



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

October 6, 2015 1:30pm

3. APPLICATION: Lamplighter Senior Village II - Development Plan

Project Number: 201508310058

Location: Located on the south side of the terminus of Lamplighter Drive, 1500± feet east of Buckeye Parkway (040-012669).

Proposal: The development of 32 residential units on approximately 7.8 acres.

Applicant: Lamplighter Senior Housing II, Inc., c/o Todd D. Valentine; 184 W. Main Street; Ashville, Ohio 43103.

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

Project Summary

The applicant is proposing to construct a housing development for residents 55+ years of age on a 7.8 acre site located on the south side of a proposed extension of Lamplighter Drive. In addition to proposed residential structures, proposed improvements include a shelter house, community building, community garden and dog park. The development will contain 60 two-bedroom apartments in a combination of single-story and two-story structures.

Facts

Zoning

The site is zoned PUD-R, Planned Unit Development District – Residential, with no zoning text.

Surrounding Zoning and Uses

To the north is vacant land in the PUD-R, Planned Unit Development District – Residential and C-2, Commercial Districts. To the east and south are single-family homes and vacant land in Jackson Township. To the west is Lamplighter Village Phase I.

Site Features

The site is completely clear-cut and vacant.

Site History

The Final Development Plan for the neighboring Lamplighter Senior Village was approved by Council on July 3, 2012. This development included a community center and fifty (50) dwelling units located within five (5) structures on 7.011 acres of land. The Preliminary Development Plan for the proposed development was approved by Council on November 4, 2014.

Details

Site Plan

The 7.8 acre site will be accessed from a single 25' wide curb-cut on a proposed extension of Lamplighter Drive. A connection is also proposed to the existing Lamplighter Senior Village to the west. Plans show the extension of Lamplighter Drive ending in a cul-de-sac at the east edge of the property, as well as the dedication of 10' of right-of-way along the south property boundary to comply with Franklin County's Thoroughfare Plan. Private roads are proposed throughout the site varying in width from 20' around the single-story structure on the southern portion of the site to 26' around the two-story structures to the north.

The eight (8) foot bike path on the south side of Lamplighter Drive will be extended with this development. When the path reaches the bulb on Lamplighter Drive, it is proposed to bend and create a smooth transition to the proposed sidewalk that goes around the bulb. Staff is supportive of this transition and proposed continuation. A retention pond is proposed at the southern end of the development, with a 4' wide sidewalk around the perimeter. Materials indicate that the proposed pond will comply with all standards contained in the city's new 2015 Stormwater Manual.

Plans show the proposed water line within a 10' easement along the western property boundary extending south to White Road. At White Road, the line goes west to connect to the existing line; however, plans show the proposed extension outside the White Road right-of-way. Staff would request that the applicant either add or label the right-of-way line on White Road and if the water main is actually outside of the right-of-way, record an easement with each of the property owners prior to construction starting. Additionally, plans show public sanitary sewer across the rear of some of the off-site White Road parcels. The shown 20' easement will also be required to be recorded prior to construction. Staff feels these issues can be resolved during the Site Improvement Plan process.

Architecture

The proposal includes sixty (60) units of rental housing in seven (7) buildings across the site. All units will be 905 square feet with two bedrooms and two bathrooms.

Two, two-story buildings will house thirty-two units on the northern portion of the site (Buildings 1 & 2). These buildings will be finished in a combination of cultured stone veneer ("Allegany Limestone") and vinyl siding ("Lite Maple"). All shingles are to be dimensional ("Driftwood"), consistent with other structures in the area, including Lamplighter Village Phase I. Vinyl shutters are to accent the structures and will be colored "Russet Red." Four (4) carports are proposed to provide parking to the two-story structures, located on the east and west sides of the structures. The carports will have the same finish as the main structures, with a stone veneer base and dimensional shingles, with white columns.

The five (5) single-story buildings (Buildings 4-8) will contain the remaining twenty-eight (28) units. The buildings will be ranch units and finished in a combination of cultured stone veneer ("Allegany Limestone") and vinyl siding ("Sage") with dimensional shingles ("Driftwood"). To add architectural style, vinyl shakes ("Sage") have been added to the gables. Twenty-eight (28) garage spaces are proposed to provide parking to the single-story ranch units.

The proposed community building will be finished in a combination of cultured stone veneer ("Allegany Limestone"), and vinyl siding ("Richmond Red") with dimensional shingles ("Driftwood"). The proposed shelter house will incorporate similar building materials and finishes.

Parking

132 parking spaces are proposed with the development. Of this, thirty-two (32) will be within the proposed carports, and twenty-eight (28) are designated garage spaces with an additional twenty-eight (28) drive-way spaces. Additionally, fifteen (15) spaces are located next to the community building and shelter house and the remaining twenty-nine (29) spaces are located adjacent to the two-story structures to provide parking for residents and guests.

Landscaping and Screening

Landscape plans were submitted for all proposed structures. Landscaping is proposed around the perimeter of the site, with 6' evergreens to be located to prevent headlights from shining onto adjacent properties from proposed private roads. Supplemental landscaping is proposed around the dumpster and entry sign fronting Lamplighter Drive. Plans show an existing woven wire fence along the eastern property line. Staff feels this fence should be removed from plans.

Open Space

A total of 2.09 acres of open space is proposed throughout the site, which does not meet the code required 2.748 acres of open space based on the number of dwelling units proposed. The open space is located between the two, two-story buildings on the northern end of the site, in the center of the site (the community building, shelter house and community gardens) and in the southern portion of the site (green space behind Building 8 and the retention pond). The applicant has indicated that they intend to make the required payment in lieu of dedicating per Section 1101.09 the required 0.668 acres.

Lighting

There are no lighting requirements for private residential development. However, a lighting plan has been submitted for reference, which shows proposed site lighting throughout the site. Details of the proposed site lighting were not submitted. Staff requests cut-sheets of the proposed site lighting be submitted to ensure its consistency with the existing Lamplighter Senior Village and other existing area developments.

Signage

An entry sign is proposed fronting Lamplighter Drive, displaying the project name and phone number. The sign will have a stone base to match the residential structures, as well as stone columns with a sloped stone cap for framing. Stone columns are also proposed next to the sign, with decorative black metal fencing between them. The total sign display height is 6'8", with the sign face having dimensions of 6' wide by 4' tall.

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 residential development will not be detrimental to present and potential uses. The site is bordered on all sides by residentially zoned properties both in the city and township. The applicant is proposing measures to ensure that the development will not adversely affect adjacent properties, such as installing additional landscaping where the development is adjacent to existing residential structures and where headlights from proposed private roads could shine onto 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: The proposed two-story structures contain more than eight (8) units in the structure, exceeding the Code required units per building for multi-family (A-1) developments. Staff is supportive of the deviation considering the additional amenities provided on the site and given that the proposed structures will match those on the existing Lamplighter Senior Village to the west.

- (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 match the character of existing development in the area, particularly the existing Lamplighter Senior Village Phase I to the west. The site is bordered by residential township property to the east and land zoned PUD-R, Planned Unit Development Residential District to the north.

- (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 appropriate for the area given the design of the site to match the character of adjacent developments and to reduce impacts on adjacent properties.

- (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: Proposed private roads on the site will adequately carry traffic around the development and the proposed extension of Lamplighter Drive will provide access to the development.

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

Finding Met: Proposed utility services are adequate for 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 proposed development will be developed in a single phase and will contain all necessary parking spaces, landscaping and utilities.

- (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

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulations:

1. The existing woven fire fence along the eastern property line shall be removed and all references to such fence shall be removed from plans.
2. The applicant shall pay the required amount to compensate for the unaccounted for open space, per Section 1101.09.
3. Cut-sheets of the proposed site lighting shall be submitted to ensure its consistency with the adjacent development.