

**DEV25-01**      **211 W South St**, Leticia Castillo requests permission for the demolition of one or more structures in the “TN” Traditional Neighborhood District & “RTO” Recreational Trail Overlay.

#### Exhibits:

1. Appraisal Report by Resource, LLC Real Estate Appraisers
2. Demo Estimate by Hippo Demo (\$16,700.00)
3. Site Survey
4. Site Survey with Proposed Demo Shown
5. Excerpt from 2013 Revitalization Plan
6. Site Pictures – Interior
7. Site Pictures – Exterior

#### Location and Surrounding Uses:

North    TN Traditional Neighborhood – Residential  
 South    TN Traditional Neighborhood & RTO Recreational Trail Overlay – Commercial  
 East     TN Traditional Neighborhood & RTO Recreational Trail Overlay – Commercial  
 West     TN Traditional Neighborhood & RTO Recreational Trail Overlay – Residential



**Aerial Site Location**



**Zoning Site Location**

#### Current Conditions:

The property in question comprises of 1 primary building with 2 secondary buildings (ADUs) and it is in 2 significant zoning designations, the TN (Traditional Neighborhood) and RTO (Recreational Trail Overlay) Districts. The primary building is currently a vacant two-unit residential rental. The 2 ADUs are small single-bedroom rental conversions of what were likely originally sheds or storage units. All of the buildings were built roughly in the early 1900's if not before. There is an alley to the south which provides main access to the ADUs currently. Each of the buildings on this property have been used as residential rental units over the years, though most have been vacant for some time.

The site is located on a block just north of Depot Park and in the middle of an area prescribed for future redevelopment of walkable, mixed-use, and pedestrian focused developments. The

TN zoning prescribes that any development on this property should reflect the “character-rich homes” which “provide space for both living and working”.

All buildings on this site are vacant and in extremely poor condition. The primary building is in such poor condition that the Petitioner sees no reasonable option but to demolish it. The 2 ADUs are also in poor condition, and the Petitioner is still in the process of assessing if either of them can be reasonably salvaged.

The City Building Commissioner did a tour and general inspection of the site with the Petitioner on May 5, 2025. The general assessment was that one of the two accessory buildings, which was built from a kind of masonry, would need significant work, but could be saved and brought into code compliance with a great deal of work. The second accessory building was more questionable regarding the ability to save it, and it would require a much more in-depth review during the remodeling process to assess if it could be salvaged or should be demolished along with the Primary Structure.

### **Current Proposal:**

The Petitioner is initially proposing for the demolition of the Primary building on the site. Once complete, a review of the remaining 2 ADUs will assess if they can be reasonable remodeled and brought up to code compliance. If either or both of the ADUs turn out to be beyond hope of being reasonably salvaged, they are intended to be demolished in kind.

Eventually, the site will be redeveloped in its entirety. It is expected that this will coincide with the prescribed and expected growth within the downtown area, and in the RTO specifically. This property being proximate to Depot Park and Pennsy Trail, it will be a prime location for mixed-use and multi-unit development in the future. The first stage to that process though, is clearing the site of dilapidated buildings.

In the interim, the site will be appropriately landscaped and cared for, with the hope that the existing ADUs can be reasonably rehabilitated until that redevelopment takes place.

**The Ordinance states that the Plan Commission shall approve the partial or complete demolition of a primary structure on a lot if it finds (any) one (or more) of the following to be true:**

**a. The structure poses an immediate and substantial threat to public safety.**

**Findings:**

Though the structures are not in immediate danger of falling or collapsing, there is significant structural damage which leaves the primary structure and at least one of the secondary structures in need of extensive structural repairs, and all three structures in need of extensive remodeling.

**b. The historic or architectural significance of the structure or part thereof is such that, in the Commission’s opinion, it does not contribute to the traditional character of the structure and context of the district.**

**Findings:**

The structures, though old, do not have any historical significance individually, collectively, or in conjunction with this or any surrounding property. They hold no architectural significance, and, even if fully repaired, would not be considered positively contributing to the surrounding neighborhood from an architectural perspective.

- c. **The demolition is necessary to allow new development that, in the Commissions opinion, is of greater significance to the conservation of the district than is the retention of the structure, or portion thereof, for which demolition is sought.**

**Findings:**

The current plans are to demolish any and all of the 3 buildings on the property which are unable to be reasonably remodeled to bring them up to current code. If any are able to be retained, then the current proposal is to continue to let them out as residential rental units. Eventually, it is understood that the property in its entirety will be redeveloped in tandem with the expected future redevelopment of the surrounding area. Specifically, there is a continued effort for the growth of mixed-use multi-story development surrounding the Pennsy Trail and Depot Park as indicated in the 2013 Downtown Redevelopment Plan, 2015 Comprehensive Plan, current UDO, and the soon-to-be released 2025 Comprehensive Plan.

- d. **The structure or property cannot be put to any reasonable economically beneficial use for which it is, or may be, reasonably adapted to, without the approval of the demolition.**

**Findings:**

The cost estimates for repair and remodeling of the existing structures, coupled with the current condition of the primary building prohibit it from being put to any reasonable or economically beneficial use. It is suspected that one or both accessory buildings on-site will be found to have similar limitations.

**Landscaping / Screening:**

If a new structure or parking lot were being built to replace the demolished structures, then detailed landscaping requirements would apply to this development and application. As neither are currently planned, these are not required.

**Findings:**

A landscaped lawn which is well cared for will sufficiently meet the UDO's requirements for this site until such time that a new development is proposed. This is true regardless of if any of the ADUs can be salvaged. Keeping a well-maintained lawn within this area will be an improvement over the current conditions until such time as said new development is proposed and is a better use for the property than a parking lot or other similar low-cost but unsightly alternative.

Of note – There is a large tree towards the center of the property which is an asset to the area. Efforts should be made to preserve this tree and incorporate it into any future developments on this site. Erosion Control Fencing should be placed around the drip line of the tree to keep heavy equipment away from the tree.

**Staff Recommendation:** Approve the demolition request, subject to the findings in the staff report and the following conditions:

1. A demolition permit must be obtained prior to demolition and subject to the following:
  - a. Contractor is responsible to see that all water and sewer utilities are abandoned to the satisfaction of the City of Greenfield Utilities. All other utilities must be capped / removed according to the requirements of the utility.
  - b. All debris must be removed from site and disposed of properly.
  - c. Remove foundation, concrete slab, underground/under slab plumbing lines.
  - d. Backfill with dirt, topped with 6 inches of top soil, and properly grade the lot and seed and straw for effective erosion control.

- e. Contractor is liable for any damage to surrounding properties. Surrounding properties are to be restored / cleaned to the condition they were in when the project started, including the public sidewalk and rights of way.
- 2. A Landscape Plan must be provided to, reviewed by, and approved by either the Plan Commission or the Planning Director (as empowered by the Plan Commission and UDO) prior to any new development on the site, and that Landscape Plan should include to the best means possible the preservation of any and all large established trees within the property.
- 3. All reasonable efforts shall be made to preserve any and all large established trees on the property, including the installation of Erosion Control Fencing being placed around the drip line of the tree to keep heavy equipment away from the tree.