

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** February 2, 2013  
**Re:** Staff Report for Grove City Ranch Development – Method of Zoning Change (SD-1, CF to PUD-R, PUD-C)

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### **Item #3 – The Grove City Ranch Development – Method of Zoning Change (PID# 201212280051)**

**Application:** Method of Zoning Change  
**Location:** Northwest corner of Hoover Road and SR 665, west of Buckeye Grove Shopping Center  
**Applicant:** **Nick Rees, The Buckeye Ranch Foundation**  
**Jim Houk, OHM Advisors**  
**Current Zoning:** SD-1, CF  
**Proposed Zoning:** PUD-R, PUD-C

#### **Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

#### **Project Summary:**

The applicant is requesting to rezone approximately 27 acres at the northwest corner of Hoover Road and London Groveport Road west of the Buckeye Grove Shopping Center from SD-1 and CF to PUD-R and PUD-C. 22.4 acres is proposed to be rezoned PUD-R for a multi-family development, and the remaining 4.64 acres is proposed to be rezoned PUD-C for commercial outparcels and the expansion of the Buckeye Grove Shopping Center. The preliminary development plan for the proposed development was approved by City Council on December 17, 2012 with CR-44-12. The site to be rezoned is bordered by properties zoned SD-1 to the north, PUD-R and C-2 to the west, PUD-C to the east, and C-2 to the south across London Groveport Road.

The proposed rezoning would be made up of three subareas: Subarea 1 being the ±22.40 acre multi-family development zoned PUD-R; Subarea 2 being the ±2.85 acre commercial outparcels zoned PUD-C and Subarea 3 being the ±1.79 acre shopping center expansion zoned PUD-C. Submitted materials show Subarea 2 (commercial outparcels) fronting London Groveport Road, Subarea 3 (shopping center expansion) along the eastern edge of the property, and Subarea 1 (multi-family development) on the remainder of the lot.

The applicant has submitted development standards / zoning text outlining standards for each subarea. A summary of these standards is outlined below.

### **Review of Proposed Standards Text:**

#### **Subarea 1 (PUD-R, ±22.40 acres, Multi-family)**

##### General

Subarea 1 is to be made up of uses permitted in A-1 districts and support facilities and uses such as a clubhouse, swimming pool and car-cleaning facility. The maximum permitted density is 10.3 dwelling units per acre with a maximum of 232 dwelling units. Units shall be 1, 2, and 3-bedroom ranging in square footage from 700 to 1,300 square feet. Buildings are permitted a maximum of 12 units.

##### Signage

Two (2) monument signs shall be permitted in subarea 1, each permitted to be 50 square feet per face and two-sided. All signage will be located on premise. Signage for the multi-family development may be combined with signage for the commercial outparcel fronting London Groveport Road into a single monument sign. Monument signs will have masonry bases and be in architectural harmony with building on site.

##### Site Layout and Landscaping

Roadways through the development will be 24' private shared access drives, curbed and constructed to city standards. Each building will be separated by at least 20' between sides and 30' between the rears of structures. Buildings will be setback at least 5' from private roadways and 20' from drive aisles or roadways when a driveway is present. 2.5 parking spaces will be required per unit.

##### Lighting

Parking and pedestrian path lighting shall be directed downward. Landscape and building up-lighting from a concealed source shall be permitted. No off site illumination is permitted and the use of cut off type fixtures is required. Wall pack lighting is not permitted and fixtures with exposed bulbs or colored lights are not permitted.

#### **Subarea 2 (PUD-C, ±2.85 acres, Outparcels)**

##### General

Subarea 2 is to be made up of uses permitted in C-1, C-2, PSO, and OLR districts. The maximum permitted density is 8,000 square feet per acre.

##### Signage

One monument sign is permitted per commercial parcel with a maximum of 50 square feet per sign face. Monument signage may be combined with signage for the multi-family development. Monument signs shall have a maximum height of eight (8) feet and shall be set back from any public right-of-way a minimum of ten (10) feet and must be incorporated into a masonry based with materials matching the main building. No open tube neon signage is permitted and signs with flashing lights, moving parts or video displays are prohibited.

### Site Layout and Landscaping

A 36' shared access drive between the commercial outparcels will be private with curbs and constructed to city standards. Sidewalks will be provided on both sides of private streets. Parking areas shall be setback 20' from public rights-of-way and 15' from the edge of pavement of private streets. Building setbacks shall be 30' from public rights-of-way and 20' from the edge of pavement of private streets. Side setbacks shall be 10' for parking and buildings and rear setbacks shall be 30' for parking and buildings. Landscaping shall meet the requirements of chapter 1136.

### Lighting

Site lighting will match the character of lighting used at the Buckeye Grove Shopping Center and have an appropriate scale and appearance. All lighting shall be directed downward rather than upward and the use of cut off type fixtures is required. Pole fixtures shall not exceed a height of 24 feet. Wall pack lighting is not permitted.

## **Subarea 3 (PUD-C, ±1.79 acres, Shopping center expansion)**

### General

Subarea 3 is to be made up of parking for the Buckeye Grove shopping center, as well as loading and service areas for the shopping center.

### Signage

Signage is not permitted in this subarea except for regulatory or directional signage related to the service and parking uses.

### Site Layout and Landscaping

A 20' parking setback is required from the property line. Perimeter buffers shall meet the truck loading screening requirements of chapter 1136. Screening shall be permitted to span the boundary between subareas 1 and 3.

### Lighting

Fixtures, poles, and bases shall match those of the existing shopping center and shall not exceed a height of 35 feet from finished grade. Cut off type fixtures are required. Lighting intensity requirements shall conform to city standards.

## **Recommendation(s):**

After review and consideration, the Development Department recommends that the Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.