

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 3, 2014
Re: Staff Report for The Courtyards at Hoover – Preliminary Development Plan

Item #7 – The Courtyards at Hoover – Preliminary Development Plan (PID #201409050048)

Application: Preliminary Development Plan
Location: 4883, 4895 Hoover Road
Applicant: Joel Rhoades, Epcon Communities
Current Zoning: R-1 (Single Family Residence)
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Single-Family Residential
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 Courtyards at Hoover, at 4883/4885 Hoover Road. The site is located south of Hoover Crossing Way and north of Orders Road. A mix of detached, single-family courtyard homes and attached twin-singles are proposed for the project, with a total of 64 units proposed. 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. The applicant has submitted a preliminary zoning and development standards text for review, but will not be formally approved until the rezoning of the property.

Site Plan

The proposed site is 19.5 acres, for a proposed density of 3.28 dwelling units per acre. A 25' setback is shown from all property boundaries. 10' is proposed between detached single-family structures and the distance between the two-family structures varies from 15' to 44'. The proposed development will have

one point of access from Hoover Road. All roads within the development will be 24' wide private with no on-street parking permitted.

Based on the number of units proposed, 2.86 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 3.86 acres of open space. The total open space includes a 10' tree preservation area around the perimeter of the site as well as a portion of the proposed retention ponds; however without counting these areas the proposed open space remains over the required amount.

An 8' bike path is proposed connecting from the Hoover Crossing path at the west property line out to the path along Hoover Road to the east property line. The proposed zoning text states that this path will be conveyed to the City for public use through recorded easements. Paths are also proposed around two of the three proposed retention ponds.

A portion of the property is within a FEMA designated flood hazard area, Zone A. Because of this, a floodplain study was prepared by the applicant to determine the boundaries of the floodplain over the site. The adjusted boundaries are shown on plans as well as a 95' stream corridor protection zone around the waterway, Bryant Ditch. Plans currently show six single-family structures partially within the adjusted floodplain boundaries.

Building

Three building designs are proposed for the detached single-family structures, the Palazzo, the Portico, and the Promenade. A model for attached two-unit buildings was also submitted. Each detached structure has a standard and an alternate elevation as well as a variety of enhancements such as screened porches and shutter enhancements to add variety to the building elevations. Buildings are shown to be finished in a combination of siding and stone with dimensional architectural shingles.

A 2,700 square foot community clubhouse building is proposed at the entrance to the site to be finished in similar materials to the residential structures. Materials indicate that the clubhouse will be used by the developer for a sales office during the initial construction of the property.

Parking

Each residential unit will have an attached two-car garage, as well as driveways of adequate length to create two additional parking spaces. Eight (8) parking spaces are shown at the clubhouse, with 14 additional spaces located throughout the site. No on-street parking will be permitted and materials state that "No Parking" signs will be installed on all streets as directed by the Fire Department.

Landscaping

The proposed zoning text states that trees will be planted to screen the site from adjacent properties in accordance with section 1136.07, requiring a continuous 80% opaque screening between uses. Healthy trees located within 10' from the site's perimeter and within the floodplain and stream corridor protection zones are to be preserved with the exception of utility crossings.

Landscaping will also be provided for each residential unit and installed around the proposed stormwater ponds. Decorative landscaping is also proposed around the community clubhouse and the entrance to the site. Preliminary planting plans have been submitted for each dwelling type, clubhouse, 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 all sides by residential uses and the overall density of the development is 3.28 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: Requested exceptions from Code include the width of the private roads and the proposed setback between the development and adjacent single-family developments; however staff feels that the project has been designed to mitigate these deviations by including off-street parking throughout the site and requiring an 80% opaque landscape screen around the perimeter of the site.

- (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 Hoover Crossing and onto Hoover Road, expanding the open space at the southwest corner of the site to integrate into the Hoover Crossing open space, and preserving trees around the site's perimeter and within the stream protection area.

- (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 on all sides by other residential uses.

- (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.

- (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. A summary of proposed utilities was also submitted by the applicant describing each utility in greater detail than shown on plans. 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: The site is proposed to be developed in a single phase. 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 as submitted.