommendation

While staff is supportive of the rezoning of the property to PUD-R to begin implementing future land use plans for the area to become a mixed-use area, there are some remaining issues to be addressed during the final development plan regarding incorporating the development into the surrounding area. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted with the following stipulation.

1. The site shall be designed in a manner that allows for its future integration and connectivity with surrounding uses/buildings.