

ORDINANCE C-23-11

AN ORDINANCE TO AMEND THE ZONING TEXT FOR THE PINNACLE CLUB OF GROVE CITY AS ADOPTED BY ORD. C-126-03

WHEREAS, on February 02, 2004, Council approved a Rezoning request for 620[±] acres located South of White Road, for The Pinnacle Club, that included a Zoning Text; and

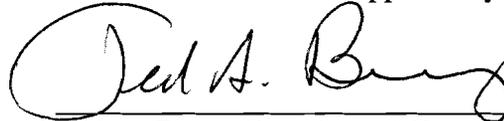
WHEREAS, by Ordinance C-28-07, Council approved amendments to the Zoning Text; and

WHEREAS, on May 03, 2011, the Planning Commission recommended approval of amendments to said Zoning Text as shown in the attached Exhibit "A", as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Zoning Text for The Pinnacle Club of Grove City, as adopted by Ordinance C-126-03 and amended by Ord. C-28-07, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof, as submitted.

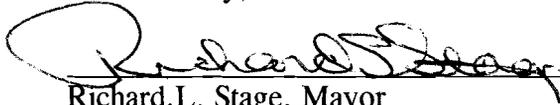
SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.



Ted A. Berry, President of Council

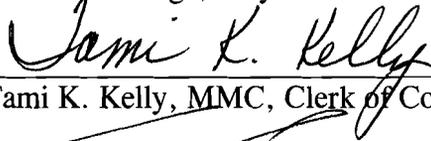
Passed: 06-20-11

Effective: 07-20-11



Richard L. Stage, Mayor

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.


Stephen J. Smith, Director of Law

INTRODUCTION:

This zoning text establishes the permitted uses, residential densities, minimum lot sizes, the house size ranges and various other development standards for the development comprising the 620+ acres of land generally located south of White Road, west of Jackson Pike, north of Holton Road and east of Interstate 71, as more particularly depicted on the Preliminary Development Plan dated November 26, 2003 and described in the legal description submitted with the zoning application (the "Property"). The text also establishes land use, residential density and lot size for the Eberhard 3.72 acre parcel and the Nocero 10 acre parcel.

The Property or, as sometimes referred to herein, the "Pinnacle Club", is designed as a master planned community to be developed around a championship golf course. Unlike most golf course communities that are designed to maximize lot layout, often to the detriment of the golf course layout, the Pinnacle Club is first and foremost a golf course. Lot layout is designed not to interfere with golf or to distract from the public views into the golf course from public right-of-ways. The natural beauty of the land east of the proposed Buckeye Parkway extension is captured and preserved by golf course. Lots and condominium sites are located in areas that compliment the golf course design.

The future residents of the Pinnacle Club, the residents of the existing M/I Homes Creekside development and the general public, as they drive Buckeye Parkway and the proposed Pinnacle Club Drive, will be treated to exceptional views into the golf course. Much of Buckeye Parkway, as extended through the Property, and most of Pinnacle Club Drive will be single loaded (only one side of the road developed with housing) to provide unobstructed public views of the golf course. Unlike most golf course communities, the golf course will not be hidden from the general public.

One's arrival to the Pinnacle Club will be announced at Buckeye Parkway and White Road. Spectacular entrance features to be presented to the City as part of the development plan approval process will set the tone for what lies beyond the gateway. Landscaping along White Road and throughout the Property will provide visual image and identity of the Pinnacle Club at the entranceway and throughout the Property.

The general land use design of the Property is to step down residential densities from Interstate 71 eastward, with densities east of Buckeye Parkway being extremely low. The land west of Buckeye Parkway, including condominium Subareas F, G and J, have a combined density of 5.85 dwelling units per acre. Not including the Subareas F, G and J, the density west of Buckeye Parkway is 4.56 dwelling units per acre. Although multi-family apartments are typically located on land along freeways, all dwelling units within the Pinnacle Club development will be for sale to individual owners.

Because of the size of the development, multiple Subareas will be developed simultaneously. Buckeye Parkway and Pinnacle Club Drive will be constructed in their entirety at the beginning of development. The traditional concept of phasing sequence is not applicable with this development. A tree survey will not be required as part of the development plan review of Subarea L.

I. **SUBAREA A (65.7 ACRES)**

- A. **Permitted Uses:** Subarea A consists of ~~two~~ **three** (2 3) areas: A₁ consists of 39.1± acres containing approximately 78 lots; Subarea A₂ consists of ~~26.6±~~ **16.2±** acres containing approximately ~~57~~ **36** lots; **Subarea A₃ consists of 10.4 ± acres containing approximately 44 two-family lots.** Subarea A A₁ and A₂ may be enlarged and the number of lots in the Subarea A may be increased provided views into the golf course from public rights-of-way are maintained and further subject to the established minimum lot size requirements set forth below. Subarea A-A₁ and A₂, also referred to herein as the "Estate Lots", will be sold to custom home builders, which shall include M/I Homes Showcase division. Contiguous platted lots may be combined in whole or part resulting in larger lots.
- B. **Density:** As provided in Section I(A) above, subarea size may increase and densities may increase or decrease provided views into golf course are maintained.
- C. **Lot Size:** Subarea A A₁ and A₂ contains 90' and 100' wide lots, measured at the building line, with a minimum lot depth of 120'. No lot in Subarea A A₁ and A₂ may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line. **Subarea A₃ contains 45' and 50' wide lots, measured at the building line with a minimum lot depth of 120'. Every two lots shall have one building containing two attached single family homes with a common lot line and wall.**
- D. **House Sizes:** The minimum house size in Subarea A A₁ and A₂ shall be 2,400 square feet. **The minimum house size in Subarea A₃ for each unit shall be 1,250 square feet a total of 2,500 square feet per building.**
- E. **Exterior Materials:** All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design review manual will be in place prior to any final platting of this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be

encouraged with the use of hardy plank siding or beaded lap profile and shake profile vinyl siding with .044 gauge or greater, where appropriate. The roof material will be dimensional architectural shingles.

F. Streets / Sidewalks:

(1). Streets within Subarea A shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide brick or concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

G. Street Trees: Street trees shall be 3" to 3.5" in caliper at planting and planted 35' on center.

H. Within Subarea A₃, all of the lots will have a common landscape theme and maintenance.

II. SUBAREA B (13.7ACRES)

A. Permitted Uses: Subarea B shall be developed with single-family homes as an expansion of the adjacent Creekside Subdivision.

B. Density: The maximum number of homes in Subarea B shall be 45 for a total maximum density of approximately 3.3 dwelling units per acre.

C. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

D. Lot Sizes / House Sizes:

(1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes.

E. Streets / Sidewalks:

(1). Streets within Subarea B shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

F. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

III. SUBAREA C (45.3 ACRES)

A. Permitted Uses: Subarea C consists of 45.3 acres containing approximately 140 homes. All homes shall have a two-car garage.

B. Density: The maximum number of homes in Subarea C shall be 140 for a total maximum density of approximately 3.1 dwelling units per acre.

C. Lot Sizes: Lots shall have a minimum width of 70' at the building line and a minimum depth of 120'. Lots contiguous to Subarea L shall have a minimum width of 80' at the building line and a minimum depth of 120'.

D. House Sizes: House sizes shall range in size from a minimum square footage of 1,800' for all homes, up to and including 3,500 square foot homes. 80% of all homes shall exceed 2,000 square feet in size.

E. Exterior Materials: All home exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and/or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea C shall be brick or stone. 50% of the homes within Subarea C [i.e. 70 homes (140 ÷ 50%)] shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors, shall be excluded from the calculation) an example of the brick options are shown on Exhibit 1. Most windows on the front of each home will have shutters.

F. Roof:

(1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of

6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.

(2). The roof material will be dimensional architectural shingles.

G. Streets / Sidewalks:

(1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

(3). All homes shall have brick paver walks from the driveway to the front door of the house.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

IV. SUBAREA D (52.7 ACRES)

A. Permitted Uses: Within Subarea D, single-family homes shall be built on a mixture of 50 and 60 foot wide single-family lots. The 50' wide lots shall front on White Road and Buckeye Parkway. The 60' wide lots shall be along the golf course and the east perimeter of the Subarea. Thirty-four of the permitted 60' lots shall back onto the golf course. All homes shall have front porches. Front porches shall range in size from 16 square feet to 100+ square feet.

B. Density: The maximum number of homes in Subarea D shall be 184 for a total maximum density of approximately 3.48 dwelling units per acre.

C. Lot Sizes: Of the 184 lots in Subarea D, 100 shall have a minimum lot width of 50' to 60' and 84 shall have a minimum lot width of 60' or greater. Lot locations shall be as generally depicted on the Preliminary Development Plan, subject to refinements resulting from final engineering.

- D. House Sizes: House sizes shall range in size from a minimum square footage of 1,400 square feet up to and including 3,500 square feet. 80% of all homes shall exceed 1,800 square feet in size.
- E. Exterior Materials: Homes shall be traditional Colonial and Georgian architectural styles. All home exterior shall have traditional horizontal vinyl lap siding with a .044 gauge or greater and/or natural materials. All chimneys in Subarea D shall be brick. 50% of all homes shall have some brick or stone element on the front façade an example of the brick options are shown on the building elevations submitted as Exhibit 2. Most windows on the front of each home will have shutters.
- F. Roof:
- (1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.
 - (2). The roof material will be dimensional architectural shingles.
- G. Streets / Sidewalks:
- (1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.
 - (2). Four foot wide concrete sidewalks shall be in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the development plan.
- H. Open Space / Street Trees:
- (1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.
 - (2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

V. SUBAREA E (115 ACRES)

A. Permitted Uses: Subarea E, also sometimes referred to as the "Traditional Neighborhood Development" contains four district housing types:

(1). Carriage Homes: Single-family homes with two car attached garages. Garages are accessed from alleys at the rear of the homes. Streetscapes are pedestrian oriented with reduced setbacks and front porches closer to sidewalks. Driveways and garage doors are eliminated from street views. All homes shall have porches. Front porches shall range in size from 16 square feet to 100+ square feet.

(2). Village Homes: Single-family homes with two car attached garages are accessed from the front of the homes. Garages are off-set 2' behind the front porch façade of the home. All homes shall have porches.

(3). Town Homes: Two-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes.

(4). Cottage Homes: Single-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes. Garages shall have a common wall on one side.

B. Density: The maximum number of homes in Subarea E shall be 505 for a total maximum density of approximately 4.39 units per acre. The breakdown of the number of housing types follow:

(1). Carriage Homes	approximately 207 lots
(2). Village Homes	approximately 240 lots
(3). Town Homes	approximately 42 lots
(4). Cottage Homes	approximately 16 lots

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; or, any other material that simulates the appearance of brick or stone. A minimum of 50% of the homes fronting on Buckeye Parkway and the one Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3.

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

VI. SUBAREAS F (31.6 ACRES), G (23.1 ACRES), I (13.4 ACRES) AND J (22.9 ACRES)

A. Permitted Uses: Within Subareas F, G, I and J, attached single-family/cluster home condominiums shall be permitted at the densities set forth below and public uses such as a fire station/police sub-station.

B. Density: The maximum number of dwelling units shall not exceed:

- (1). Subarea F 285 dwelling units (approximately 9du/ac)
- (2). Subarea G 207 dwelling units (approximately 9 du/ac)
- (3). Subarea I 88 dwelling units (approximately 6.6 du/ac)
- (4). Subarea J 137 dwelling units (approximately 6 du/ac)

C. House Sizes: Unit size shall be established as part of the development plan approval process.

D. Exterior Materials: The exterior materials of the buildings shall be established as part of the development plan process.

E. Streets / Sidewalks:

(1). Streets shall be private with a minimum pavement width of 26 feet.

(2). Sidewalks shall be as shown on the development plan.

F. Open Space: Open space will be established as part of the development plan approval process.

VII. SUBAREA H (4.9± ACRES)

A. Permitted Uses: Within Subarea H detached single-family homes or attached single-family/cluster homes condominiums shall be permitted.

B. Density: The maximum number of dwelling units shall not exceed 20 dwelling units (approximately 4 dwelling units per acre).

- C. Miscellaneous: Development standards not set forth above shall be established as part of the development plan approval process.

VIII. EBERHARD PARCEL (3.7± ACRES)

- A. Permitted Uses: Single-family residential homes and one general office use in a separate building of no greater than 4,500 square feet shall be permitted on the Eberhard Parcel. The existing office building on the Eberhard Parcel shall be considered the permitted general office use building. Said building may be expanded, remodeled and/or demolished and rebuilt as a permitted building so long as the total building size does not exceed the 4,500 square feet limitation.
- B. Residential Density: A maximum of three (3) single-family lots may be established on the Eberhard Parcel.
- C. Lot Size: No lot in the Eberhard Parcel shall be less than .5 acres in size.
- D. House Size: The minimum house size shall be 2,000 square feet.
- E. Exterior Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design review manual will be in place prior to any final platting of this Subarea. The Estate Lot Review Board which, in the review of homes on the Eberhard Parcel, shall include a member of the Ron Eberhard family, will review and approve all home and landscape plans for this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or upgraded vinyl siding where appropriate. The roof material will be dimensional architectural shingles.
- F. Streets / Sidewalks:
- (1). Streets: Lots may be platted with frontages on private streets.
 - (2). Sidewalks: Not applicable.
 - (3). The Eberhard Parcel shall not have direct access onto Buckeye Parkway.
- G. Street Trees: Not applicable.

IX. NOCERO PARCEL (10± ACRES)

- A. Permitted Uses: Single-family residential homes.
- B. Residential Density: A maximum of four (4) single-family lots may be established on the Nocero Parcel.
- C. Lot Size: No lot shall be less than 70' wide at the building line and 120' in depth.
- D. House Size: The minimum house size shall be 2,000 square feet.
- E. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

X. SUBAREA K (7.9 ACRES)

- A. Permitted Uses: A community center, with swimming pool and tennis courts as generally depicted on Exhibit 4 hereto. The community center will be open to all persons living in the Pinnacle Club. The Community Center will be designed and constructed to compliment the design of the golf course club house.

XI. SUBAREA L (200.6± ACRES)

- A. Permitted Uses: A golf course with driving range and club house, generally as depicted on the Preliminary Development Plan and all other uses ancillary to a golf course and club house, shall be the permitted use of Subarea L.

XII. GENERAL STANDARDS

- A. Connectivity: Sidewalks required within Subareas and bike paths along Buckeye Parkway and Pinnacle Club Drive shall be designed to create connectivity throughout the Property.
- B. Fences:
 - (1). Public Roadways: Fences along Buckeye Parkway, White Road, Jackson Pike and Pinnacle Club Drive shall be of uniform color and design. Fences shall be maintained by an association of home owners and/or the golf course owner.
 - (2). Lots: All fences within a particular Subarea shall be of uniform height, color and design. Fences shall not be permitted along lot lines.
- C. Architectural Review Boards: Subareas A₁ and A₂ (the "Estate Lots") and Subarea H shall be subject to an architectural review

board made up initially of four members: Susanne H. Hirth, Joseph Ciminello, a representative of the City with a single-family architectural background, and a representative of M/I Homes (the "Estate Lots Review Board") to review and approve exterior building elevations and landscaping in accordance with the design manual to be submitted with the development plan applications for those Subareas. The membership of the Estate Lots Review Board shall increase as lots are sold to home builders to include representatives of the home builders. An arbitration procedure will be established in the design manual whereby, in the event of a split vote, a designated single-family architect will resolve the impasse.

D. Landscaping:

(1). Entrance features to the Property are shown conceptually on Exhibit 5 with detail submittal as part of the development plan application.

(2). Landscaping between Interstate 71 and homes or condominiums shall be approved as part of the development plan process.

(3). Typical landscaping for all homes and condominiums shall be approved as part of the development plan process.

E. Intersections: Section 1101.05(a)(4) of the Grove City Municipal Ordinances requires that intersections be at least 200 feet apart. Any street intersections involving Buckeye Parkway, White Road, or Jackson Pike shall be designed with landscaped medians as traffic control devices therefore permitting intersections within the 200' limit of Section 1101.05(a)(4). Moreover, Section 1101.05(a)(4) shall not apply to intersections within individual Subareas. Said intersections to be approved as part of the development plan process.

F. Setbacks: A schedule of building setbacks from the street right-of-ways for Subareas B, C, D and E is set forth in Exhibit 6.

G. Homeowners' Associations: Subareas B, C, D, E, F, G, I and J shall each have a separate condominium or homeowners' association which shall be responsible for the maintenance of the open space and entrance features located within the Subarea. Said Subareas shall be a part of a master association which shall be responsible for the maintenance of the entrance features to the Property and the landscaping along Buckeye Parkway, White Road and Jackson Pike.

H. Miscellaneous:

(1). Street Lights: Designs will be submitted as part of the development plan approval.

(2). Mailboxes: Designs will be submitted as part of the development plan approval.

(3). Pools and Sheds: Above ground swimming pools and sheds shall be prohibited throughout the Property.