



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

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Planning Commission Staff Report

Lower Level Conference Room

October 6, 2015 1:30pm

- 4. APPLICATION: Holton Park (Hickory Creek Estates) - Development Plan**
- Project Number: 201508310059
- Location: Located on north side of Orders Road, 2,300± feet east of Harrisburg Pike (040-009146).
- Proposal: The development of 81 residential units on approximately 35.25 acres.
- Applicant: Homewood Corporation, c/o Jim Lipnos; 2700 East Dublin-Granville Road, Suite 300; Columbus, Ohio 43231.

Project Summary

The applicant is proposing to construct a housing development on a 35.25 acre site located on the north side of Orders Road. The proposal includes the development of 81 single family homes and three (3) reserves, totaling 6.69 acres of open space.

Facts

Zoning

The site is currently zoned SF-1, Single Family Residential District. The applicant has also filed a rezoning application to rezone the site to PUD-R, Planned Unit Development Residential District with a Zoning Text. That application will also be heard at the October 6th Planning Commission meeting.

Surrounding Zoning and Uses

To the northeast is the Holton Run Subdivision (Section 3), which is currently under construction, zoned PUD-R, Planned Unit Development Residential District. Vacant land in Jackson Township is to the northwest of the site. To the east are single family homes in the Southern Grove Subdivision, primarily located in Jackson Township, zoned Semi-Residential. To the south is Fryer Park, zoned in the SD-3, Recreational Facilities District. To the west of the site are large-lot single family homes and undeveloped land in Jackson Township zoned Semi-Residential.

Site Features

The site is mostly clear-cut, with the exception of a tree line that borders the Holton Run stream, bisecting the site.

Site History

The Preliminary Development Plan for this project was approved by Council on December 9, 2003.

Details
Site Plan

A total of 81 single family homes are proposed on the 35.25 acre site, yielding a density of 2.31 units per acre. The site will be accessed from one curb cut on Orders Road proposed for future widening by the City to include a center turn lane. Two additional street stubs are proposed on the northern portion of the site. The eastern stub will connect in Haley Way, to the adjacent Holton Run Subdivision, currently under construction. The western stub terminates into privately owned land in Jackson Township. Plans also include two cul-de-sacs in the southern half of the site (Williamsburg Court and Secura Court) which are 28' wide. Since the proposed Williamsburg Court is not proposed to connect to the existing Williamsburg Court in Jackson Township, Staff feels the street should be renamed to avoid navigational problems for residents, dispatchers and safety forces.

Staff has expressed concerns with the length and design of Hickory Creek Drive. Roads with long straight designs tend to allow for increased speeds, and Hickory Creek Drive measures nearly 1,700 feet long. The applicant has proposed traffic calming medians in two locations along this drive, but Staff would request more measures be taken to ensure the safety of the residents of the development. Staff suggests in addition to the proposed medians, narrowing the drive along the reserve areas to help calm traffic throughout the development. Landscaping should also be installed within proposed medians.

As shown on the plans, an eight (8) foot asphalt trail will connect the development to the new trail installed as part of the Orders Road improvements.

Architecture

The text associated with the rezoning application includes specific architectural standards, including building heights, fence standards, mail box specifications and specific permitted exterior materials. Specific housing models are proposed. Details were included with the rezoning application.

Landscaping and Screening

A typical landscape plan for each lot was submitted as well as proposed landscaping at the entrance features on Orders Road. The trees along the Holton Run stream in the middle of the site will be preserved, but Staff requests this area to be dedicated as a preservation zone at the time of platting.

A four (4) foot earthen mound is proposed along Orders Road to provide screening to the lots that back up to that road. A combination of deciduous, ornamental and evergreen trees are proposed on top of the mound.

Open Space

The development is to contain a total of 6.69 acres of open space in two unique reserves. Most of the open space is proposed to be located in the center of the development in "Reserve B" (6.23 acres) along Holton Run stream. The remaining 0.46 acres are located in "Reserve A" along the western boundary, between lots 37 and 63.

Signage

An entry feature is proposed on both sides of Hickory Creek Drive fronting Orders Road which includes three stone columns (spaced ten (10) feet on center) with stone caps for framing. The column closest to Orders Road will include a precast plaque, measuring 20"x22", and the name of the development. An optional light fixture could also be on that column. An evergreen hedge will be planted between the columns for additional decorative purposes.

Utilities

The applicant is proposing to construct two wet ponds in Reserve B to manage stormwater. The ponds are proposed on the north and south sides of Holton Run stream, and will each have a leisure path around them. Staff recommends connecting the two ponds by extending the path from one pond to the other to provide more connectivity for the future residents.

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 development will not, in the opinion of Staff, be detrimental to present and potential surrounding uses. The site will be governed by a Zoning Text, which has been drafted to match the standards of other developments within the city. Furthermore, the applicant has provided adequate landscaping around each home, and an additional four (4) foot earthen mound with tree plantings along the Orders Road frontage of the development.

- (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 density, number of units per structure, parking spaces and distances between structures all comply with Code requirements for R-2 single family developments. The private street width also meets the requirement for public residential/local streets outlined in Code, and the development provides adequate open space based on the number of dwelling units proposed.

- (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 be compatible with adjacent properties, including the existing Holton Run Subdivision and neighboring Jackson Township properties. A Zoning Text is proposed with the rezoning application to ensure that proposed lots will be developed to the same standards as adjacent lots.

- (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 single-family homes to the north, east and west (in Jackson Township).

- (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 development has one primary point of access off of Orders Road, but will stub in to two locations to the north (one to Haley Way in the Holton Run subdivision). Staff believes the proposed streets are designed to safely carry traffic within the proposed development and appropriately ties into the existing road network. The future widening of Orders Road will create a center turn lane to provide safer access to the development.

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

Finding Met: Submitted materials indicate sufficient utility services 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: Plans show four (4) phases (1A – 2B) for the development. Each phase 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

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. Williamsburg Court shall be renamed.
2. Additional traffic control measures shall be implemented along Hickory Creek Drive. The applicant shall work with Staff to ensure appropriate design.
3. The two leisure paths around the stormwater retention ponds shall be connected.
4. Collapsible bollard details shall be removed from sheet C800.