

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 6, 2009
Re: Staff Report for Creative Housing XIII – Preliminary Development Plan

Item #2 – Creative Housing XIII – Preliminary Development Plan (PID#200909290048)

Application: Preliminary Development Plan
Location: 1237 White Road
Applicant: C.J. Klema, Attorney at Law
Current Zoning: C-2 (Retail Commercial)
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Vacant
Proposed Use: Multi-Family Residential

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development
District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development for a housing development, to be located on 1.63 acres on the north side of a proposed 168-foot extension of Lamplighter Drive. Two (2) single-story buildings are proposed for the site, each of which will have four (4) residential units. Each unit will be specially designed and built to assist people with mobility, sight, or hearing impairments. There will be a total of eighteen (18) parking spaces on site, five (5) of which will be handicap accessible.

The applicant has submitted materials not required for a Preliminary Development Plan. Any comments and recommendations staff holds regarding these materials will not be taken into consideration in the recommendation for the Preliminary Development Plan and will be addressed during the Final Development Plan review process.

Site Plan

The development will be accessed from a twenty-four (24) foot drive aisle off a single curb cut on the proposed extension of Lamplighter Drive. Two landscape mounds will be installed between the parking area and Lamplighter Drive to act as screening.

Building

The applicant is proposing to construct two (2) new structures, each with four (4) units, for a total of eight (8) units to be constructed on the site. The buildings are proposed to be 4,156 square feet each, including screened-in porches. Both buildings will have identical exteriors and have a brick finish, with columns and dormers installed to add architectural interest.

Parking

A total of eighteen (18) parking spaces are proposed for the development, five (5) of which will be handicap accessible. Two of the handicap spaces will be van-accessible. There will be a thirty-two (32) foot drive aisle between the two sides of parking. The applicant is proposing no curbing around the vehicular use area to serve the disabled tenants best and in order to ensure that funding is available to provide amenities in the dwelling units.

Lighting

Two site lights are proposed to be installed in the parking area. The applicant has proposed to utilize lighting from the Grande Jefferson Sitescape lighting series, to match the lighting for Primrose School, across Lamplighter Drive from the site in question. The specific type of lighting is currently unknown by the applicant; however details will be provided with the final development plan.

Zoning Text and Development Standards

The applicant has submitted a draft Zoning Text and Development Standards as part of their application for initial review and comment; however it should be noted that this document is not formally approved through the preliminary development plan review process. The Zoning Text and Development Standards will be formally considered as part of their Rezoning application.

Code 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 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 Met: The proposed use will not harm the present and potential surrounding uses. The site is located between commercial to the north and residential to the south and will act as a transition between the two uses.

- (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 Met: All applicable Code requirements have been met.

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

Finding Met: The land surrounding the site to be developed is currently vacant and could be planned in coordination with the proposed development. Furthermore, the proposed development has been designed to coordinate with existing development in the area.

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

Finding Met: The proposed use conforms to the general use intent of the area. The site of the proposed project is in close proximity to an assisted living complex and a condominium development.

- (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 Met: The proposed extension of Lamplighter Dive will be adequate to carry resident traffic safely to and from the site, as well additional traffic generated by development on future extensions of Lamplighter Drive.

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

Finding Met: The proposed utility extension services will be adequate for the proposed development.

- (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 Met: The project will be developed in one phase and will contain all the parking spaces, landscaping, and utilities required to create a desirable and stable environment for the residents of the development.

- (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 Met: The proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

Recommendation(s):

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

Note:

While the Development Department is supportive of this application, staff has concerns regarding the architecture on the south elevation of the proposed structures, the design of the proposed parking lot, and the proposed Zoning Text and Development Standards Text. These issues will be addressed with the applicant's submittal of the final development plan and rezoning applications.