

STAFF REPORT

October 26, 2018

TO: Council Members

FROM: Jeannie Peyton, Planning & Zoning Administrator

SUBJECT: **Ordinance No. 24-18; PC Case #18-13:** Request to Amend the official zoning map with rezoning approval from the “L-I” Light Industrial Zoning District to an “R-PUD” Residential Planned Unit Development for a 7,500 SF parcel located on Touchstone Avenue. (Parcel I.D. #H33 00919 0026).
Ordinance No. 25-18; PC Case #18-14: Approval of a Specific Site Plan to develop a 7,500 SF parcel with a Residential Single Family home on Touchstone Avenue. (Parcel I.D. #H33 00919 0026).

REZONING AND PLANNED UNIT DEVELOPMENT APPROVAL

APPLICANT/ OWNER: Carol F. Allen, Leesburg, OH

PROPERTY LOCATION: Touchstone Avenue (Parcel I.D. # H33 00616 0003).

LAND USE REQUEST:

Application has been made for two separate but related cases under PC Case #18-13 and #18-14. Under PC Case #18-13, the applicant is requesting that the parcel be rezoned from its current “L-I” Light Industrial Zoning District to the “R-PUD” Residential Planned Unit Development Zoning District. In conjunction with this request application under PC Case #18-14 has been made for approval of the Specific Site Plan for the repurposing of the parcel.

SITE DESCRIPTION:

The site consists of approximately 7,500 SF on the east side of Touchstone Avenue, north of the intersection of Willowburn Avenue and Touchstone Avenue. There are not existing building improvements on the property. The site is also located within the “L-I” Light Industrial Zoning District.

CURRENT ZONING: “L-I” Light Industrial

CURRENT LAND USE: Vacant Lot

SURROUNDING ZONING: All Directions - “L-I” Light Industrial

SURROUNDING LAND USES:
North – Vacant Lot
South – Vacant Lot
East – Single Family Residence
West – Single Family Residence

APPLICABLE CODE SECTIONS: Chapter 1140, PUD Planned Unit Development

DISCUSSION OF PROPOSED USE:

The applicant, Carol Allen, is the owner of the parcel she purchased in August of 2018. She would like to rezone the property to allow for the construction of a 288 SF residential structure. This Use is not permitted in the “L-I” Light Industrial Zoning District and therefore requires a change of Zoning to be permitted.

Ms. Allen has provided extensive information about her plans for building the 288 SF structure to be used as an occasional, not permanent, full-time, residence. She has included a well throughout plan for all phases of the project from construction, utilities and finally, landscaping. This information will be represented in the proposed Specific Site Plan document that will be voted on by the board as PC Case #18-14.

While unusual in nature, the proposed plan for improvements on the site takes into account that regulations do not exist to allow for the construction of such a structure in any of the Zoning Districts in the City. Ms. Allen has included a multidimensional plan that I have included for the boards review. In addition to the unique plans, the current Zoning of the property anticipates a future buildout of the area that is not compatible with the existing land use of residential that surrounds the property.

This case provides a unique opportunity for the board to consider both the Zoning Change and the PUD Specific Site Plan in relation to the adjacent property owners and the City. While not always compatible, this proposed Use seems to be an ideal resolution to the desire of the land owner to put the property to effective use.

PUD SPECIFIC SITE PLAN: (Draft presented at PC Hearing)

Presented for your review is the Proposed Planned Unit Development (PUD) Specific Site Plan provisions proposed for the initial reuse of the facility, as well as applicable requirements related to any future development on the site. It includes the following:

- 1) Intent / Purpose of the PUD
- 2) Compatibility of Proposed Use with City's *Comprehensive Economic Development Strategy*.
- 3) Site Description
- 4) Land Use Controls (including Future Development Requirements).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE Cases # 18-13 and 18-14.

On September 25, 2018 Planning Commission voted 5-0 to approve PC18-05 the request to amend the official Zoning Map and 5-0 to approve PC 18-06 the Specific Site Plan.

COUNCIL'S APPROVAL ALTERNATIVES:

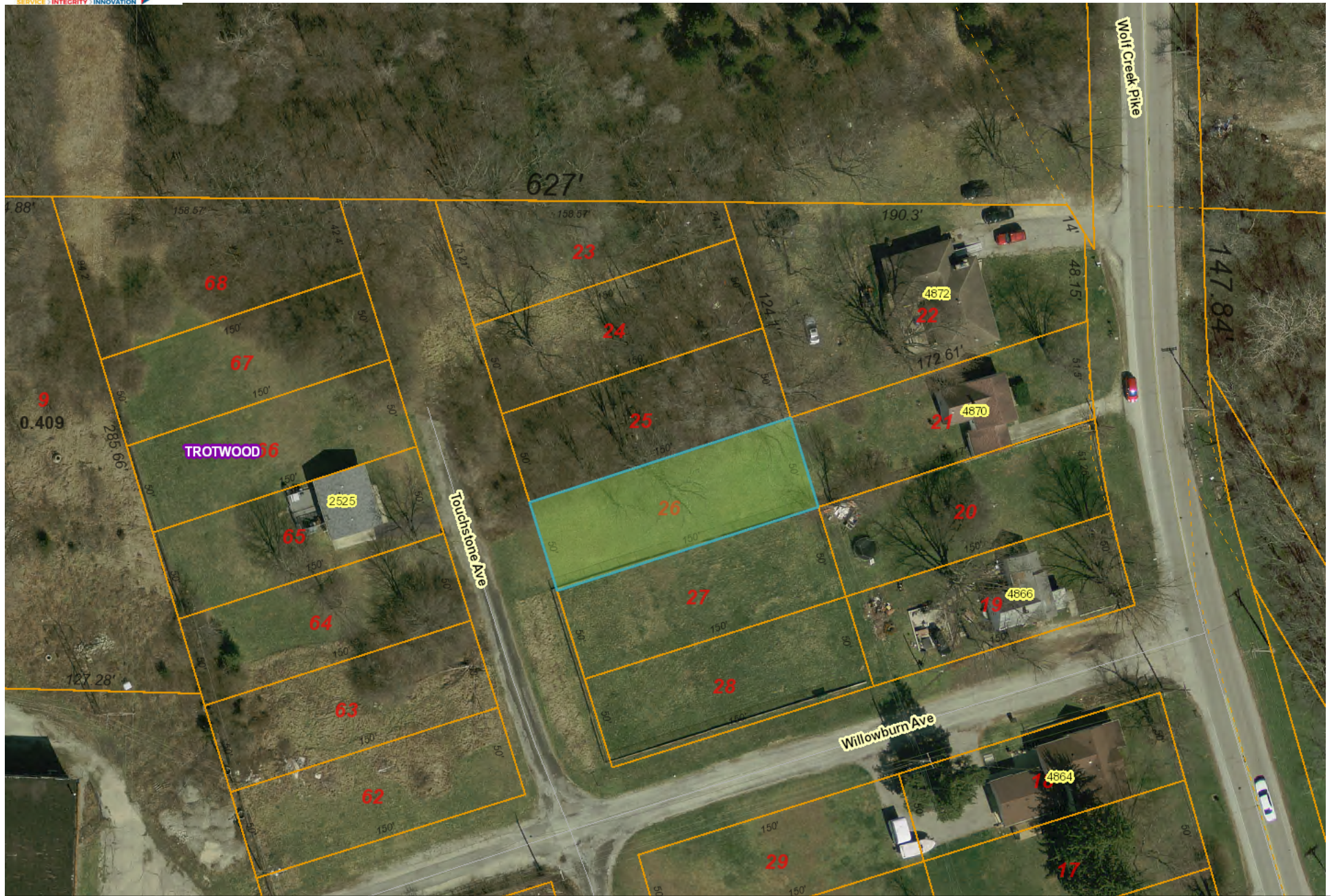
The Council's alternatives under **Ordinance No. 24-18:**

1. Move to make the specified findings under Chapter 1125 and **APPROVE** the request to **Amend** the official zoning map from the "L-I" Light Industrial Zoning District to an "R-PUD" Residential Planned Unit Development for a 7,500 SF parcel located on Touchstone Avenue. (Parcel I.D. #H33 00919 0026), Or;
2. Move to **DENY** request to **Amend** the official zoning map from the "L-I" Light Industrial Zoning District to an "R-PUD" Residential Planned Unit Development for a 7,500 SF parcel located on Touchstone Avenue. (Parcel I.D. #H33 00919 0026), for failure to make the specified findings under Chapter 1125.

The Council's alternatives under **Ordinance No. 25-18:**

1. Move to make the specified findings under Chapter 1140 and **APPROVE** the Proposed Specific Site Plan for a 7,500 SF site located on Touchstone Avenue. (Parcel I.D. #H33 00919 0026), Or;
2. Move to **DENY** the Proposed Specific Site Plan for a 7,500 SF site located on Touchstone Avenue. (Parcel I.D. #H33 00919 0026), for failure to make the specified findings under Chapter 1140.

Attachments: Site Map
Application Documents



****DISCLAIMER:**

This map is a visual presentation of data to be used as a public resource of general information and is provided strictly as a courtesy. The Montgomery County Auditors

Office makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any information provided herein.

Furthermore The Montgomery County Auditors Office shall assume no liability for

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused: or
2. Any decision made or action taken or not taken by the reader in reliance upon any information furnished hereunder.

Note: Exact property boundaries must be derived by a legal survey of the property.



101 ft

GIS DEPARTMENT

New Construction Proposal for:

Parcel Location: Touchstone Ave. / 26 Wilburburn Ave.

Parcel #D: H33009190026

Owner: Carol F. Allen

Proposal land use: Residential

Acres: .1722

Proposed building size: 12_W x 24_L x 11_H'9

Land owner info.

Carol F. Allen

213 S. Fairfield St.

Leesburg, Ohio 43135

Phone: 937-768-1747

email: alle2293@yahoo.com

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Thank you for your time and
consideration of this proposal.

C.F. Allen

Cricket Valley Structures

New Construction Plans:

* All treated products are EPA approved

4x12 = 228 sq. ft.

not including
loft storage
space

24x12 x 11'9" Building

Outside siding: 50 yr. warranty

- Genuine plywood (no splitting or cracking)

Loft space:

- Dura-Temp paint

5.9' appx H

- 3/4" Pressure treated plywood on all joists (EPA approved framing floor)

- 1/2" pressure treated runners

- 3x4 Commercial Grade Truss Plates

- 2x4 studs 16" on center

- 2x8 Top plates

- 29 gauge Premium grade MKEbr Metal Roofing (70 mph wind rating)

- Metal Soffit Trim

- 1 1/2" Screws

- 1" Screws

- Double Studded Door Jams

- Insulated Vapor Barrier on Roof R-10

- Insulated Walls R-13

- Vapor Barrier on all walls

- Level Ground base: 12" larger than building on all four sides Number 57 Limestone 4" depth

- Aluminum Door Tread Plate

- Double Doors 69" wide 65 1/2" high

- 2-24" x 36 workable windows

- 2-8" Joists

- 72" sidewalls

- 24" h x 23" W Transom Windows in Double Doors

- 1-36" 9.25 Steel Entry Door

- Interior walls constructed out of 1/2 in. Drywall
Beadboard and Crown molding / trim

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2- Sources of Power: Electric

- 1- 1500 Watt Generator / 2-Solar Panels
- 100 Amp elec. located on back of building DP&L Electric
- DP&L- Barry Lucas- operations manager

Water Source: ^{(Tap) & (fines)} None located on premises

- 25 gallon fresh water tank (outside in locked container)
- 5 gallon water cooler indoors / hot / cold

Sewage: Septic:

- 1- 5 gallon grey water tank - (can be used in garden)
- 1- 5 gallon Black water tank (Refer. to composting toilet)
- 1- Composting toilet - Natris Head (can be used in garden)
- Recycle - all products that are labeled for recycling through (Rumpke - Trash) - provides a weekly basis at no additional charge on same day as trash collection. (Paper, plastic, metals, glass & cartons)

Rumpke 937-854-7210

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* Liquid waste can also be diluted with H₂O - fresh water and poured on vegetation for nitrogen or taken to a rest stop, campground, and or dumping station

* All biodegradable products will be used for maintaining health of the property. Ex. Biodegradable soaps, garden products, paper etc.

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Heat Sources:

Electric fire place

Cooling:

1-Air conditioner

1-Ceiling fan

Bathroom = $8 \times 4 = 32 \text{ sq ft}$ ^{min} Door opening 34 in

34 in = 2.83 ft
Required minimum

Doorway opening to bathroom 34 in. 34 L x 34 W (Required)

21 in of space in front of toilet (13 in of space to sit in by it self)
15 in from side to side

21 in. of space in front of sink (20 in of space to sit)

80 in = 6.67 ft
20 in = 5 ft
Required minimum

Bathroom ceiling - 80 in at the front of the sink or toilet.
(Required) 60 in at the back of the sink or toilet

Toilet - 15 in from the floor to rim

Height 17 in from floor to rim (Recommended)

Required { Electrical in Bth. Rm - 1 GFCI outlet within 36 in from outside edge of the sink or vanity

1 Wall switch placed at entrance

Hanging bth fixture 8 ft. above the tub unless 36 in away (horizontally) from outside of the rim.

Required { Bathroom drain lines for water? vanity: Follow industry standards - Height 22-24 in from the floor

Sink drain 4 in inward from water supply line (Doesn't apply dry sink)

Kitchen: 50 ft^2 (^{minimum} required) Mine $8 \times 7 = 56 \text{ ft}^2$

- Sink & Grey water collecting tank
- Counterspace
- 1- GFCI Located in kitchen by code (located 30" from outside rim of sink)
- 1- Smoke? Carbon Monoxide detector
- 1- Fire Extinguisher
- Recycle station for recyclable items

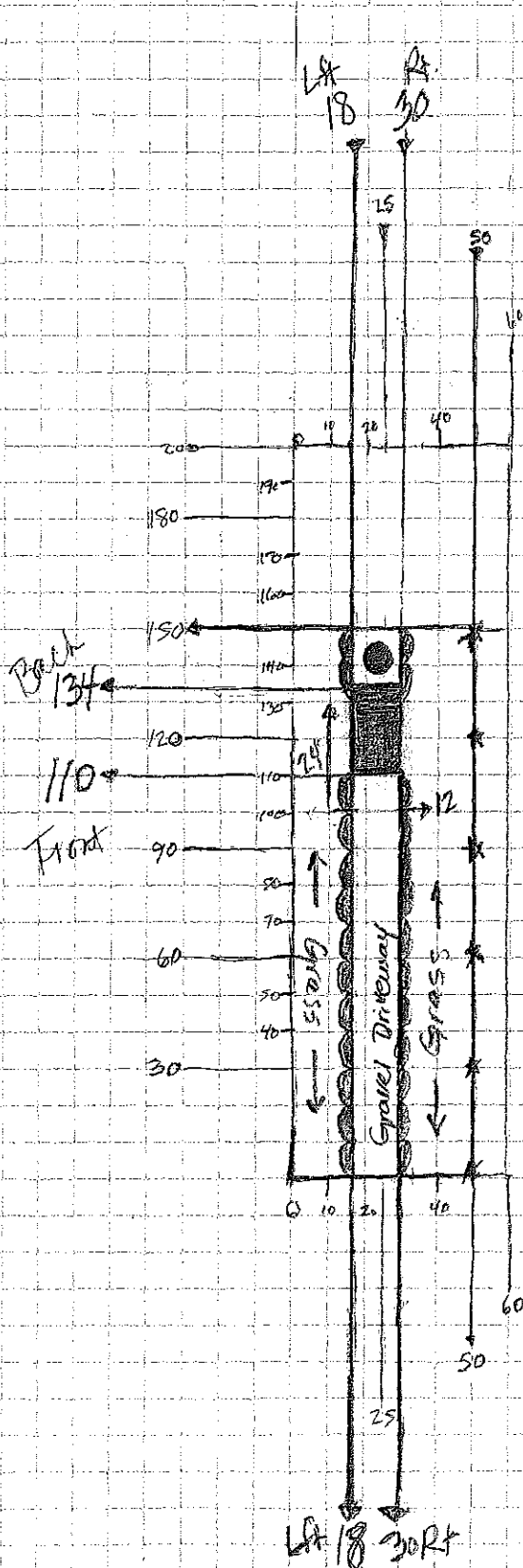
Sleeping area: 70 ft^2 (^{minimum} required) Mine $8 \times 9 = 72 \text{ ft}^2$

Closet area: Mine $8 \times 2 = 16 \text{ ft}^2$

Living area = (must be separate from public area) Mine $8 \times 11.5 = 92 \text{ ft}^2$
Room

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Frontage 109
 Rearage 26
 Rt. Side 20
 Lft. Side 17



- Building 24x12
- Limestone foundation: 26x14 4" under bottom of structure
- * Trees planted every 30 ft. on rt. side
- Hosta plants along edge of gravel driveway on both sides
- 5x5 herb, flower, fruit & vegetable garden all items planted will be marked for identification purposes

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- Sidewalls = 72" or 6ft high

- Loft to roof =

Roof Insulation = R-10

- 1 set Double doors = 69" wide x 65 1/2" high = 5.75ft x 5.46ft

(ea. 10" x 23 Transom Window)

- 1- Standard Steel Door 9- Lite Entry Door 36" = 3ft wide

- 2- 24" x 36" operable windows w/ screens

- Insulated walls R13

- Vapor Barrier all walls

Front of Building

Kitchen = 56ft²

Bath = 32ft²

Living = 92ft²

Bedroom = 72ft²

Closet = 16ft²

* Shaded area represents the Loft above 11'4" x 4'

* Both Lofts will have safety rails installed for storage use

Loft over the kitchen will have a ladder for access to storage

Loft over the bedroom will have 2 box steps = 36" W x 7.75" H for access to storage

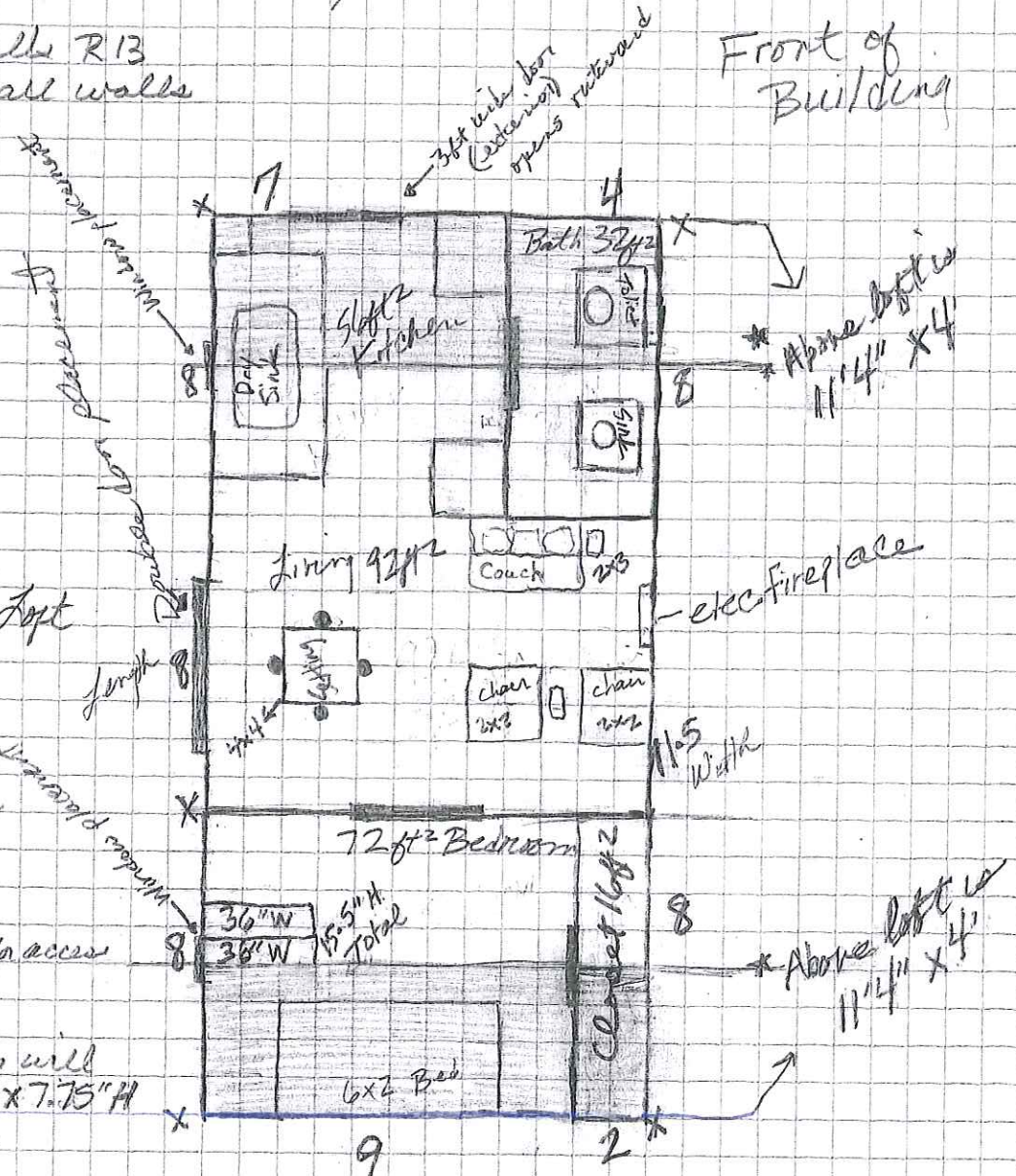
2 box steps = 15.5in =

From floor to top box step = 87.5"

* 1- Fire extinguisher

1- Smoke & Carbon Monoxide Detector

1- Elec vent fan



Start 388ft² to 268ft² space used

Back of Building

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