

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 21, 2009
Re: Staff Report for The Pinnacle Club of Grove City – Development Plan Amendment

Item #1 – The Pinnacle Club of Grove City – Development Plan Amendment

(PID# 200906220023)

Application: Development Plan Amendment
Location: Pinnacle Subdivision, Subarea E (West of Buckeye Parkway, East of Interstate-71)
Applicant: **Jackson B. Reynolds III (rep.), Smith and Hale**
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text (May 7, 2007 revision)
- The Pinnacle Club of Grove City Development Standards Text (May 2, 2007 revision)

Project Summary:

The applicant is requesting approval of a Development Plan Amendment for Pinnacle Club Subarea E, located west of Buckeye Parkway, between I-71 and Creekside. The original development text, titled "Development Standards Text" was established and approved by City Council on March 15, 2004 (CR-24-04) and has subsequently been revised with the latest revision approved by City Council on May 7, 2007 (CR-20-07). The proposed Development Plan amendment will create a new road and lot configuration for the 55.14 acres of undeveloped land in Subarea E.

The development will have three points of access, one from English Turn Drive, one from Tournament Way, and the final from Night Hawk Drive, leaving Creekside Subdivision. English Turn Drive will be a continuation from the currently developed portion of Subarea E. Tournament Way is a new road that will be constructed during the development of the Subarea and Night Hawk Drive is an existing road that currently terminates at the Creekside property line. Proposed roadways in the development vary in width from twenty-eight (28) feet wide with a fifty (50) foot right-of-way to thirty-two (32) feet wide with a sixty (60) foot right-of-way. The alignment of Tournament Way has been designed to conform with the approved Grove City Thoroughfare Map by creating a future connection point for a Collector connecting Holton Road to Buckeye Parkway. Raised intersections are proposed at the intersection of Tournament Way and English Turn Drive and Tournament Way and Zella Court

to act as traffic calming measures to create more pedestrian friendly roadways by reducing vehicle speeds on Tournament Way. The intersections will be textured with a brick appearance to add design character to the roadway.

The proposed amendment will decrease the overall number of homes within Subarea E from 573 to 492, with a decrease in the overall density from 5 lots per acre to 4.28 lots per acre. The number of Village greens will also be reduced from two to one. The number of open spaces / reserves will be reduced from seven (7) to four (4); however the proposed reconfigured open spaces are larger than those previously approved, thus increasing the total amount of green space by 1.81 acres. The applicant also proposes to install a bike path connected to the existing Holton Road bike path at the southeast corner of the property, with two access points along Wadkins Drive. A gazebo and tot lot will be located in the proposed Reserve X, located at the Night Hawk Drive entrance to the Subarea.

The originally approved Development Plan for the 55.14 acres of Subarea E to be amended consisted of lots designed to accommodate three unique housing types in varying quantities: (approximately) 87 Village Homes, 70 Town Homes, and 114 Carriage Homes. The proposed amendment will create 194 Village Home lots. The applicant has proposed additional model types to be added to those already approved for construction to add variety to the housing styles in the development. The maximum size for Village Homes is also proposed to be increased from 2,300 square feet to 2,350 square feet allowing for the construction of larger homes in the Subarea. Typical lot sizes are 50'x120,' with irregular lots located primarily at roadway intersections. The applicant has submitted detailed plans for select irregular lots to show the proposed home and driveway placement for the lot.

Code 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 by applying the eight (8) findings.

- (1) The use 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 Met: The proposed amendment will, in the opinion of staff, have a beneficial effect on the surrounding uses. The site is surrounded by similar residential uses, with the previously developed portion of Subarea E to the north and Creekside Subdivision to the east. The originally approved concept for this site was based on a Traditional Neighborhood Development (TND) design, similar to the already developed portion of Subarea E. The proposed amendment will eliminate many of the features typically found in a TND; however staff feels that enough design considerations have been taken into account in adjusting the road network and lot configurations, that the proposed amendment creates an atmosphere similar to that achieved through a TND as was originally approved.

- (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 Met: The proposed design is in compliance with code requirements.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The land directly to the south of the site is currently vacant and zoned PUD-R to be planned in coordination with the proposed development. Additionally, the site is surrounded by similar residential uses, with the currently developed Subarea E to the north and Creekside Subdivision to the east. The proposed design will create a smooth transition from Creekside by installing wider lots along the east perimeter of the property, adjacent to Creekside. Reserve X will serve as an entrance feature

to Pinnacle from Creekside, much as Reserve P does in the currently developed portion of Subarea E. The location of Reserve U will act as transition between the currently developed TND portion of Subarea E and the proposed portion of the Subarea.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: As previously stated, this site was originally approved as a Traditional Neighborhood Development with pedestrian-oriented streetscapes, reduced setbacks, front porches, and garages located off alleyways. While the majority of these design aspects have been eliminated in the proposed amendment, staff feels that the proposed road network and lot configuration will create an atmosphere similar to the previously approved design.

- (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 Met: Proposed roads vary in width between 28' and 32', with three roads leading into the proposed Subarea: English Turn Drive, Tournament Way, and Night Hawk Drive. The alignment of the proposed extension of Tournament Way running parallel to Interstate 71 is in conformance with the approved Grove City Thoroughfare Map and will, in the opinion of staff, act as an important connection for residents in the Pinnacle Subarea and provides future connectivity to Holton Road. To reduce the possibility of excessive vehicular traffic speed, raised intersections are proposed along Tournament Way at its intersections with Zella Court and English Turn Drive, acting as traffic calming measures. The roadway network has been configured to reduce the probability of traffic cutting through neighboring Creekside subdivision by not installing a direct connection between Tournament Way and Night Hawk Drive and by reducing the road width of English Turn Drive (to which Night Hawk Drive connects) to twenty-eight (28) feet. Staff feels the proposed streets are suitable to adequately carry traffic generated by the residents of and visitors to the Subarea.

The proposed road network creates a handful of irregular lots, which staff can only support provided that the house models placed on these lots are carefully selected to ensure that the houses fit within the permitted building envelope and the corresponding driveways are designed to create the safest possible interaction with the roadway.

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

Finding Met: The applicant is proposing 8" sanitary sewer and water lines, and 12" storm sewer lines. Where feasible, all flood routing is proposed to be directed towards on site ponds.

- (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 Met: The development, as it is proposed, contains the landscaping and utility areas necessary for residences as the site progresses through the development process.

- (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 Met: The proposed 55.14 acres of Subarea E can be fully prepared for the development and construction of residences within seven years of the approval of the amendment.

Recommendation(s):

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

1. The name of the court located between the intersections of Tournament Way and English Turn Drive and Tournament Way and Legends Drive shall be shown consistently on all plans (either as Zella Court or Foxfire Court).
2. A four (4) foot concrete sidewalk shall be installed along the north and east border of Reserve U.
3. The path within Reserve X shall be extended into the north portion of the Reserve to encourage residents to utilize the entire open space.
4. Appropriate home models shall be selected for irregularly-shaped lots to ensure footprints and projections properly fit within the permitted building envelope. Any variance requests for setback encroachments will not be supported.