



ITEM 1: 202006300034 – 3506-3510 Park Street Rezoning (PUD-R)

Site Location

3506-3510 Park Street (Parcel 040-000152)

Proposal

To rezone 0.29-acre parcel from D-1 to PUD-R

Zoning

D-1 (Doubles and Twin Singles)

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 1135.03
- 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 to rezone a 0.29-acre parcel from D-1 (Doubles and Twin Singles) to PUD-R (Planned Unit Development-Residential) to allow for the construction of a four-car garage with a residential dwelling unit above.

Zoning Map



Next Steps

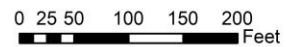
Upon recommendation from Planning Commission, the Rezoning can move forward to City Council. If City Council approves the application, the Rezoning goes into effect 30 days after Council approval.

1. Context Map

3506-3510 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 Rezoning application for a 0.29-acre parcel at 3506-3510 Park Street from D-1 (Doubles, Twin-Singles, Duplex) to PUD-R (Planned Unit Development-Residential) with a zoning text. The Rezoning would allow for the development of a two-story garage off of the alley in the rear/north side of the parcel. The garage will have four interior parking spaces on the first floor, with four additional exterior spaces in the driveway between the garage and the alley, and a 1,152 square foot, two-bedroom residential unit located on the second floor of the structure. City Council approved the Preliminary Development Plan for the property at the August 17, 2020 meeting.

This application for rezoning to a PUD-R, to allow for the construction of a four-car garage with an accessory dwelling unit over the garage in addition to the existing duplex is the preferred alternative for this type of development in this context, instead of rezoning to A-1 (Multi-Family) with variances needed including setback and lot size. 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 high-quality architecture, design and materials that fit the context of the neighborhood.

The properties surrounding this parcel are primarily R-2 (Residential), with IND-1 (Light Industry) and PUD-C (Planned Unit Development Commercial) in close proximity. The GroveCity2050 Future Land Use and Character Map identify this property as "Town Center Core Neighborhood". The Town Center Core Neighborhood designation emphasizes a variety of building types and sizes and is pedestrian-focused, with detached garages located off rear alleys. A primary use of the Town Center Core Neighborhood is multi-family residential. The zoning text proposed as part of the requested Rezoning will ensure the development will reflect the desired character for 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 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.

Permitted uses in the zoning text include multi-family residential, which permits the existing duplex on-site and allows for a two-story four-car garage, with a second floor dwelling unit. The building will not exceed 1,200 square feet per story.

The proposed zoning text specifies side setbacks of eight feet from the west property line and ten feet from the east property line. These setbacks are in character with both the surrounding R-2 properties as well as the existing D-1 use. Front and rear setbacks are identical to the requirements for R-2 and D-1 districts. The text also specifies that the maximum permitted building height of the primary structure is thirty-five feet, with a maximum permitted height of twenty-five feet for the garage structure. The twenty-five-foot maximum permitted height of the garage will match the height of the existing two-story structure on the parcel to the east. The proposed setbacks and height restrictions will ensure that the property is developed in character with existing homes in the area.

The text includes architectural requirements for both the proposed new garage structure as well as required improvements to the existing duplex structure. The requirements state that the existing structure must add at least three architectural elements to the existing structure and that the proposed garage must incorporate at least two architectural elements. Required elements for the duplex structure include a decorative gable element, porch corbels, shutters, a porch railing, larger more

decorative windows and the required elements for a two-story garage include shutters, decorative garage doors, larger decorative windows, a dormer, decorative trim or other elements as deemed appropriate by the Development Director. The architectural elements will be required to be installed on the duplex structure prior to occupancy being granted for the new garage structure.

New Garge Illustrative Elevation



The zoning text outlines landscaping requirements that will bring the existing duplex structure up to code, as well as ensure adequate landscaping is provided around the garage structure. The text states that three two-inch caliper trees shall be planted in the front, side or rear yard area of the duplex structure, and a minimum of one-third of the façade facing Park Street be landscaped with a minimum of five shrubs. Around the garage, two new two-inch caliper trees are to be planted, along with five 24-inch shrubs around the foundation.

3. 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 integrate into the existing area, matching the materials and colors of the existing structure. It will also bring an additional residential opportunity in the Town Center.

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

Finding Can Be Met: Staff has worked with the applicant to address aesthetic concerns presented during review of the Preliminary Development Plan and expressed expectations for a high-quality design, which staff believes can be met, given the architectural and landscaping requirements outlined in the zoning text. In addition to architectural requirements for the proposed garage structure, the text also requires architectural elements to be added to the primary, existing structure.

- (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 to 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 has worked 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 to 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, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning, as submitted.

6. Detailed History

1920

Existing duplex structure was constructed.

2020

Preliminary Development Plan was approved by City Council for the property at the August 17th meeting (CR-28-20).