



STAFF ANALYSIS

ADRIAN CITY PLANNING COMMISSION

DATE: March 04, 2025

CASE: 25-04

APPLICANT: 818 Riverside Ave, LLC
315 E. 6th St.
Dayton, OH 45402

REQUEST: PUD Final Development Plan

SUBJECT PARCEL(S): XA0-850-0100-00
818 Riverside Ave.

Report Author(s): Jeremiah Klemann, Planning & Zoning Administrator

DESCRIPTION OF REQUEST:

The applicant is applying for a final PUD development plan for a housing development.

EXISTING LAND USE/ZONING:

Existing zoning for the subject property is **OS-1 Office Service District**. The zoning designations for the surrounding properties are as follows:

North: OS-1 Office Service District
South: R-1 Single Family Residential District / OS-1 Office Service District
West: Township
East: OS-1 Office Service District

FUTURE LAND USE:

The City of Adrian Future Land Use Map shows this parcel's designation as "Blended Residential".

STAFF REVIEW:

PUD Criteria (Staff comments in italics):

Section 11.1 Objectives for Planned Unit Developments: It shall be the policy of the City of Adrian to promote progressive development of land and construction thereon by encouraging planned unit developments to achieve:

1. A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions,

yards, building setbacks, and area requirements.

2. A more use pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.
3. A development pattern which preserves and utilizes the natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
4. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
5. A development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the City's Land Use Plan.

The City is also prepared to accept a greater population density in undeveloped areas than that reflected by present zoning provided the developer can demonstrate that any increment of public cost clearly attributable to increased densities will be compensated for by the private amenities and public benefits to be achieved by the plan of development.

This project would allow for greater housing availability within the City, the need for which is well known. It appears to staff that the current infrastructure can support this development once tied into the system.

Section 11.4 Uses Permitted: Compatible residential, commercial, and public uses may be combined in PUD districts provided that the proposed location of the commercial or industrial uses will not adversely affect adjacent property, and/or the public health, safety, and general welfare. Building site area and other setback requirements of the residential districts shall apply except as modified in Section 11.10. The amount of land devoted to commercial use in a residential-commercial development shall be determined by the Planning Commission and approved by the City Commission.

The property currently has an existing building that will be demolished. The developer is proposing detached housing units that will be rentals together with a community building. The future land use plan shows the site as blended residential.

Section 11.5 Minimum Project Area: The gross area of a tract of land to be developed in a planned unit development district shall be a minimum of five (5) acres. Smaller parcels may be considered, provided that they meet the requirements of Section 11.1 of this article. Provisions for smaller parcels are also contained in Section 11.31. When the planned unit development proposes a mixture of residential uses with commercial uses, the Planning Commission may limit the development to more than eight (8) percent of the tract to commercial uses.

The property is close to 7 acres in area and therefore meets the area criteria. A mixture of uses is not proposed.

Section 11.6 Project Ownership: The project land may be owners, leased, or controlled either by a single person or corporation, or by a group of individuals or corporations. Such ownership may be by the public or private corporation.

The property would be owned by an LLC.

Section 11.7 Common Open Space: A minimum of twenty (20) percent of the land developed in any planned unit development project shall be reserved for common open space and recreational facilities for the residents or uses of the area being developed. The open space shall dispose of as required in Section 11.8 of this ordinance.

A landscape plan has been provided and is sufficient.

Section 11.8 Disposition of Open Space: The required amount of common open space land reserved under a planned unit development shall either be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development or be dedicated to the City and retained as common open space for parks, recreation, and related uses. All land dedicated to the City must meet the Planning Commission's requirements as to size, shape, and location. Public utility and similar easements and right-of-ways for water courses and other similar channels are not acceptable for common open space dedication to the City unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Planning Commission. The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of the final development plan.

No land is being conveyed to the City or other entities. It is presumed that all common property will be maintained by the landlord.

Section 11.9 Utility Requirements: Underground utilities, including telephone and electrical systems, are required within the limits of all planned unit developments. Appurtenances to these systems which can be effectively screened may be exempted from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

There are sufficient existing utilities for the proposed planned unit development.

Section 11.10 Building Site Area Per Single Family Dwelling:

1. In platted area or site condominium projects, the building site area per dwelling unit may be reduced by not more than forty (40) percent of the minimum building site area required in the schedule of regulations.
2. Building site widths may be varied to allow for a variety of structural designs. It is also recommended that setbacks be varied.
3. Densities may not exceed 150% of that which is permitted in the existing zoning district.

As the PUD is a separate zoning district, this ordinance language does not make complete sense. As noted above, the concept is consistent with your Comprehensive Plan.

Section 11.11 Building Sites to Abut upon Common Open Space: Every property developed under the planned unit development approach should be designed to abut upon common open space or similar areas. A clustering of dwellings is encouraged. In areas where town houses are used, there shall be no more than eight (8) town house units in any contiguous group.

The applicant has created open space that can conform. The townhouse requirement does not

apply.

Section 11.12 Height Requirements: For each foot of building height over the maximum height regulations, the distance between such buildings and the side and rear property lines of the planned unit development project area shall be increased by a one (1) foot addition to the side and rear yard required in the districts.

None of the proposed units exceed the maximum height of twenty-five feet in height, which is consistent with our one- and two-family zoning districts.

Section 11.13 Parking: Off-street parking, loading, and service areas shall be provided in accordance with Section 4.37 of this Ordinance. However, off-street parking and loading areas shall not be permitted within 15 feet of any residential use.

- A. *The plan proposes an amount of off-street parking that is consistent with the multi-family parking requirement, i.e. 1.75 spaces per unit with additional spaces at the community building.*
- B. *parking is for the residential use of the property therefore the last sentence is not applicable to this plan.*

Section 11.14 Perimeter Setbacks: Notwithstanding the provisions of this Article, every building site abutting the perimeter of the planned unit development district shall maintain all setback requirements for the applicable conventional zoning district.

The setbacks meet the requirements of the Planning Commission per the August 6, 2024 meeting.

Pedestrian Circulation:

- A. *The sidewalks and walkways are sufficient*

Department Comments:

Utilities:

- 1. *None.*

Engineering:

- 1. *The developer is required to submit the project to the Lenawee County Drain Commission prior to going to the City Commission for approval.*

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Development subject to each of the underlined comments above being addressed.

RESOLUTION

WHEREAS, the applicant has submitted an application for approval of a final development plan to allow a planned unit development at 818 Riverside Ave. (XA0-850-0100-00); and

WHEREAS, the subject parcel's Zoning District designation is OS-1 Office Service District and the applicant proposes rezoning to Planned Unit Development (PUD) District; and

WHEREAS, the Community Development Department has conducted a review of the applicant's request in accordance with the standards found in the City of Adrian Zoning Ordinance; and

WHEREAS, review of the proposed site plan meets requirements, subject to compliance with the issues raised in the staff report, and is generally compatible with adjacent uses on adjacent parcels; and

NOW THEREFORE BE IT RESOLVED that the Adrian City Planning Commission accepts the review and analysis conducted by the Community Development Department; and

BE IT FURTHER RESOLVED that the Adrian City Planning Commission has considered the criteria for a preliminary development plan; and

BE IT FURTHER RESOLVED that the Adrian City Planning Commission finds that the application will be in compliance with the standards for a planned unit development preliminary development plan as found in the Zoning Ordinance if staff's comments are addressed to their satisfaction; and

BE IT FURTHER RESOLVED that the Adrian City Planning Commission hereby approves the final development plan for 818 Riverside Ave. (XA0-850-0100-00) conditionally, subject to addressing each of the issues raised in the staff report to staff's satisfaction.

Decision _____

On Motion by Planning Commissioner _____

Seconded by Planning Commissioner _____

This resolution was ADOPTED by a _____ vote.
