

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 2, 2014
Re: Staff Report for Pinnacle Club Subarea E – Method of Zoning Change (PUD-R, Text Amendment)

Item #3 – Pinnacle Club Subarea E – Method of Zoning Change (PUD-R) (PID #201403310013)

Application: Method of Zoning Change (PUD-R, Text Amendment)
Location: 1535 White Road
Applicant: Jackson B. Reynolds, II, c/o Smith & Hale LLC
Existing Zoning: PUD-R (Planned Unit Development – Residential)
Proposed 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 (February 2013 revision) C-71-12

Project Summary:

The applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club, Subarea E, located west of Buckeye Parkway. The proposed amendment would allow for a new Village Home housing type, with a larger square footage than previously permitted in the zoning text. Other proposed changes include allowing exposed foundations to be poured concrete, finished to simulate the appearance of brick or stone. The amendment will also allow rolled concrete to be utilized in the construction of private alleys. Alleys will still be required to be constructed according to the City's specifications, with a 2" asphalt surface.

A development plan amendment application has been submitted concurrently with the proposed zoning text amendment to ensure that the development standards text reflects the proposed changes to the zoning text.

Review of Proposed Changes:

The applicant is proposing to make the following changes to the Pinnacle Club Zoning Text:

V. Subarea E (115 acres)

- A. Permitted Uses: Subarea E, also sometimes referred to as the “Traditional Neighborhood Development” contains four district housing types:
- (2) Village Homes: Single-family homes with two car attached garages are accessed from the front of the homes. Garages are ~~off set 2'~~ **even with or** behind the front porch façade of the home. All homes shall have small porches.
- C. Exterior Materials: All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater. All homes will have brick or stone option for the front façade. Most windows on the front of each home will have shutters. All exposed courses of the foundation of all homes shall be split face block; brick; stone; **poured concrete** or any other material that simulates the appearance of brick or stone. A minimum of 50% of the homes fronting on Buckeye Parkway and one Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3.
- E. House Sizes: 80% of all homes in Subarea E shall exceed 1,400 square feet in size.
- (1) Carriage Homes house size range: 1,200 – 2,300 s.f.
(2) Village Homes house size range: 1,200 – ~~2,350~~ **3,300** s.f.
(3) Town Homes house size: minimum of 1,760 s.f.
(4) Cottage Homes house size range: 1,650 – 1,894 s.f.
- G. Streets/Alleys/Sidewalks:
- (2) Alleys shall be private and shall have a minimum right-of-way width of 16 feet and a minimum pavement width of 12 feet. All alleys shall be constructed in accordance with current City of Columbus specifications (~~except that~~ rolled concrete ~~will not be used~~ **is permitted**) or as otherwise agreed to by the City with 2” asphalt surface (alley detail to be approved as part of the development plan process).

Recommendation(s):

After review and consideration, the Development Department recommends that the Planning Commission make a recommendation of approval to City Council for the Amendment of the Zoning Text of Pinnacle Club of Grove City with the following stipulation:

1. Amendments shall only apply to Section V (Subarea E) of the Zoning Text.