

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 2, 2014
Re: Staff Report for The Woods of Pinnacle – Preliminary Development Plan

Item #5 – The Woods of Pinnacle – Preliminary Development Plan (PID #201403310015)

Application: Preliminary Development Plan
Location: 1342 Holton Road
Applicant: Schottenstein Homes c/o Jackson B. Reynolds, III
Current Zoning: Rural Residential, Jackson Township
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Rural Residential
Proposed Use: Single-Family Residential

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development
District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development plan for a single-family development on approximately 32 acres of land north of Holton Road and south of Pinnacle Club Drive. The site is currently located in Jackson Township, and has been approved for annexation by the Franklin County Board of County Commissioners. The City has not yet approved the annexation of the property, as the applicant has requested that the application be annexed upon zoning approval. The preliminary development plan application has been filed, with the intent to pursue final development and rezoning applications to zone the site PUD-R with its annexation to the city.

The proposed development would create 73 single-family homes with 6.7 acres of open space. The proposed lots and development standards for the area are intended to match those of adjacent lots in The Pinnacle Club of Grove City, “The Links” and “The Estates” subareas.

Site Plan

The proposed development would be accessed from Calum Way in “The Links” of Pinnacle, currently terminating at the site. Potential access is also shown at Pinnacle Club Drive; however the site does not directly front on Pinnacle Club Drive, as a strip of land owned by Pinnacle Land Holdings LLC lies between the site and the right-of-way. Connectivity to the area road network will be reviewed further by staff with the final development plan.

6.7 acres of open space is proposed for the development with a trail running through the development; however much of the proposed open space is within the 100 year floodplain and used for stormwater retention. The final development plan should show open space in compliance with section 1101.09(b).

Building

Housing models have not been submitted for the development; however the preliminary development text submitted outlines standards for exterior materials, varying by subarea to match the homes on the adjacent Pinnacle Club lots (either in “The Links” or “The Estates”). Homes in Subarea 1 will be “traditional in architecture i.e. Colonial, Georgian, County French and County English.” Natural materials including wood, brick, stone, stucco, and hardy plank will be required, while vinyl siding will not be permitted within Subarea 1. Within Subarea 2, all exterior shall have traditional beaded lap profile vinyl siding with .044 gauge or greater or natural materials. At least 50% of homes in Subarea 2 shall have brick or stone on its front façade ranging from 15% to 100% of the building elevation.

Landscaping

Landscape requirements for proposed entrance features are outlined in the preliminary development text. The text also includes standards for street trees, landscape buffers, and tree preservation. Plans show a 20 foot wide tree preservation area around the perimeter of the site, and a 25 foot preservation area between Subarea 1 and lots within “The Estates” of The Pinnacle Club.

Signage

The preliminary text outlines standards for an entrance feature with signage; however no details for signage were submitted. Entry signage will be reviewed and approved with the final development plan.

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: The proposed development will not, in the opinion of staff, be detrimental to present and potential surrounding uses. The site will be governed by a zoning text, which has been drafted to match the standards of the adjacent lots in The Pinnacle Club “Links” and “Estates” lots. Furthermore, the applicant has indicated measures taken such as a tree

preservation zone around the perimeter of the site, to minimize disturbance to existing lots in the area.

- (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 standards set in the preliminary zoning text would create lots and residences comparable to area development. The proposed development has been designed to fit with the character of existing development in “The Links” and “The Estates” of The Pinnacle Club.

- (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 proposed development has been designed to be compatible with adjacent properties, including lots in “The Links” and “The Estates” of The Pinnacle Club of Grove City. A zoning text has been drafted to ensure that proposed lots will be developed to the same standards as adjacent lots in The Pinnacle Club.

- (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 PUD is appropriate for the area, considering that the site is bordered by single-family development to the north, west, and south, and “suburban residential” to the east in Jackson Township.

- (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: Plans currently show one point of access at Calum Way, with future access at Pinnacle Club Drive. Additionally, staff is working with the City’s consulting engineer to determine the feasibility and appropriateness of establishing a connection to Holton Road. The appropriateness of future road connections will be examined in greater detail during the review of the final development plan.

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

Finding Can be Met: Plans show utilities extended from Calum Way, with future connections to utilities along Pinnacle Club Drive. Utility locations and connections will be examined in greater detail during the review of the final development plan.

- (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 applicant has indicated that construction shall be completed in one or more phase; however a phasing plan was not submitted. Submitted materials indicate that phasing may be dependent on the status of the potential connection to Pinnacle Club Drive.

- (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 all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

Recommendation(s):

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

1. The preliminary development standards text was reviewed as a draft and will be formally reviewed and approved as part of the property rezoning to be heard at a later date.