

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: January 30, 2015
Re: Staff Report for The Courtyards at Hoover – Development Plan

Item #4 – The Courtyards at Hoover –Development Plan (PID #201412290076)

Application: 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 development plan for a new residential development, The Courtyards at Hoover, at 4883/4895 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 site of the proposed development is currently in the process of being rezoned from R-1 to PUD-R (the first reading before City Council was heard on January 20th). A zoning text for the property was included as part of the rezoning application. The proposed development plan has been designed within the parameters of this zoning text.

Site Plan

The proposed site is 19.5 acres, for a proposed density of 3.28 dwelling units per acre. A 35' building and parking setback is shown from all property boundaries. 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 3.51 acres of open space. The open space includes areas around proposed ponds, a community clubhouse, trails, and the 15' tree preservation area around the perimeter of the site. A 0.36 acre "parkette" is proposed to be dedicated to the city for public use in the southwest portion of the property, connecting to the reserve at Hoover Crossing.

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 developer has indicated and 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. No structures are proposed within the existing FEMA designated flood area; however plans show six single-family structures partially within the floodplain boundaries based on the study provided by the applicant. Submitted plans also show the intent to complete compensatory cut and fill on the site to remove all structures from the adjusted floodplain study area. The applicant has submitted an application to the Board of Zoning Appeals to allow for the proposed compensatory cut and fill, as fill is not permitted in residentially zoned districts per chapter 1329. Staff is supportive of the proposed variance as the reconfiguration of buildings on the site (thus placing them within the studied flood area) was necessary to increase the setback from property lines to decrease the impact on the adjacent neighborhoods.

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.

Parking

Each residential unit will have an attached two-car garage, as well as driveways of adequate length to create two additional parking spaces. Nine (9) parking spaces are shown at the clubhouse, with 11 additional spaces located near the proposed "parkettes". No on-street parking will be permitted and materials state that decorative "No Parking" signs will be installed on all streets as directed by the Fire Department.

Landscaping

Landscape screening is proposed around the perimeter of the site within the 35' building setback, and where the development is adjacent to single-family residential properties, screening is proposed in accordance with section 1136.07 which requires a continuous 80% opaque screen between uses. Additionally, a 15' tree preservation area is proposed around the perimeter of the site to preserve healthy trees within this area. Existing trees will also be preserved within the stream corridor protection zone.

Planting plans around each residential unit (single-family and two-family) and clubhouse have been submitted as well as details on landscaping proposed at the site's entrance and around the ponds.

Lighting

Decorative light poles and fixtures are proposed along the private roads. Pole heights are to be 8' with fixtures approximately 2' in height. Light poles have been proposed along the interior of streets to decrease the effect on adjacent properties. Fixtures are located along roadways as well as near community features such as the proposed "parkettes" and club house.

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: Staff feels that the unique character of the development, being primarily single-family detached condominium structures but developed on a single site (not individually platted lots), justifies exceptions from Code such as road widths and setbacks. Furthermore, staff feels the applicant has designed the site to mitigate these deviations by including off-street parking, increased building setbacks from what would be required under current zoning standards, and increased landscape screening requirements 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. The applicant has provided a traffic study comparing the amount of traffic generated by the proposed development versus if the property were developed under current (R-1) zoning regulations. The study states that the proposed project, with 64 condominium homes targeted at the “Empty Nester” market, would generate 34% less traffic than 40 single family homes developed on the site under R-1 regulations on a daily basis.

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

Finding Met: The proposed development will be adequately serviced by utilities, as shown on the submitted utility plan. The applicant has also provided documentation from various utility companies (AEP, AT&T, and Columbus Gas) that service can be provided at the site.

(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 Development Plan with the following stipulations:

1. An easement of sufficient area shall be provided to the City to contain both the stream corridor protection area and the multiuse path and shall be designated for public use.
2. Parkette 2 (± 0.38 ac), as shown on the submitted plans shall be conveyed to the City for public use.
3. A variance approval shall be obtained for compensatory cut and fill in floodplain.