

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 3, 2015
Re: Staff Report for The Village at Gantz Meadows – Preliminary Development Plan

Item #1 – The Village at Gantz Meadows – Preliminary Development Plan (PID #20150270006)

Application: Preliminary Development Plan
Location: 2066 Home Road
Applicant: Village at Gantz Meadows, LLC
Current Zoning: SF-1 (Single Family Residence)
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Vacant
Proposed Use: Multi-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 new residential development, The Village at Gantz Meadows, at 2066 Home Road. The site is located east of Gantz Road and on the north side of Home Road. A mixture of 4-unit and 6-unit attached condominium homes are proposed for this project, with a total of 56 units. The proposed preliminary development plan has been submitted with the intent to rezone the site to PUD-R (Planned Unit Development Residential) for the development of the site.

Site Plan

A total of 56 units are proposed on the 9.051 acre site, yielding a density of 6.19 dwelling units per acre. There is to be a single point of access from Home Road with multiple connections extending to the five centralized parking areas located between the buildings. The primary access road will have a width of 26 feet and will be privately owned and maintained. Access drives to the center parking areas are proposed to be 20 feet in width.

A 10' setback is shown from the east and west boundaries. A 30' setback is shown from the north boundary and a 40' setback is shown for the south boundary on Home Road. The distance between the multi-unit structures varies from 20' to 60'.

Open Space and Trail Connectivity

Per 1101.06(b), based on the number of units proposed, 2.51 acres of open space is required within the development. The applicant has provided a plan sheet indicating various open spaces proposed throughout the development for a total of 3.73 acres of open space.

A bike path is proposed to be extended from the project site south across Home Road, connecting into the existing path within Gantz Park. Staff supports this connection, provided the portion of the path located within the right-of-way and park are constructed to meet public standards. Additionally, the trail crossing at Home Road should be signed or signalized as determined by the Service Department. Final details will be reviewed as part of the final development plan.

Staff also recommends for path to be installed around proposed pond in accordance with the City's public and private pond design standards.

Building

A total of eight 6-unit buildings and two 4-unit buildings are proposed with an approximate height of 22 feet above grade. Each building is to be finished in a combination of vinyl siding, brick, and stone with dimensional asphalt shingles. There are large expanses of garage doors and roof lines, however these are directed internally towards the center parking areas. The remaining elevations appear to have incorporated sufficient architectural details and design elements to reduce the visual mass of the buildings. Additional stone and/or brick may be warranted on the front elevations, however this can be further discussed as part of the final development plan.

No details were provided for the common pool and cabana area. Details for this facility will be reviewed as part of the final development plan.

Parking

The 4-unit structures will have four garage spaces and eight surface spaces. The 6-unit structures will have seven garage spaces and eight surface spaces. Eleven additional spaces are located on the site off the private street within the development. With 56 units, a total of 140 parking spaces are required by code. The applicant has proposed 91 uncovered parking spaces with an addition 64 garaged spaces. With a total of 155 parking spaces, the proposed plan meets the minimum code requirements.

Landscaping

Landscaping will also be provided for each residential structure and installed around the proposed stormwater pond. Decorative landscaping is also proposed at the entrance to the site. Preliminary planting plans have been submitted for each dwelling type and entryway.

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 use will not, in the opinion of staff, be detrimental to surrounding uses. The site is bordered on the north, west and south sides by residential uses and the east side by a church. The overall density of the development is 6.19 dwelling units per acre. Furthermore, landscaping is proposed around the perimeter of the site to screen the development from adjacent properties.

- (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: Based on the level of detail required for preliminary development plans, the proposed project appears to be in compliance with the zoning code.

- (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 incorporate into existing development by tying into the trail network from Gantz Park and onto Home Road.

- (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 in conformance with the general intent of the area, as it is surrounded by a similar use to the west, highway to the north, park to the south and religious institution to the east.

- (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: The proposed private street network within the development will be suitable to carry traffic generated by the proposed residential units, provided that "No Parking" signs are located on all streets for emergency vehicle access as directed by the Jackson Township Fire Department.

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

Finding Met: Preliminary plans show proposed utility locations including sanitary, water and storm water. Staff feels the proposed utilities can adequately service 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 Met: According to Exhibit B, the site is proposed to be developed in two phases. As proposed, the site will contain the required parking, landscaping, and utilities to create a stable 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 building, parking spaces, landscaping, and utilities 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 with the following stipulations:

1. The bike path shall be extended around the proposed basin.
2. The Home Road trail crossing and connection within Gantz Park shall be reviewed and coordinated with the City.