



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

5. APPLICATION: Holton Park (Hickory Creek Estates) - Method of Rezoning (SF-1 to PUD-R)

Project Number: 201509080062

Location: Located on north side of Orders Road, 2,300± feet east of Harrisburg Pike (040-009146).

Proposal: A rezoning from SF-1, Single Family Residential District to PUD-R, Planned Unit Development Residential for approximately 35.25 acre.

Applicant: Homewood Corporation, c/o Jim Lipnos; 2700 East Dublin-Granville Road, Suite 300; Columbus, Ohio 43231.

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone an approximate 35.25 acre site north of Orders Road from SF-1, Single Family Residential District to PUD-R, Planned Unit Development Residential District with a zoning text. The Preliminary Development Plan for this project was approved by Council on December 9, 2003.

Facts

The site is currently owned by the Homewood Corporation, and is a single parcel approximately 35.25 acres in size. The site is completely undeveloped, zoned SF-1, Single Family Residential. Upon rezoning and an approved development plan, which is also on the October 6th Planning Commission agenda, the site will be developed with 81 single family homes. The site has roughly 900± feet of frontage along Orders Road and is clear cut, with the exception of a tree line that borders the Holton Run stream, bisecting the site.

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.

The proposed Zoning Text includes Development Standards, specifying architectural details, landscaping, roads and circulation, general provisions including home owner responsibilities and prohibited structures.

Recommendation

The requested PUD-R, Planned Unit Development District will allow the development of 81 single family homes on an approximate 35.25 acre site. Staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for compatible development and its location off of Orders Road.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.