



ITEM 5: 202003040010 – Farmstead Subarea H (Development Plan)

Site Location

West of Jackson Pike, approximately 2,150 feet north of the intersection with London-Groveport Road (Parcels: 040-016097 & 040-016100).

Proposal

Development Plan for Subarea H of the Farmstead Development and contains 87 single-family lots on approximately 21.52 acres, with a development text.

Current Zoning

PUD-R

Future Land Use

Conservation Neighborhood

Property Owners

Grand Communities, LLC (040-016097)
John Hancock Trustee (040-016100)

Applicant/Representative

Michael Kady, Grand Communities, LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- FARMSTEAD ZONING TEXT (C-68-18)
- GroveCity2050 Community Plan

Staff Recommendation

Approval with three stipulations.

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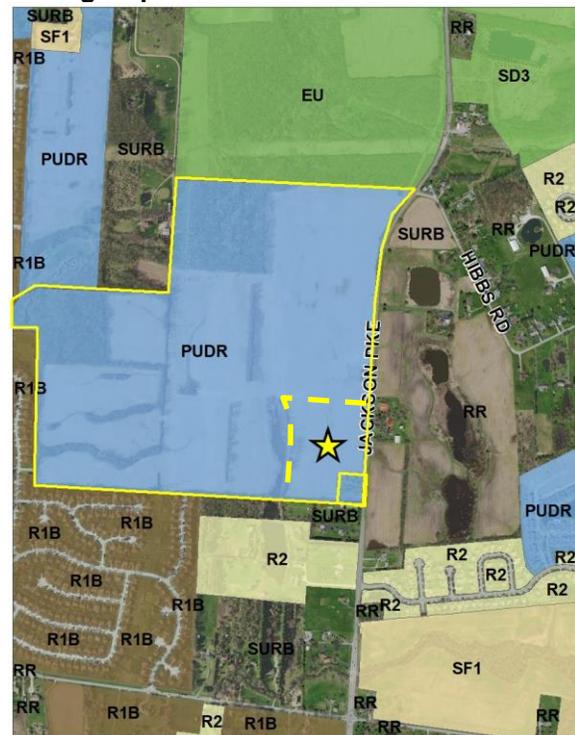
Case Manager

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Summary

The applicant is requesting approval of a Development Plan for Subarea H of the Farmstead Development. The proposal includes 87 lots for single-family homes and open space, on approximately 21.52 acres. The proposal also includes a development text.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Development Plan can move forward to City Council.

1. Context Map

West of Jackson Pike, approximately 2,150 feet north of the intersection with London-Groveport Road (Parcels: 040-016097 & 040-016100).



202003040010
Farmstead Subarea H - Development Plan
PID: 040-016017 & 040-016100

0 250 500 1,000
Feet



2. Analysis

Summary

The applicant is requesting approval of a Development Plan for a residential neighborhood, which is a subarea of the larger Farmstead development that was previously approved by City Council. The proposed residential community is comprised of single-family housing with two-car garages and a modern farmhouse themed design. The proposal also includes landscaping, street lighting, a wet basin and a multiuse path that is consistent with the design and character of the overall Farmstead development.

The Grove City 2050 Community Plan Future Land Use and Character Map recommends this site be used as a "Conservation Neighborhood", which the proposed site meets. The site includes preserved reserve space, includes walking trails and is only proposing 87 lots, when up to 120 had previously been approved for the area in the zoning text. Staff believes that the proposed layout is in character with the area, allowing for a transition between the single-family developments to the west and more rural character to the east, with the addition of the large amount of preserved area throughout the development.

Additionally, the proposed layout and usage of the site meets the Farmstead Zoning Text, and/or the Development Text associated with this application. Overall, the layout, character and design of this subarea is consistent with the larger Farmstead development.

Site Plan

The proposed site is 21.52 acres and will include 87 single-family lots. The site will be accessed from Hawthorne Parkway on the north side of the subarea by Honey Farm Way. Honey Farm Way will have four cul-de-sac roadways branching off which will configure the roadway network within the subarea. Honey Farm Way is proposed to be 28 feet wide, with 60 feet of right-of-way, while the cul-de-sac roadways will be 28 feet with 50 feet of right-of-way. These roadway widths are consistent with roadways throughout the Farmstead development and are in line with the approved zoning text.

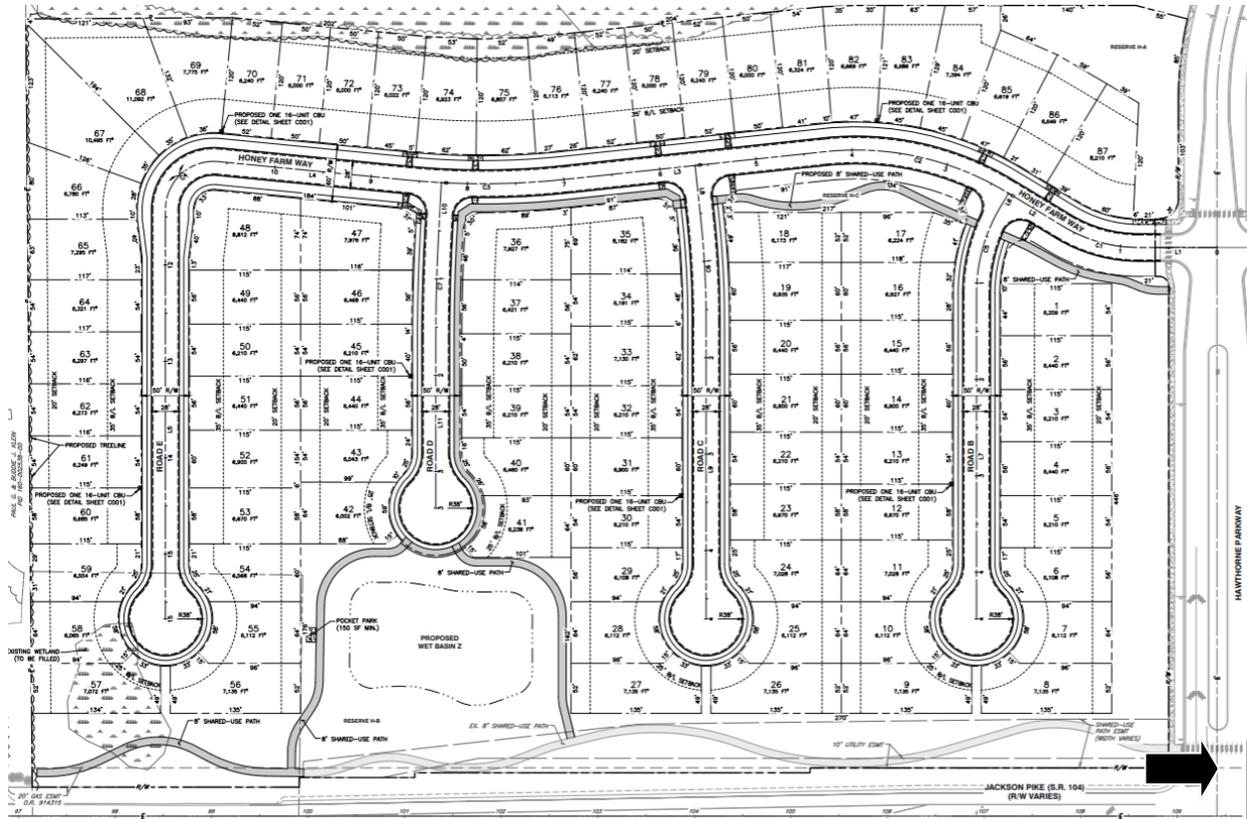
The site plan is incorporating four cul-de-sac roadways, which was an intentional site layout choice, to allow for side yards of only six homes to be oriented toward Jackson Pike. This is compared to other site layouts that would have resulted in 12 or more backs of homes facing Jackson Pike. In addition to the more limited lots adjacent to Jackson Pike, the applicant will continue the same mounding, tree screening and other landscaping between the homes and Jackson Pike as was approved for the development north of Hawthorne Parkway. Landscaping and mounding is also proposed along Hawthorne Parkway. Between the third cul-de-sac and Jackson Pike there will be a wet basin, designed to meet the criteria within the Stormwater Design Manual to ensure quality design for residents of the development as well as where visible from Jackson Pike.

The site plan includes open space reserve area along the northern side of the subarea, along Hawthorne Parkway.

The site will have a multiuse path through it, connecting Hawthorn Parkway and Jackson Pike as required in the zoning text for the larger Farmstead development. This path will connect to the bike path provided along the entire development's Jackson Pike frontage. Multiuse paths will also surround the wet basin pond, creating a scenic pedestrian opportunity. Along both sides of every roadway within this subarea there will either be a five-foot sidewalk or a multiuse path for residents to utilize.

Lot size and widths will vary within the subarea but will have minimum lot size of 6,000 square feet and a minimum width of 50 feet at the build-line, and a 35-foot build line setback. Side yard setbacks will be a minimum of 5 feet for interior lots and 10 feet for corner lots, which contribute to the design of the Conservation Neighborhood.

Proposed Site Plan



Landscaping

A variety of landscaping is proposed on the site to create an aesthetically pleasing development. Four to eight-foot mounding is proposed along Jackson Pike and adjacent to homes backing up to Hawthorne Parkway. Each mound is proposed to be landscaped with a row of evergreen trees and a row of deciduous trees, meeting the requirements of Code and the zoning text. A variety of deciduous street trees are provided on all of the roadways. A treeline is proposed along the southern border of the site.

The wet basin pond is proposed to be landscaped with different deciduous and evergreen trees and shrubs. Only 13 trees are required, but 18 have been proposed. Additional landscaping is required around the pond where visible from Jackson Pike. This will include shrubs, perennials, stone outcroppings and shoreline protection with stone slabs and a wetland shelf. The applicant has provided landscaping and hardscaping around the pond that combines the Tier I and Tier II requirements, due to the partial visibility from Jackson Pike. It appears as if the reinforced fencing along the southern portion of the site fronting Jackson Pike is located where the wet basin had been in previous submissions. Staff recommends that the reinforced fencing be relocated to a more appropriate location in reference to the wet basin.

Landscaping typicals for different home types have been provided showing the location of three trees and shrubs, as well as the location of additional plantings located on corner lots or high impact lots, including those at the end of cul-de-sacs.

A typical for landscaping around CBU mailboxes is provided and is consistent with the larger Farmstead development, as well as a note stating that all service structures will be landscaped per Section 1136.08.

Buildings

The proposed home designs are described as a modern farmhouse style. The home styles provided include single-story and two-story buildings, with two-car garages. Although the general style of the neighborhood is considered modern farmhouse, the applicant has provided a large variety of homes. There are 18 general styles proposed, and most of those have sub-options for even more variety. Single-story homes are required to be a minimum of 1,400 square feet, while two-story homes are required to be 1,800 square feet minimum. All the options either meet these requirements or will require standard additions to them to meet the requirement, which are provided by the home builder. These home styles are very similar to most of what has been approved for the larger Farmstead development and meet the zoning and development text requirements. The proposed color palette is the same palette that was submitted and approved with the larger Farmstead development plan.

Proposed Home Option Examples



Mackinaw (Western Craftsman)



Harper (Modern Farmhouse)



Redwood (Grande Vista)



Denali (Pacific Craftsman)



Preston (Urban Modern)



Greenbriar (Urban Modern)

Lighting

A photometric plan has been provided showing the location of each street lighting fixture. Each fixture will be located on one side of the street placed between 250 and 350 feet apart as required per Section 1101.05(m). All lighting fixtures are proposed to be the beacon style as per standard drawing C-GC-95C. This is consistent with the layout and design of the rest of the Farmstead development.

Stormwater

A stormwater retention pond is proposed on the eastern side of the site. A preliminary review of the retention pond shows that the capacity and expected runoff are anticipated to meet City stormwater requirements. The retention pond also meets or exceeds the minimum distance required from buildings. The retention pond, which is expected to be adequate to service the site will be further reviewed during the final engineering plans phase. If any reconfiguration were to be needed and is significant, it may require the approval of a development plan amendment.

Development Text

A Development Text for Subarea H was provided with the Development Plan. The Zoning Text for the larger Farmstead development required a Development Text and the time that a development plan would be approved. The Development Text lays out standards that are generally consistent with the requirements of the larger Zoning Text, while specifically addressing specifics of Subarea H lots, site layout, landscaping, etc. Staff is supportive of the text and believes that the proposed Development Plan adheres to the requirements within.

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 that could not be achieved under any other district.

Finding is Met: The site is recommended for “Conservation Neighborhood” in the GroveCity2050 Future Land Use and Character Map, and developments in this classification should be designed to preserve large natural areas. The overall Farmstead development preserves 66 acres or 31.5 percent of the site within reserve areas with housing placed between these areas. Since originally being approved for 120 residences, the applicant has reduced the proposed number of residences to only 87, further reducing the amount of homes on the site. Staff believes the proposed development meets the expectations of a conservation neighborhood and believes that the amount of open space provides an appropriate transition between the residential areas to the west and rural areas to the east.

(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: The proposed plans are in compliance with the approved Zoning Text and are consistent with the development text that are included within this application.

(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 development is generally compatible in use and design to the anticipated future development and land use of the area. The multiuse path is proposed that connects the north and south of the site along Jackson Pike and eventually to the Scioto Grove Metro Park.

- (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 proposed development aligns with the recommendation of the GroveCity2050 Future Land Use and Character Map and the Southeast Area Study density, both of which recommend the site maintain a more rural character and preserve open space.

- (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 is Met: As the roadways within the subarea ultimately all terminate into cul-de-sacs, Staff anticipates that traffic within this subarea will be mostly limited to the residences of this subarea and that the proposed streets will be adequate.

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

Finding Can Be Met: The existing and proposed utility services are adequate for this development. Further examination of proposed utilities will occur with the site improvement plan at the final engineering stage.

- (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: Adequate parking, landscaping and utilities are proposed to create a desirable environment and will be developed as a subarea within a single phase.

- (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, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

4. GroveCity2050 Guiding Principles 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: This neighborhood will provide a style of housing that is in demand, and bring additional residents to the City. The neighborhood will also contribute to the multiuse path network and provide a transition from residential housing to rural farmland.

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

Finding is Met: A modern farmhouse style, with high-quality materials, landscaping for each unit, street trees and screening will provide an attractive community. High impact lots are considered

and provide for additional features. The design is very cohesive with the larger Farmstead development.

(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 is Met: Although the roadways within the subarea terminate into four cul-de-sacs, the roadways are adequate for the traffic that is expected on them and were intentionally designed to favor the appearance of the community from Jackson Pike. Sidewalks and multiuse paths will create safe and connected transportation options for pedestrians and cyclists. Public transportation is not currently available in the area.

(4) Future development 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 is Met: The design of this neighborhood meets the overall Conservation Neighborhood style of the Farmstead development, which prioritizes open space and reserves. This area does not include any historic properties or known historic artifacts; thus, the scope of historic preservation was not considered.

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

Finding is Met: The proposed single-family homes provide for an in-demand housing type and will provide increase in tax revenue.

5. Recommendation

After review and consideration of the Farmstead-Subarea H Final Development Plan, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. Further detail shall be submitted to the Development Department for the homes located at the terminus of the proposed cul-de-sacs, showing additional architectural detail and appropriate landscaping to ensure a quality streetscape. These lots are identified on the plan sheets as 8, 9, 26, 27, 41, 42, 56, 57.
2. The location of the protective fence along Jackson Pike shall be amended on plans to be where adjacent to the retention pond.
3. Please correct the typographic error for the note on the reinforced fencing to state that the detail is referenced on sheet 701, instead of 702.

6. Detailed History

2018

City Council approved the Preliminary Development Plan for the Farmstead Development with Resolution CR-29-18.

City Council approved the Rezoning of 209.5 acres to PUD-R with zoning text, upon the annexation of the site with Ordinance C-68-18.

2019

City Council approved the Development Plan for the Farmstead Development with Resolution CR-01-19.

City Council approved the Plat of Farmstead, Phase 1 with Ordinance C-62-19.

City Council approved Ordinance C-06-19 to allow the City Administrator to enter into a Developers Agreement with Grand Communities LLC for public improvements for the Farmstead Development.