



## ITEM 1: 202002060008 – Castro Home (Rezoning R-2 to PUD-R)

### Site Location

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

### Proposal

To rezone a 0.143-acre site from SF-1 to PUD-R

### Zoning

R-2 (Residential – Single Family)

### 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 1139.03
- GroveCity2050 Community Plan

### Staff Recommendation

Approval as submitted.

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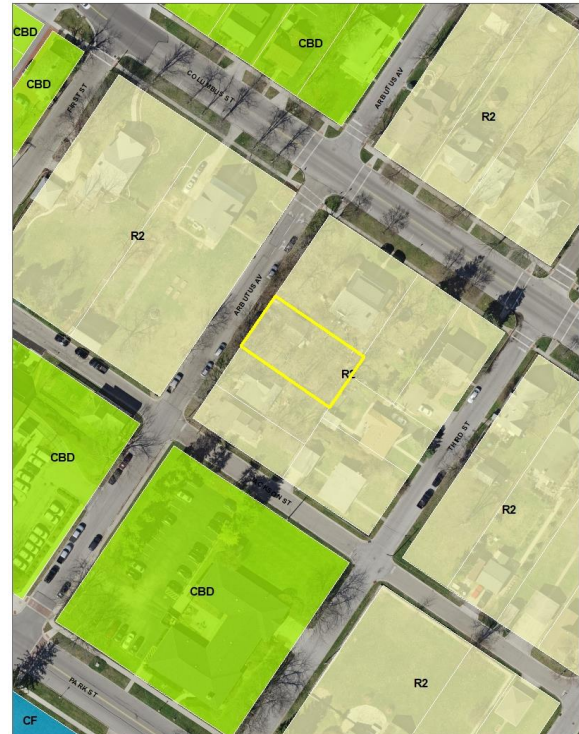
### Case Manager

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### Summary

The applicant is requesting approval of a rezoning of a 0.143-acre parcel from R-2 (Residential) to PUD-R (Planned Unit Development - Residential). The rezoning will permit a single-family residence with an additional unit above a proposed garage, maintaining the form of a single-family home.

### Zoning Map



### Next Steps

Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the rezoning goes into effect 30-days after Council approval.

## 1. Context Map

This site is located on the east side of Arbutus Avenue, approximately 110 feet south of the intersection of Arbutus Avenue and Columbus Street. (Parcel 040-001137)



202002060008  
Castro Home (Rezoning)  
PID: 040-001137-00

0 37.5 75 150 Feet



## 2. Analysis

The applicant is requesting a rezoning of a 0.143-acre site (Parcel 040-001137) on the east side of Arbutus Avenue, approximately 110 feet south of the intersection of Arbutus Avenue and Columbus Street, from R-2 (Residential) to PUD-R (Planned Unit Development – Residential) with a zoning text. The rezoning request would allow for the future development of a single-family residential property with an accessory dwelling unit above the attached garage. The single-family home would be 1600 square feet and two stories, while the accessory dwelling unit over the attached garage will be approximately 580 square feet. City Council approved the preliminary development plan for the property at the February 18, 2020 meeting.

This application for rezoning to a PUD-R, to allow for the construction of a single-family home with an accessory dwelling unit over the garage, is the preferred alternative for this type of development in this context, instead of rezoning to D-1 with multiple variances including setbacks, lot size, minimum unit square footage. The benefit is that the allowances that would be provided by the approval of several variances can still be achieved through the PUD-R process, while additionally requiring and maintaining high-quality architecture, design and materials that fit the context of the neighborhood and future land use goals which variances and the zoning code would not be able to uphold.

The existing properties surrounding the subject property are single-family homes, all zoned R-2. Adjacent homes to the north along Columbus Street are within the Historic Preservation Area, while the properties to the south and southeast (including the subject property) are not. The existing character of the area is higher density, small-lot single-family historic properties. The GroveCity2050 Future Land Use and Character Map identify this property as “Town Center”. The description of Town Center land use states that one of the primary uses is multi-family residential. The description of Town Center land use also states that the development pattern be walkable, short and gridded blocks, and that building forms are located very close to one another and in some cases are adjoined. In staff’s opinion, the proposed zoning text will establish the framework to create development in line with the intended character and intensity of the area, while not damaging the historic character and fabric of the area.

## Zoning Text

The zoning text associated with this application provides specific requirements to this property that address a wide variety of standards associated with this type of development in order to ensure that the structure built on the site is appropriate within the unique context and character of the Town Center. The text also states that any requirements not addressed within the zoning text shall be referred back to Code.

The zoning text dictates that one single-family residential structure and one accessory dwelling unit over the garage be permitted on the site. Minimum unit sizes for the single-family unit and the accessory dwelling unit are 1600 square feet and 550 square feet, respectively.

The proposed zoning text permits reduced front and rear setbacks from the current (R-2) zoning; however, these proposed setbacks will allow for the lot to be developed in character with existing homes in the area. Side setbacks and permitted height are identical to that permitted in the zoning Code for R-2 or D-1 zoned properties.

Per the text, the overall architectural style of the home is that of a modern farmhouse. The exterior of the building will be composed of 7-inch Smart Side lap siding, and Smart Trim. The porch posts will be a stained cedar, and the front facade of the home and porch will have a stone/masonry water table. The zoning text lists specific Sherwin Williams colors that the exterior

of the home will be painted in white allowing for comparable colors to be utilized in the case of the listed paints not being available. In general, the home will have dark siding, dark doors, black coach lighting, and white trim.

Fencing will be permitted, with restrictions on the types of materials, while all other fencing restrictions will refer to Code.

### ***Color Examples***



*Home displaying the general look of the dark gray siding, black door, and white trim.*



*Home displaying the interaction between the dark gray siding, black garage doors, white trim, and coach lighting.*

### 3. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives and actions to guide growth in the community. Five (5) 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 5 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 single-family home with an accessory dwelling unit will maintain 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. The zoning text and supporting exhibits require a high-quality design to be constructed and maintained over time.

- (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 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 residential dwelling units 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 and contributes to the "sense-of-place" within the Town Center.

### 4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

### 5. Detailed History

#### 2020

City Council approved the Preliminary Development Plan for the Castro Home PUD with Resolution CR-03-20.