

# BROADWAY AND PARK

3.25 +/- ACRES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

The Pizzuti Companies  
Two Miranova Place, Suite 220  
Columbus, Ohio 43215

Property Owner:

City of Grove City  
4035 Broadway  
Grove City, Ohio 43123

## **ZONING AND DEVELOPMENT STANDARDS TEXT**

EXHIBIT A – ZONING BOUNDARY DESCRIPTION

EXHIBIT B – CONCEPTUAL SITE LAYOUT

EXHIBIT C – CONCEPTUAL BUILDING DESIGN

Prepared/Revised:

April 15, 2015

### **1. Site Boundary (Zoning Description)**

The project area (“Site”) shall consist of an approximate 3.25 +/- acre site (including right-of-way) located west of Broadway, north of Grove City Road, south of Park Street and east of the CSX Transportation Inc. property as further described in the Zoning Exhibit attached hereto (Exhibit A).

### **2. General Provisions**

- a. The provisions outlined herein shall apply to the site as described in Exhibit A unless otherwise approved by the Grove City Council. Other provisions of the Grove City Zoning Code shall only apply to the extent that this Zoning Text does not address such matters.
- b. For purposes of this proposed Zoning and Development Standards text, the terms and words contained herein shall be considered to carry their usual and customary meanings. Likewise terms outlined in present tense shall also include the future tense and those in singular tense may include the plural. The word “shall” should be considered as mandatory. Other definitions or meanings not clarified herein shall reference the Codified Ordinances of the City of Grove City.
- c. All provisions of this Zoning and Development Standards text shall be severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, section, subsection or other provision is invalid or the application of any part of this provision to any person or circumstances is invalid, then the remaining provisions and the application of those provisions to other persons, successors or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements and uses set forth herein as well as the Zoning Code may be approved by Council through the Development Plan process as long as they are consistent and harmonious with the overall intent of the development as contemplated and do not otherwise diminish, detract, or weaken the overall compatibility of same with adjacent and proximate properties and uses.

### **3. Permitted Use and Accessory Uses**

- a. Permitted Use. – Permitted uses shall be limited to multi-family residential (apartment or condominium). Broadway and Park will be an urban residential development containing a variety and mixture of bedroom units/sizes with a maximum of 135 dwelling units. The livable square footage shall not be less than 600 square feet for single bedroom unit and 800 square feet for a two bedroom

unit. There shall not be less than 110 square feet of livable space for each additional bedroom.

- b. Accessory Uses. Accessory uses shall be prohibited unless otherwise provided for below. All interior accessory uses provided for below shall be located on the ground floor level of Building A1 as generally depicted on Exhibit B and designated as Apartment Amenities Spaces.
  - i. Office – shall be allowed as an accessory use but shall be limited to those activities necessary to conduct leasing and management operations for the development.
  - ii. Recreation and resident services (indoor and outdoor) - shall be allowed as an accessory use but shall be restricted to those services directed at meeting the needs of Broadway and Park residents. Such uses shall be non-membership based and include fitness facilities business centers, recreational uses, study rooms, community gathering spaces, multi-purpose rooms, and other amenity uses that are customary for similar developments.
  - iii. Neighborhood Retail – shall be allowed as an accessory use provided its intent is to support the multi-family lifestyle of the development’s residents as determined by the Chief Zoning Official. Allowable uses may include coffee shops, variety stores, sundry shops, and other similar uses. The total allowable retail space may not exceed more than 2,000 square feet.

#### **4. General Site Development Standards**

- a. Setbacks.
  - i. Adjacent to public rights-of-way: building setback, 0 feet; parking setback, 6 feet.
  - ii. Adjacent to non-rights-of-way property: building setback, 15 feet; parking setback 10 feet.
  - iii. Accessory structures: shall be setback and placed in accordance with the Grove City Zoning Code.
- b. Parking Ratio. A minimum of one (1) parking space shall be provided per bedroom.

- c. Primary Building Design. Buildings shall be designed in accordance with Section 1138.04(b) of the zoning code and as generally depicted in Exhibit C. Primary building designs shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises within the Historical Preservation Area (HPA).
- i. Buildings shall be a maximum of 45 feet in height.
  - ii. Buildings will include balconies and Juliet balconies (upper floors) and/or porches/patios.
  - iii. Upper floors will be accessed by closed, conditioned corridors with elevators.
  - iv. All buildings will meet the minimum Department of Energy (DOE) code requirements.
  - v. Mechanicals will be roof mounted and screened from view through the extension of a parapet wall or other approved method so that the equipment is not visible from any contiguous right-of-way (including Grove City Road, Park Street, Broadway and Front Street) adjacent to the site.
  - vi. Roof designs for all primary buildings shall be flat with no roof color reveal.
  - vii. Fencing and/or railings shall be constructed of metal, finished black and decorative in nature.
- d. Accessory Building Design. Structures including storage structures, covered parking facilities, dumpster enclosure(s) and similar community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.
- i. Fencing shall be constructed of metal, finished black and decorative in nature, consistent with similar structures located within Town Center.
  - ii. Dumpster (waste and recycling) facilities shall be constructed of or faced with brick, be topped with precast stone caps and shall utilize decorative wood gates.
  - iii. Covered parking facilities shall be enclosed on three (3) sides.

e. Exterior Finish Materials.

- i. Exterior finishes shall primarily consist of brick, stone, cast stone, cement board siding, vinyl siding or a combination thereof. No more than 35 percent of any exterior building elevation may be finished with siding. Siding shall not be used below the second floor. Split face block shall not be permitted.
- ii. The windows will feature vinyl, insulated window panes.
- iii. Awnings and/or canopies shall be constructed of canvas and be free of signage.

f. Exterior Finish Colors.

- i. Brick and/or brick veneer. The brick color shall be a red and/or brown based brick.
- ii. Trim Colors. Natural earth tones and/or warm colors that complement the brick color. High-chroma colors are not permitted.
- iii. Awnings and canopies. Awnings and canopies shall be black or an HPA approved color.

g. Signage. Signs shall comply with the size, location and design requirements of the zoning code. Lighting sources shall be external and provided through decorative gooseneck lighting fixtures.

h. Landscaping and Entry Features.

- i. The project will include a landscaping and screening plan as part of the final Development Plan that anticipates the planting of approximately 150 trees and plants including a mix of London Planetree, Pear, Zelkova, Winterking Hawthorn, Serviceberry, Seagreen Juniper and Boxwoods. A list of all plantings will be submitted for approval by the City Forester and included in the final plans. Additional screening will be provided surrounding all trash receptacles and other functional spaces.
- ii. The main entryway will include an entry feature and landscaping which shall complement and enhance the Town Center landscaping. This entry will also include decorative lighting and signage as approved in the Final Development Plan.

- iii. In the event that code required landscaping cannot be placed or accommodated on the site said landscaping shall be donated to the City for incorporation within the plaza or within the Town Center area.
- i. Sidewalks. Public walkways will be constructed along the boundaries of the site and located within the public right-of-way. Private service walks will have connectivity to all public walkways and private amenities.
- j. Amenities and Open Space. The developer will construct amenity space to be located on the first floor of the main building along Park Street that is referenced as Building A1 in Exhibit C attached hereto. Such space is programmed to include leasing and office support space and other amenity spaces contemplated and included in the permitted uses outlined herein. This space is currently planned to occupy approximately 3,100 square feet. In addition the developer will construct an outdoor space that will include an amenity island that features an activity space, fire pit and seating, planters, plaza areas and other landscaping features to be included and approved as part of the final Development Plan. The project will also include a pet wash station adjacent to the western boundary and landscaping along and near Building B on Grove City Road.
- k. Site Lighting. All site lighting fixtures, whether post or wall mounted, shall be decorative in nature, matching the gas light themed fixtures found throughout Town Center. Light source shall be gas, high pressure sodium (hsp) or LED. Site lighting shall provide 0.5 footcandle maintained at grade for all vehicular, pedestrian and common amenity areas. Fixtures shall be placed around the sites perimeter along Park Street, Grove City Road and the eastern boundary of the site. Additional decorative accent and landscaping lighting may be incorporated into the community amenity space as approved on the final development plan. Lighting fixtures (other than those which may be wall mounted) shall not exceed a height of 14 ft.
- l. Phasing. The property will be developed as a single phase, with the sequence of construction determined by the builder/developer in consultation with the City of Grove City.

**ZONING DESCRIPTION**  
**3.25 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 1388, being part of those tracts of land conveyed to The City of Grove City, Ohio by deeds of record in Official Record 11454G16, Official Record 11545J04, Official Record 13786F16 and Official Record 13786F17, all of those tracts conveyed to The City of Grove City, Ohio by deeds of record in Instrument Number 200108130186816 (Parcels I thru VI and Tract 2), Instrument Number 200302100041687, Official Record 34083G17, and Official Record 12371D16, all of the alley vacated by City of Grove City Ordinance Number C-19-61 and the public alley as shown on the subdivision plat entitle Jos. Buchholtz's Addition, of record in Plat Book 5, Page 244, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at the southwesterly corner of said Tract 2, the southeasterly corner of that 11.447 acre tract conveyed to CSX Transportation Inc. Baltimore & Ohio Railroad, being in the northerly right-of-way line of Grove City Road;

Thence North 32° 38' 48" East, with the easterly line of said 11.447 acre tract, a distance of 463.76 feet to a point in the southerly right-of-way line of Park Street;

Thence South 55° 46' 41" East, with said southerly right-of-way line, a distance of 425.00 feet to a point;

Thence South 34° 13' 19" West, across said The City of Grove City, Ohio tracts, a distance of 209.47 feet to a point in said northerly right-of-way line;

Thence North 87° 25' 43" West, with said northerly right-of-way line, a distance of 484.28 feet to the POINT OF BEGINNING, containing 3.25 acres, more or less.

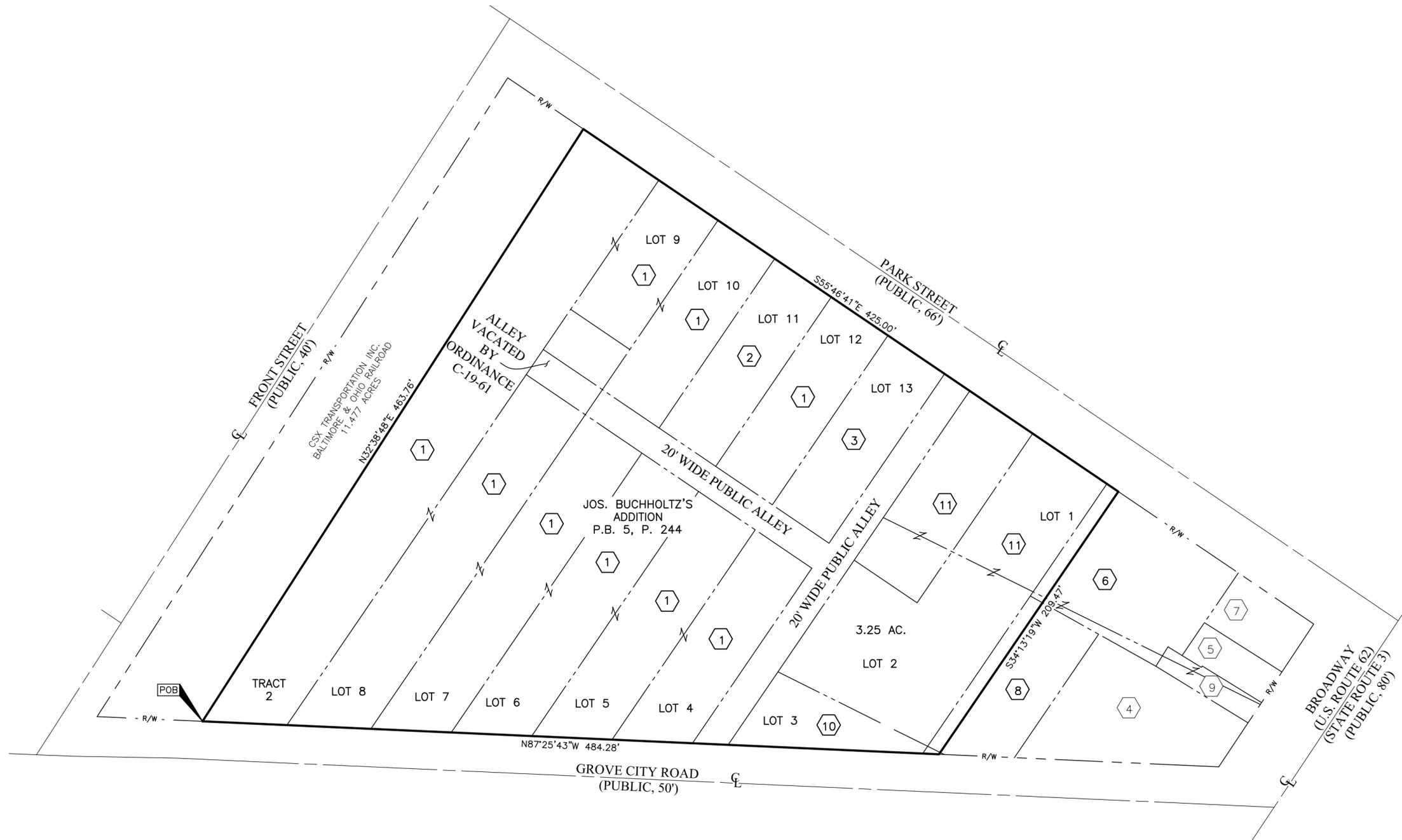
This description was prepared using documents of record and prior plats of survey, and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

# ZONING EXHIBIT

## VIRGINIA MILITARY SURVEY NO. 1388

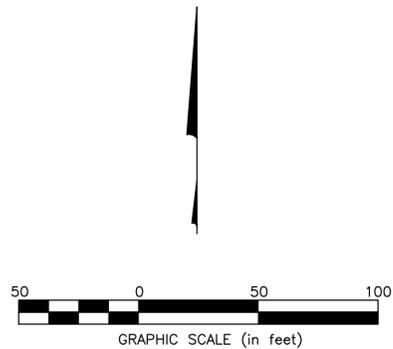
### CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO



**OWNERSHIP REFERENCES:**

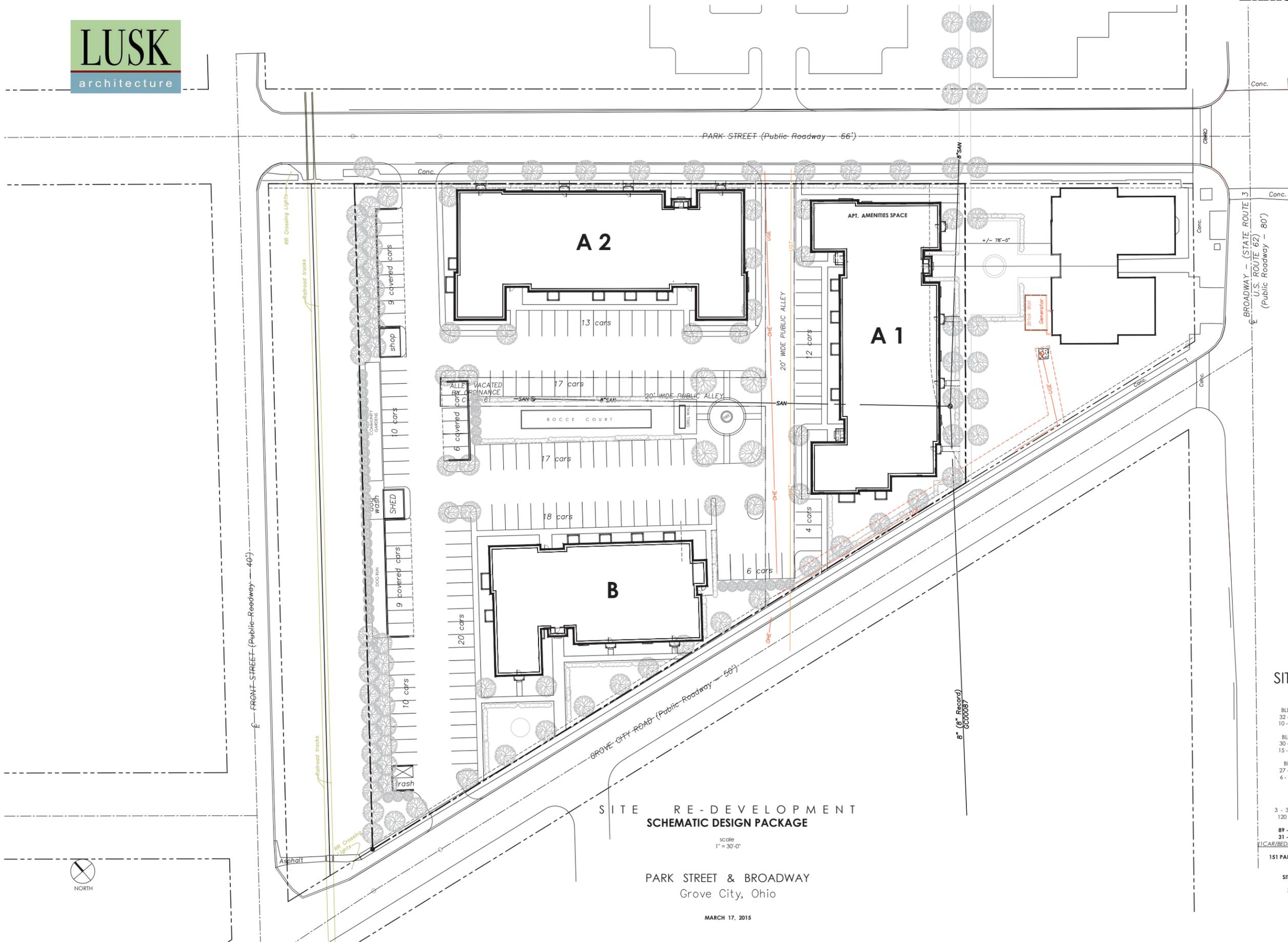
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|---|---|
| ① THE CITY OF GROVE CITY, OHIO<br>IN: 200108130186816 | ⑦ THE CITY OF GROVE CITY, OHIO<br>O.R. 12098G08           |
| ② THE CITY OF GROVE CITY<br>IN: 200302100041687       | ⑧ THE CITY OF GROVE CITY, OHIO<br>O.R. 11545J04           |
| ③ THE CITY OF GROVE CITY, OHIO<br>O.R. 34083G17       | ⑨ THE CITY OF GROVE CITY, OHIO<br>O.R. 12270B16           |
| ④ THE CITY OF GROVE CITY<br>O.R. 11964H18             | ⑩ THE CITY OF GROVE CITY<br>O.R. 13786F16 & O.R. 13786F17 |
| ⑤ THE CITY OF GROVE CITY, OHIO<br>O.R. 12666A20       | ⑪ THE CITY OF GROVE CITY<br>O.R. 12371D16                 |
| ⑥ THE CITY OF GROVE CITY, OHIO<br>O.R. 11454G16       |   |

Note:  
This survey was prepared using documents of record and prior plats of survey, and is not to be used for transfer.



<p style="font-size: 8px; margin: 0;">Evans, Mechwart, Hambleton &amp; Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 <a href="http://emht.com">emht.com</a></p>	Date: March 27, 2015	
	Scale: 1" = 50'	
	Job No: 2015-0445	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

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**SITE RE-DEVELOPMENT  
SCHEMATIC DESIGN PACKAGE**

scale  
1" = 30'-0"

PARK STREET & BROADWAY  
Grove City, Ohio

MARCH 17, 2015

**SITE DATA**

BLDG. A1 (42 TOTAL)  
32 - 1 BEDROOM UNITS  
10 - 2 BEDROOM UNITS

BLDG. A2 (45 TOTAL)  
30 - 1 BEDROOM UNITS  
15 - 2 BEDROOM UNITS

BLDG. B (33 TOTAL)  
27 - 1 BEDROOM UNITS  
6 - 2 BEDROOM UNITS

3 - 3 STORY BUILDINGS  
120 APARTMENT UNITS

89 - 1 BEDROOM UNITS  
31 - 2 BEDROOM UNITS

1 CAR/BEDROOM = 151 CARS REQ'D

151 PARKING SPACES SHOWN

SITE = +/-141,997 SF  
or 3.2598 AC.  
36.81 UNITS/AC.



v i e w   f r o m   B r o a d w a y   &   P a r k

"Earth Tone" Color Brick & "Stone" Color Cap - Scheme

**SCHEMATIC DESIGN PACKAGE**

PARK STREET & BROADWAY  
Grove City, Ohio

MARCH 17, 2015