



ITEM 5: 201912300074 – Castro Property PUD (Preliminary Development Plan)

Site Location

East side of Arbutus Avenue, approximately 110 feet south of the intersection of Arbutus Avenue and Columbus Street. (Parcel 040-001137)

Proposal

A Preliminary Development Plan to remove the current 2-car garage and replace it with a 1,600-square-foot home and an attached 3-car garage with a 580-square-foot suite above.

Current Zoning

R-2 (Residential – Single Family)

Proposed Zoning

PUD-R (Planned Unit Development-Residential)

Future Land Use

Town Center Core

Property Owner

Patrick A Castro, Jr.

Applicant/Representative

Patrick A Castro, Jr.

Applicable Plans, Policies, and Code Section(s)

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

Staff Recommendation

Approval with one stipulation.

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Case Manager

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Summary

The applicant is requesting approval of a Preliminary Development Plan to remove the current 2-car garage and replace it with a 1,600-square-foot home and an attached 3-car garage with a 580-square-foot suite above.

Zoning Map

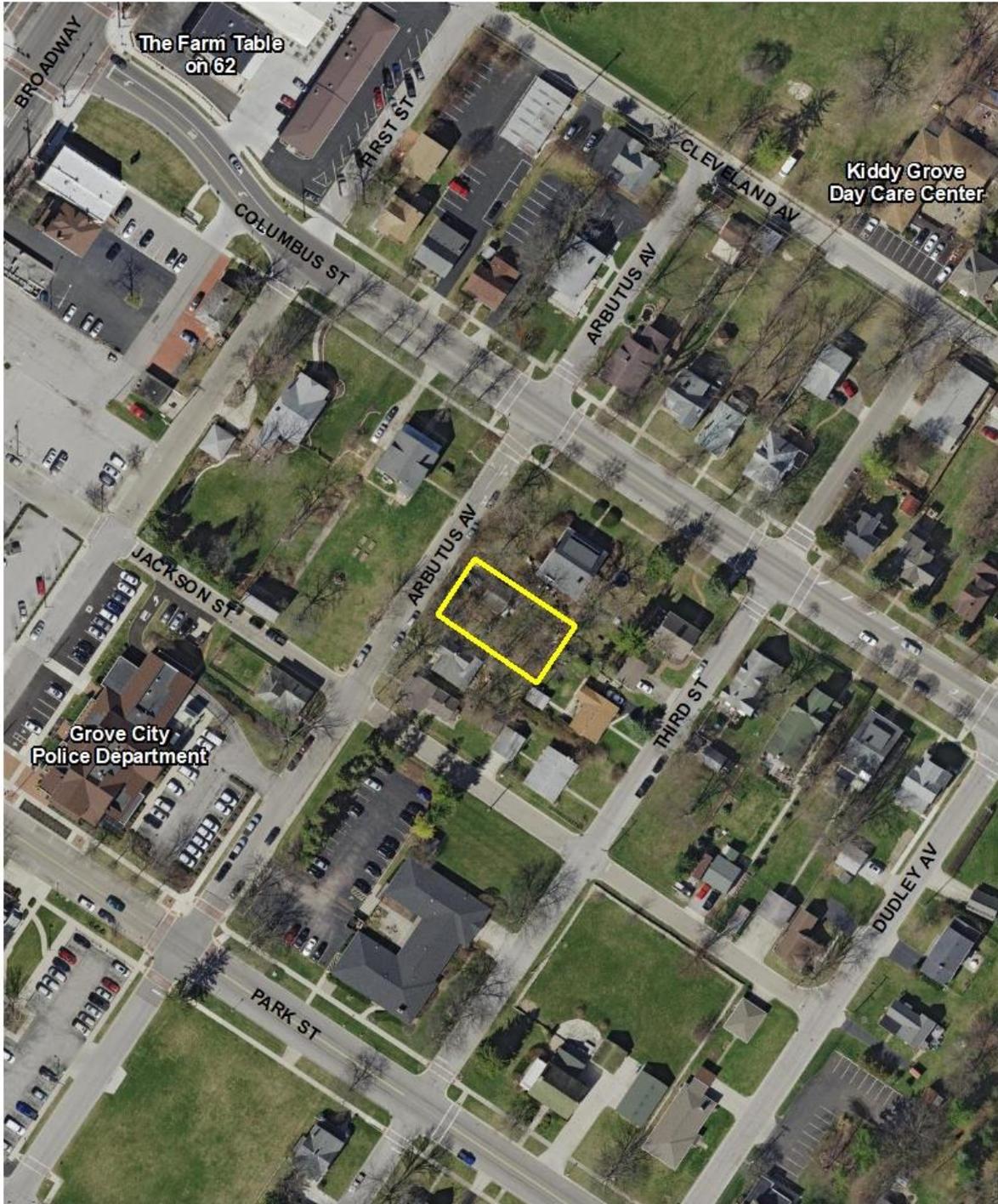


Next Steps

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

1. Context Map

East side of Arbutus Avenue, approximately 110 feet south of the intersection of Arbutus Avenue and Columbus Street. (Parcels 040-001137)



201912300074
Castro Property PUD - Preliminary Development Plan
PID: 040-001137



2. Analysis

Summary

The applicant is requesting approval of a Preliminary Development Plan Plan to remove the current 2-car block garage on parcel 040-001137 and replace it with a 1,600-square-foot home and an attached 3-car garage, with an additional 580-square-foot suite above.

The current zoning on the site is R-2, which would not allow for the proposed suite over the garage. Rezoning the site to a Planned Unit Development (PUD) will allow for a zoning text to be drafted that will ensure a high-quality home be constructed on the site, in character with existing homes in the Town Center, while allowing for a second unit to be installed over the garage. The R-2 standards also include setbacks not in character with existing Town Center development patterns and the PUD text will allow the site to be developed in character with area properties without creating nonconformities or requiring extra variances to develop according to the desired character for the area.

Site Plan

The proposed site plan is on 0.1433 acres, including a 1600-square-foot, two-story, cape cod style home with a three-car garage, with a suite above. The site includes a driveway on the northern side of the home, as well as a walkway from the driveway to the front and rear entry doors respectively.

Landscaping

A preliminary zoning text describes how the property will be treated with landscaping. An official zoning text will be coordinated, reviewed and submitted for approval during the Rezoning process. The preliminary zoning text and elevations show that there will be two medium-sized trees on either side of the front of the house, landscaping at the front and sides of the home and ornamental grass along the northern property line. The remaining lawns will be grass.

Building

The preliminary design and description of the building suggests a 1,600-square-foot, two-story, cape cod style home and a three-car attached garage, with a 580-square-foot suite above. The exterior of the home will primarily be seven-inch Smart Side lap siding by Louisiana Pacific, finished with Sherwin Williams - Rock Bottom. The trim will be Sherwin Williams - Extra White. The gable over the porch will be Sherwin Williams - French Grey. The porch posts will be cedar with a custom grey stain to blend the siding colors. The front and rear doors and garage doors will be finished with Sherwin Williams - Tricorn Black. The porch and front of the home will be finished with a stone accent. The roof will be black, dimensional shingles. The home will also be finished with coach style lights at the entrances and garage.



Front Elevation (Arbutus Ave)



North Side Elevation

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 inlaw/teen suite above the garage and the required setbacks.

- (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 is Met: A preliminary zoning text and site plan were submitted with the preliminary development plan, which deviates from standards including setbacks and the inclusion of accessory dwelling units. Staff is 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. Staff is also supportive of allowing the more dense development with the reduced setbacks, as it will provide a measured level of density to the area while infilling an under-utilized and unattractive property within the Town Center Core.

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

Finding is 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.

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

Finding is Met: GroveCity2050's Future Land Use and Character Map recommends this site be used as Town Center, with multi-family residential as a primary use. This home would be multi-family residential while maintaining the appearance of a single-family home.

- (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 two-unit home.

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

Finding Can Be Met: Currently, the site has waterlines for the two homes to the south running through the property without an easement, in the footprint of the proposed home. The property is not currently served by water and sanitary lines. Coordination with the one home to the north and the two properties to the south will be required to establish easements, realignment, and installation of water and sanitary service. A further and more detailed review of the proposed utilities for the site will occur with the final development plan.

- (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 is Met: The development of the residential property will include a three-car garage, an approximately 80-foot driveway and adequate landscaping, as shown in the preliminary plans. Final landscaping details will be determined during the Rezoning and Development Plan phases.

- (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 of a single-family home, and is being designed to fit well into the existing area. 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 is Met: Staff is overall supportive of the site's layout, architectural and material choices as proposed.

- (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 Arbutus Avenue, within the existing roadway network.

- (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 is Met: This site is being designed to be conscious of the historic aesthetic of the area. As a new building, it will be sensitive to the surrounding area, as to not detract from the historic preservation of the area. 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 proposed multi-family dwelling unit will provide additional property taxes to The City. Increased residential development in the Town Center contributes to density, which provides additional residents to patronize the local businesses.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan with the following stipulation:

1. The property owner shall coordinate with nearby and affected property owners to establish easements, realignment and installation of water and sanitary lines to adequately service all homes.