



The City of Grove City, Ohio

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Planning Commission Staff Report

Council Chambers

January 8, 2019 1:30pm

3. APPLICATION: Farmstead | Development Plan

Project Number: 201808290040

Location: Located on the west side of Jackson Pike/SR 104, approximately 2,100 feet north of London-Groveport Road/SR 665 (Parcels 160-000960, 160-000204, 160-000201, 160-000205, and 160-003097)

Zoning: SURB (Suburban Residential – Jackson Township)

GroveCity2050 Future Land Use Designation: Conservation Neighborhood

Proposal: A development plan for a 206-acre residential subdivision for seven of the site's proposed subareas

Applicant: Jason Wisniewski, Grand Communities, LLC, 3940 Olympic Boulevard, Suite 100, Erlanger, Kentucky 41018

Relevant Plans, Policies, and Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- GroveCity2050 Community Plan – Future Land Use and Character Map
- GroveCity2050 Community Plan – Southeast Area Study

Project Summary

The applicant is requesting approval of a development plan for a 206-acre residential subdivision located on the west side of Jackson Pike and approximately 2,100 feet north of London-Groveport Road (Parcels 160-000960, 160-000204, 160-000201, 160-000205, and 160-003097). The site is proposed to contain nine subareas including various single-family homes (patio style to estate style in Subareas A-G), attached single family (Subarea H) and an elementary school site for the South Western City Schools (Subarea I). Details for Subareas H and I were not included as part of this development plan and each will be applied for on its own separate development plan.

The GroveCity2050 Community Plan Future Land Use and Character Map recommends this site be used as a “Conservation Neighborhood”, which the proposed site meets. The layout of the site will include different subareas with preserved reserve space containing trails between them (with 66 acres or 31.6 percent of



the site proposed to be preserved), meeting the expectation for a conservation type of development. This site also falls into the Southeast Area Study which recommends that the site contain densities between 0.5 to 3.0 dwelling units per acre. The site is proposed to have an overall density of 2.5 dwelling units per acre falling within the study's recommendation. 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 which Planning Commission recommended approval of at the December 4, 2018 meeting. The development plan, rezoning and annexation of the site are anticipated to go before City Council for approval at the same meeting. The site, currently located in Jackson Township and zoned as SURB (Suburban Residential) is proposed to be rezoned to PUD-R (Planned Unit Development – Residential) upon its annexation into Grove City.

Development Agreement

A draft development agreement has been submitted for the city's review. This agreement outlines various aspects of the project including securing a school site and infrastructure improvements such as including contributions for the intersection improvements to Jackson Pike and Hawthorne Parkway, contributions to the traffic signal at Jackson Pike and Hawthorne Parkway and maintenance responsibility for the sidewalks and bike paths.

Site Plan

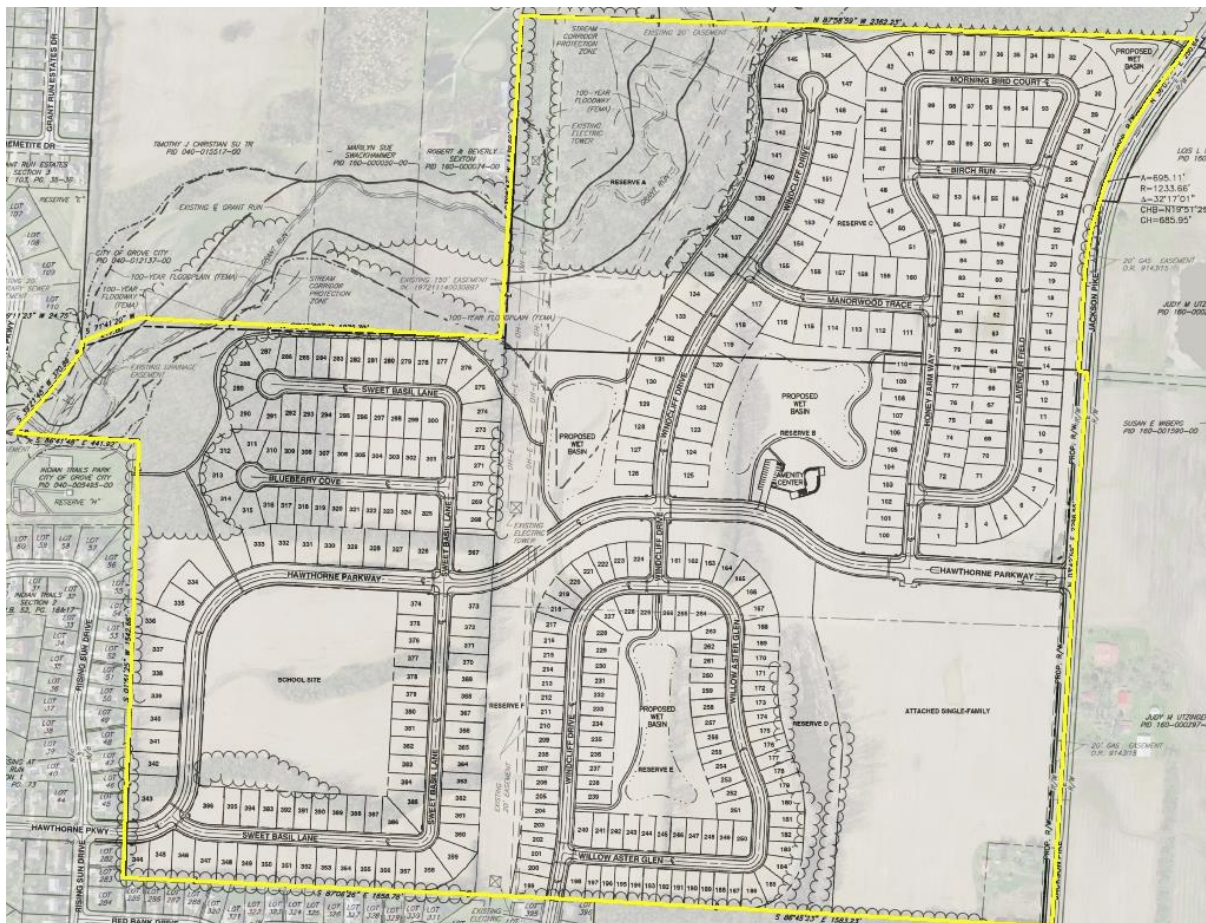
The 206-acre site is proposed to be accessed from three different points: an extension of the existing Hawthorne Parkway to the west at the Indian Trails subdivision with a second access with Hawthorne Parkway at Jackson Pike to the east, and an extension of Windcliff Drive to the south. A signalized intersection with the proposed Hawthorne Parkway and Jackson Pike intersection will be needed, and further discussion on intersection improvements will occur during construction plan review. Each street will be designed to be similar to or match that of the Indian Trails subdivision to the west. Each side street is proposed to be 28-feet in width, and Hawthorne Parkway is proposed to be 26-feet in width from face of curb to face of curb. All pavement markings on the site including stop bars, crosswalks and parking spaces for the amenity center are proposed to be white in color.

Five foot sidewalks are proposed throughout the site and will be located on each side of the street, unless a bike path is proposed on one of the sides. Hawthorne Parkway is proposed to have an eight foot bike path along the north side and a sidewalk along the south, both of which will connect with the existing sidewalks in Indian Trails to the west and continue to meet with a proposed bike path along Jackson Pike to the east. Additional eight-foot bike paths are proposed throughout the site through the reserve areas and out to meet the proposed path along Jackson Pike. The location for the path along Jackson Pike has yet to be determined due to possible roadway improvements. A final location for the pathway will be determined with the roadway improvement discussions.

Six different reserve areas are proposed in the site (Reserves A-F) and will encompass different open spaces. Approximately 66 acres of the site (31.6 percent), will be preserved as open space and within the reserve areas. Within those 66 acres, approximately 29 acres count toward the open space requirement of Section 1101.09(b) for open space not within setbacks, floodplain or the utility easement going through the middle of the site. There are 26.4 acres required for the site, and with the existing 32 acres, the site is well above the minimum requirement. Four wet basins are proposed for stormwater detention, and an existing wetland in Reserve D is proposed to be preserved.

An amenity center is proposed in Reserve B on the north side of Hawthorne Parkway, with a single 24-foot curb cut entry and exit point onto Hawthorne Parkway. The amenity center is proposed to contain

Cluster Box Unit mailboxes (CBUs), a club house, playground area and pool for the subdivision. The amenity center site is proposed to have a small parking lot just to the west of the proposed building, with the CBUs for the entire subdivision located off the parking lot. While staff is supportive of having a centralized location for the CBUs, staff is not supportive of the proposed configuration and would instead prefer to see a separate turnaround area for the CBUs at the amenity center to better control traffic with residents picking up their mail. Although code requires that a mailbox be provided for each parcel or lot (Section 1101.06(k)), the CBUs are a new United States Postal Service (USPS) requirement for all new developments and the final location for these units are determined by the USPS. A rendering of the amenity center has been provided which will have white vertical siding with a brick water table and a black shingled, pitched roof, keeping with the farmhouse theme.



Nine subareas are proposed as part of the development. Subareas A-G are proposed to contain single family homes with styles ranging from patio homes to estates. Lot sizes and home models for subareas A-G were reviewed as part of the rezoning of the site. The proposed lots meet the requirements of the proposed zoning text. The table from the zoning text, located on the following page, shows the different development standards required for each lot. All are similarly sized to other nearby home sites, with the lots in Subarea C (patio homes section) being similar to the patio home sites recently approved in Trail View Run, Subareas A, D, E, F, and G similar to the lots in Grant Run Estates, and lots in Subarea B (estate lots) similar to Meadow Grove Estates.

Subarea H is proposed to have a maximum of 120 attached single-family units, and Subarea I has been reserved for a future elementary school site for South Western City Schools. Details for these subareas is

not included with this development plan and both will be reviewed as part of a separate development plan.

Sub-Area	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback (Interior lot)	Minimum Side Setback (Corner lot – setback from right-of-way not along front of lot)	Minimum Rear Setback	Minimum Livable Floor Area
Sub-Area A	60'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area B	80'	30'	5'	15'	20'	1,800 sq. ft. (ranch)
						2,100 sq. ft. (two-story)
Sub-Area C	50'	20'	5'	10'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area D	60'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area E	80'	30'	5'	15'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area F	70'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area G	60'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)

Stormwater Detention

Part of the northwest portion of the site is within a FEMA regulatory 100-year floodplain. This includes much of Reserve A and the proposed wet basin within the reserve. A variance will be needed through the Board of Zoning Appeals to for filling and grading in the floodplain. Staff is supportive of the if the applicant can demonstrate that no impact will occur as a result of placing the compensatory storage in the floodplain. Other outstanding stormwater items include wetland design to ensure that release rates will be adequate and amount of diversion to different streams on the site. These items will be further reviewed during the construction plans phase.

Landscaping

A variety of landscaping is proposed on the site to create an aesthetically pleasing development. Six 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. Hawthorne Parkway and each side street are proposed to have street trees provided in the right-of-way on both sides of the street. A portion of the existing tree stand in the western part of the site will be preserved, as well as a portion of the existing tree stand in the northwest portion of the site (both in Reserve A), maintaining some of the existing natural character of the site.

Each pond on the site is proposed to be landscaped with different deciduous trees and shrubs around the detention pond near the amenity center in Reserve B. Additional landscaping will be required around the pond in the northeast corner of the site due to its proximity with Jackson Pike. This will include shrubs, perennials, stone outcroppings and shoreline protection with stone slabs and a wetland shelf.

Each sign on the site is proposed to be set in a landscaped area. The main entrance sign will be set in a large landscape area containing annuals, perennials, grasses and shrubs. A typical for each sub-entry monument landscaping shows that each will be placed in a smaller landscape area containing shrubs, grasses, and perennials. The applicant is still working on the location for each of the sub-entry monument, and the location and landscaping for each will be reviewed through the Development Department when each is ready for submittal.

The proposed amenity center's parking lot faces some of the homes within Subarea B. To prevent headlight glare, a continuous evergreen hedge or mounding is proposed. The evergreen hedge is to be 24-inches in height and will need to be increased to 36-inches (three feet) to meet the hedge requirements in Section 1136.06.

Landscaping typicals for different home types have been provided showing the location of trees and shrubs, as well as the location of additional plantings located on high impact sites with a portion of the property facing either Hawthorne Parkway or Jackson Pike. The typical for Subarea C's patio homes shows only two trees on the site to maintain decent horticultural practices. A third tree might not be healthy on the smaller lots and is proposed to be planted elsewhere on the site.

A few additional minor items will need to be updated on the landscape plans as well. These include listing the Autumn Brilliance Serviceberry trees as two inch caliper instead of multi-stem (which are considered to be shrubs) and providing a note stating that all service structures including the CBU mailboxes will be landscaped per Section 1136.08.

Lighting

A photometric plan has been provided showing the location of each street lighting fixture. Each fixture will be located on one side of each street placed between 250 to 350 feet apart as required per Section 1101.05(m). A lighting fixture is proposed in the center median of the site's entrance on Hawthorne Parkway as part of the site's entrance feature from Jackson Pike. All lighting fixtures are proposed to be the beacon style as per standard drawing C-GC-95C.

Signage

Signage details have been submitted for the main entrance sign at the corner of Hawthorne Parkway and Jackson Pike and for the sub-entry monument signs. The main entrance sign will have a stone base and a wood cabinet approximately 8.5 feet in height, with gooseneck lighting fixtures attached to the sign's wood frame to externally light the sign's face. The sign's face will be white with a vertical siding look and be approximately 54 square feet in size. Each sub-entry sign will be seven feet in height with a stone base and wood posts that the sign face hangs from. The specific design and location for each sub-entry sign has not yet been determined and will be reviewed through the Development Department when each is ready for submittal. Staff is supportive of these signs as they will maintain the farmhouse theme of the development and will utilize materials similar to other approved residential ground signs with masonry bases and external lighting fixtures.

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: The site will preserve open spaces throughout and between subareas to provide a more conservation development feel. The area to the west is mostly residential and the area to the east is mostly rural. This development provides a transition between those areas by incorporating the preserved and developed areas. Additionally, the site is part of the Southeast Area Study in which development is recommended to be a transition between the more dense areas to the northwest and less dense/more rural areas to the southeast. This site meets the density requirement recommended in the study of between 0.5 to 3.0 dwelling units per acre proposing 2.5 dwelling units per acre.

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

Finding is Met: The site is proposed to continue the city's sidewalk and bike path network some of which will be constructed in preserved open space areas, providing an attractive area for residents to walk and bike. The site is also proposed to install extensive landscaping throughout with street trees along both sides of each street, which serves dual purposes of shading the sidewalks and creating a natural barrier between vehicular traffic and pedestrians.

(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 Can Be Met: The applicant is proposing an extensive sidewalk and bike path network with either a path or sidewalk proposed on both sides of each street and separate pathways proposed through the reserve areas. This will connect residents to the existing Indian Trails park and to the trail on Jackson Pike. Each street in the subdivision is either 26 or 28 feet in width to create a narrower street and encourage motorists to drive slower and create a safer environment. Further discussion is needed, however, on a signalized intersection at Hawthorne Parkway and Jackson Pike, including contribution amounts and intersection improvements to create a safe intersection.

(4) Future development that 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 site will improve the city's bike path network and contain paths network to meet with a path along Jackson Pike (which will go to the Scioto Grove Metro Park) and to the Indian Trails Park. Furthermore, the applicant is proposing 66 acres or 31.5 percent of the site as reserve areas, some of which will be preserved including the existing tree stand in the west corner and an existing wetland in the south portion.

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

Finding is Met: This site proposes to add about 500 additional housing units into the city, which will be located approximately 1.5 miles from the retail areas along London-Groveport Road and 2.5 miles from Parkway Centre, close enough to provide additional opportunities for the subdivision's residents to live and shop in the same community. Furthermore, the addition of the Grove City Mount Carmel Hospital will bring additional employment into the city with approximately 1,500 added jobs. The development of a site within a couple miles of the hospital, creates another opportunity to have residents live in the same area in which they work.

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 which 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 proposed development will be preserving 66 acres or 31.5 percent of the site within reserve areas with housing placed between these areas. Staff believes the proposed development meets the expectations of a conservation neighborhood and believes that the amount of open space provides a more seamless 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 Can Be Met: The proposed plans are in compliance with the approved Zoning Text, but some outstanding issues with stormwater detention will need to be further worked through during the construction plans phase.

- (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 will connect into the existing Indian Trails neighborhood, further connecting the roadways and paths. A bike path is proposed along Jackson Pike, which will connect to properties to the north and south for a future path north 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 recommendations 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 Can Be Met: There are three proposed connections into the site, Hawthorne Parkway in Indian Trails to the west, Windcliff Drive to the south and an extension of Hawthorne Parkway to meet with Jackson Pike to the east. Staff believes that the proposed connections will be adequate to carry anticipated traffic; however, more discussions will need to occur regarding a signalized intersection and improvements at the Hawthorne Parkway and Jackson Pike intersection.

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

Finding is Met: The existing and proposed utility services are adequate for this development. Further examination of proposed utilities will occur with the site improvement plan (final engineering plans).

- (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 and stable environment, which is in compliance with the approved zoning text for the site.

- (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.

Recommendation

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

1. The draft development agreement shall be finalized.
2. The cluster box units shall be located in a turnaround area with a separate entry and exit to maintain traffic flow.
3. A variance shall be obtained from the Board of Zoning Appeals to allow filling and grading within the floodplain to allow for the compensatory storage.
4. The proposed pond in the northeast corner of the site shall have enhanced landscaping, including trees, shrubs, perennials, stone outcroppings and shoreline protection with stone slabs and a wetland shelf.