



ITEM 6: 202206300040- Sharp Home- Final Development Plan

Site Location

Corner of Franklin Street and Sunshine Park Place (PID 040-000890)

Proposal

Development plan for a new residence

Current Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Town Center Core Neighborhood

Property Owner

Redbrook Development LLC

Applicant/Representative

William Sharp

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- 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

This proposal is for a development plan to construct a new single-family home on a property zoned PUD-R (Planned Unit Development - Residential) located at the corner of Franklin Street and Sunshine Park Place.

Zoning Map

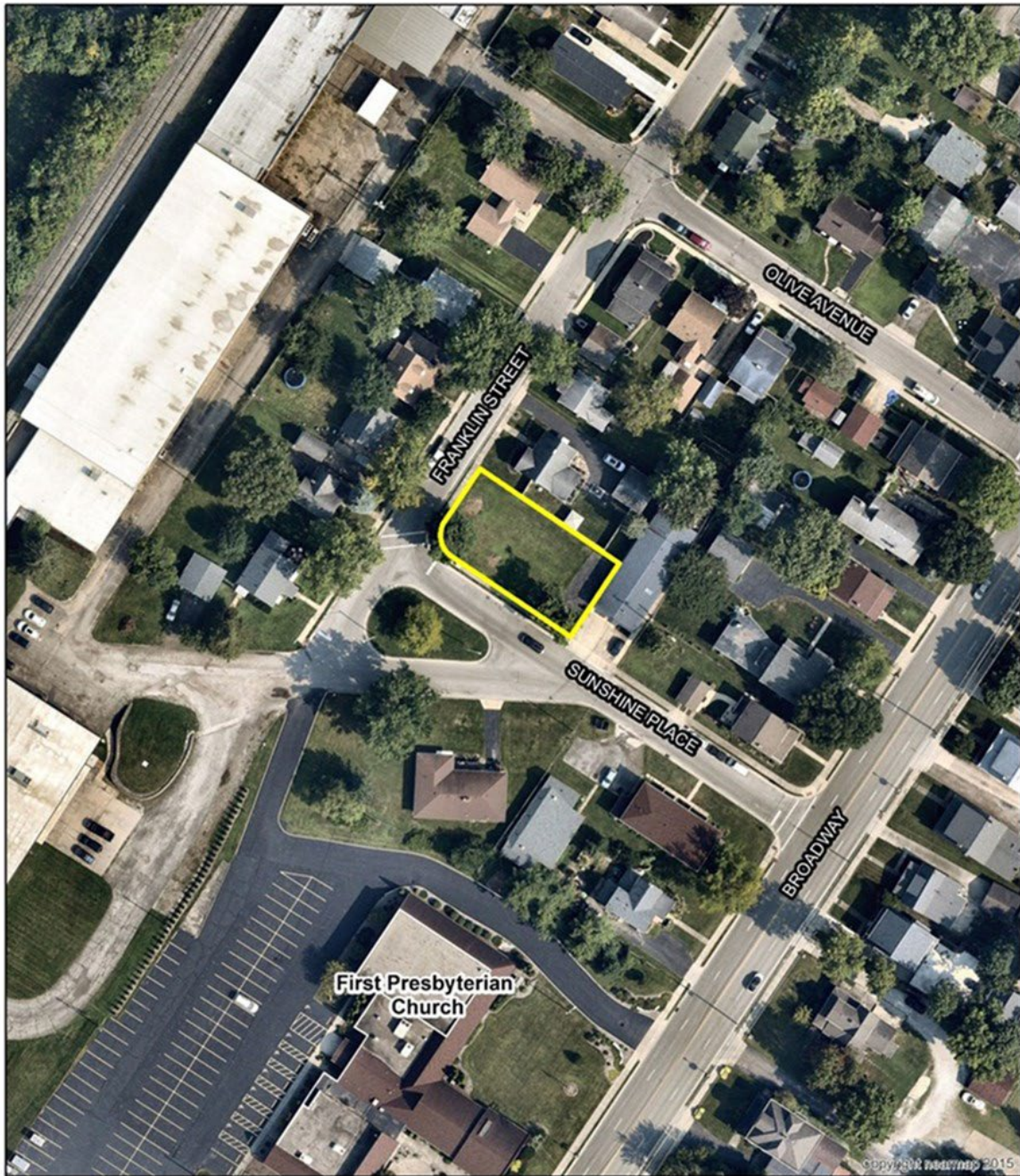


Next Steps

Upon recommendation from Planning Commission, the Development Plan will move forward to City Council. If City Council approves the development plan, the applicant can submit for Building Permits.

1. Context Map

This property is located at the corner of Franklin Street and Sunshine Park Place (PID 040-000890).



20220630040
Sharp Home
Final Development Plan
PID: 040-000890



2. Analysis

The applicant is requesting approval of a Final Development Plan to construct a new single-family home on a property zoned PUD-R (Planned Unit Development - Residential), located at the corner of Franklin Street and Sunshine Park Place. City Council approved the Preliminary Development Plan for the proposed home with Resolution CR-15-22, including stipulations that building architecture and building height be addressed. During the rezoning process, development standards were established for the proposed home, and these standards address both stipulations included on the approved Preliminary Development Plan. City Council approved the rezoning of the property at the June 20th, 2022, Council Meeting, and the Final Development Plan is the last step in the PUD process to ensure that the proposed home complies with the standards outlined in the approved zoning text.

Building

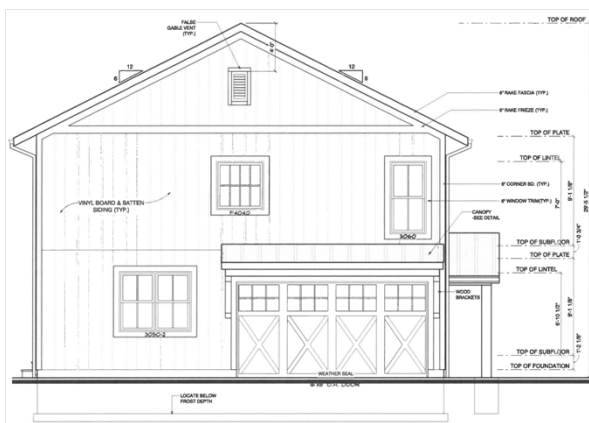
The proposed home is to be two stories with 1,998 square-feet of living space and a 535 square-foot attached garage. The house is proposed to front on Sunshine Park Place and will have garage access from Franklin Street. The proposed setbacks comply with the minimum setbacks outlined in the approved zoning text, including an 18-foot setback from Sunshine Park Place and 22-foot setback from Franklin Street.



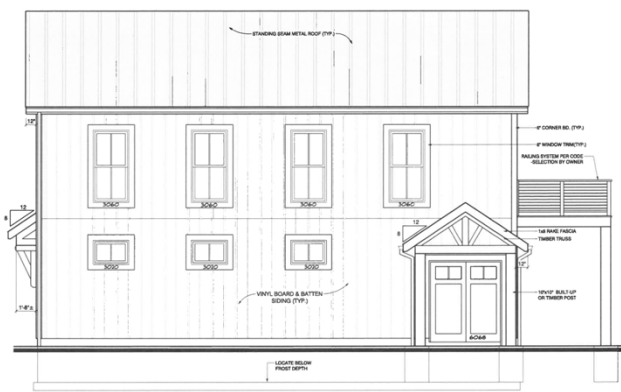
The home will have an overall height of 29 feet 5 ½ inches, which is less than both the 30-foot height permitted in the zoning text and the 33-foot height shown on the Preliminary Development Plan.

Plans show the home being finished in white vertical vinyl board and batten siding with a black standing seam metal roof. Per the approved zoning text, these materials are permitted for the exterior finishes.

The zoning text requires the elevations along Franklin Street and Sunshine Park Place to include three architectural elements per elevation from a list of elements. The Sunshine Park Place elevation includes roofline variation, first floor windows measuring at least 13 square feet of glazing, and a stoop measuring at least 24 square feet. The Franklin Street elevation includes first floor windows measuring at least 13 square feet, roofline variation and a decorative gable element measuring at least 2 1/2 feet in area.



Franklin Street Elevation



Sunshine Park Place Elevation

Landscaping

The zoning text requires the proposed home to comply with Chapter 1136.09(a) of City Code, which establishes the planting requirements for residential districts. Three 2" caliper trees and five shrubs a minimum 24-inches tall at installation are to be installed on both sides of the home that face a street. The applicant provided a preliminary landscape plan showing compliance with the requirements of the text. Two existing trees on site are to be preserved, with one additional tree planted, and five shrubs will be planted per elevation around the perimeter of the Franklin Street and Sunshine Park Place elevations.

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 (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding is Met: Staff believes that the proposed residential use is compatible with the surrounding area, which is residential in nature. However, the proposed development would not be able to be achieved under any existing zoning district due to the setback requirements of City Code, as well as the addition of a second dwelling unit.

- (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: Staff believes that an exception from the standard setback requirements within the zoning code is warranted, noting that the current zoning standards make it difficult to develop infill in the Town Center area. The building will be placed on site to reflect the setbacks of the surrounding neighborhood. However, if developed per code, it would be difficult to match the existing character of the area. By rezoning this property to PUD-R (Planned Unit Development- Residential), development standards were created to ensure that any home is compatible with the surrounding area in terms of building placement and setback requirements.

- (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 residence is restricted to a single site and will be compatible in use with the other surrounding properties, which are residential in nature.

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

Finding is Met: The GroveCity2050 Future Land Use and Character Map recommends that this site be used as Town Center Core Neighborhood which includes single-family residential and multi-family residential as principle uses. Many of the surrounding properties are residential and the change to PUD-R will allow the site to be developed as a new residence.

- (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.**

Not Applicable: The lot would be developed as a residence and as such, no changes in traffic are anticipated to occur.

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

Finding Can Be Met: While there is a water line on Franklin Street the proposed home would be able to access, there is currently no direct sanitary connection to the site. However, the applicant indicated during review of the preliminary development plan that they have an agreement with the property owner to the east to extend the exiting sanitary line across the neighbor's property to access the subject parcel.

(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 proposed residence would meet the requirement of two covered spaces for single-family residential lots per code. Additionally, materials indicate that the property will be landscaped to meet the code requirements for residential properties.

(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 can be completely developed within seven years.

4. GroveCity2050 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 zoning text establishes architectural standards to ensure the proposed home will be sited to integrate into the existing character of the surrounding area, while providing additional residences near the Town Center.

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

Finding is Met: The applicant has worked with Staff to ensure that architecture of the proposed structure has been addressed, noting the stipulations included on the Preliminary Development Plan Approval. These standards establish permitted materials, architectural standards, as well as landscaping which will contribute to quality design in character with the surrounding area.

(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 Not Applicable: No changes are proposed to the street or sidewalk 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 Not Applicable: The scope of the development is limited in applicability to this principle.

(5) Development provides the city with a net fiscal benefit.

Finding is Met: The proposed addition of two residential units within a single structure will not add an undue burden to the City's infrastructure and will bring additional residents into the Town Center.

5. Recommendation

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

5. Detailed History

1900

The parcel was included on a plat for Grossman Place and was originally platted as three parcels. Since that time, the lot lines have been adjusted and combined into a single parcel, but the timing of the reconfiguration is not known.

1975

City Council approved C-80-74 to adopt a new zoning map and comprehensively rezone the city, rezoning this property to its current R-2 zoning.

2022

City Council approved the Preliminary Development Plan for the proposed home with Resolution CR-15-22, with stipulations that building architecture and building height be addressed.

City Council approved Ordinance C-35-22 to rezone the property from R-2 to PUD-R (Planned Unit Development – Residential) with a zoning text. The PUD-R zoning went into effect on July 20th.