

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 29, 2011
Re: Staff Report for Pinnacle Club Subarea A3 – Development Plan

Item #3 – Pinnacle Club Subarea A3 – Development Plan (PID#201103280009)

Application: Development Plan
Location: 1500 Pinnacle Club Drive
Applicant: **Joseph Ciminello, Pinnacle Development Co.**
Zoning: PUD-R (Planned Unit Development – Residential)
Use: Residential

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text
- The Pinnacle Club of Grove City Development Standards Text

Project Summary:

The applicant is requesting approval of a development plan amendment for Pinnacle Club Subarea A, located on Pinnacle Club Drive and Bell Classic Drive. Subarea A is currently comprised of two areas, A₁ – approximately 39 acres with 78 lots, and A₂ – approximately 27 acres with 57 lots fronting Pinnacle Club Drive between Area A₁ and Jackson Pike. The proposed amendment would create a new area in Subarea A, A₃.

Within Subarea Area A₃, located east of the Pinnacle Club Drive circle, on the south side of Bell Classic Drive and fronting Pinnacle Club Drive the applicant is proposing to create 44 lots. The new lots would have varying widths from 45' to 50' measured at the building line with a minimum depth of 120'. As proposed, every two lots will have one structure containing two attached single family dwelling units with a common lot line and wall.

Site Plan:

As part of the original development plan for Pinnacle Club, this area was approved for twenty-two (22) lots and twenty-two (22) detached single-family structures. The proposed amendment will split these lots to create forty-four (44) lots, with twenty-two (22) attached structures. Every two lots shall contain one structure composed of two dwelling units sharing a common wall along the 0' setback line of the given lots.

Buildings:

Three unique building elevations have been proposed; all designed and use materials in character with neighboring Estate Lots. A combination of stone, brick and siding will be used on the exterior of all structures. All buildings will be a total of 2,500 square feet, with 1,250 square feet per single family dwelling. Each single family unit will be two bedrooms with two bathrooms and will have a two-car garage and screened rear porches. All three proposed building designs are single story with decorative dormers to add architectural interest.

All homes constructed in Subarea A₃ will be held to the same design standards as the homes within Subareas A₁ and A₂ including the use of brick pavers, uniform mailboxes, and fences. Although not part of this approval process, the Design Review Manual for the Estate Lots will be revised to include standards for the proposed Subarea A₃, to ensure that structures are constructed to the same standards as neighboring homes.

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 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 Met: In staff's opinion the proposed amendment will not be detrimental to the present and/or potential surrounding uses as the applicant has proposed a development pattern similar to what currently exists in Subarea E where single-family attached structures are located directly across the street from single-family detached houses.

- (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 applicant has submitted a landscape plan; however the plan is missing various elements required in Chapter 1136. Staff would recommend the applicant work with the Urban Forester to ensure compliance with these standards.

- (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 site of the proposed development is part of the Pinnacle Club of Grove City, which has been planned to provide compatible residential uses.

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

Finding Met: The proposed changes are in conformance with the general intent of the area. As previously noted, other instances of doubles located across the street from single family homes can be found in Pinnacle, in Subarea E ("The Greens").

- (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: Existing streets, Pinnacle Club Drive and Bell Classic Drive, are adequate to carry traffic generated by the proposed development.

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

Finding Met: Proposed utility services are adequate for the proposed development.

- (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 Can be Met: The proposed development contains the required utility areas to create a stable environment; however the applicant has not provided an adequate landscape plan to ensure that landscape areas will create a desirable environment.

- (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 project, including the building, landscaping, and utility areas can be completely developed within seven years.

Recommendation(s):

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

1. A note shall be added to landscape plans stating that all lots shall be sodded to cover the front yard, side yards and ten feet of rear yard and that sod shall be properly maintained to establish a dense turf, free of noxious pests, weeds and disease.
2. A note shall be added to landscape plans stating that 50% of the wire cage and burlap and all twine are to be removed from the tree root balls.
3. Three 2" caliper single stem trees and five 24" in height shrubs shall be planted per single family residence. If the lot is a corner lot, an additional 1/3 of the façade fronting is to be landscaped adjacent to the foundation with a minimum of five 24" shrubs.
4. Details need to be given on the landscape plan of the exact type of plant material being used, size at installation and quantities.