



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
December 8, 2015 1:30pm

- 1. APPLICATION: Scioto Meadows (Ashwood Glen) | Development Plan**
- Project Number: 201506010039
- Location: 6524 Jackson Pike, located on the east side of Jackson Pike, 800± feet north of Scioto Meadows Boulevard (040-008543).
- Proposal: The development of 52 residential units on approximately 7.6 acres of land.
- Applicant: Redwood Acquisitions, Inc., c/o James Frey; 23775 Commerce Park, Suite 7; Beachwood, Ohio 44122.

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 Scioto Meadows (Ashwood Glen), a 52 unit multi-family residential development proposed at 6524 Jackson Pike. The site is located on the undeveloped portion of the Village at Scioto Meadows condominium development, originally approved by City Council in March 1999.

Details
Site Plan

A total of 52 units are proposed on the 7.6 acre site, yielding a density of 6.8 dwelling units per acre (the originally approved density for the Village at Scioto Meadows was 7.1 dwelling units per acre). The site will be accessed from existing roadways in the Village at Scioto Meadows condominium development, Lakeview Drive West, Lakeview Drive East, and Pondview Drive. Lakeview Drive North was partially installed by the original developer and is proposed to be finished with this development to provide connectivity through the site. Because the site will utilize existing roadways to access the site and existing road West River Drive lies on the site to be developed but is utilized to access the Village at Scioto Meadows, access easements have been drafted between the proposed development and the Village at Scioto Meadows to ensure that residents of both developments can utilize all roadways to access their property. These easements will need to be recorded with the County prior to site improvement plan approval. Plans show (Sheet C002) straight 18” concrete curbing used on existing unfinished roadways, which matches the original development plan for the area and existing Village at Scioto Meadows development.

Proposed units will be accessed from a combination of front-loaded (32 units) and rear-loaded (20 units) garages. Buildings are generally oriented towards Lakeview Drive North and Lakeview

Drive East, with some units accessed from rear-loaded garages off Pondview Drive. The leasing office and mail kiosk are proposed at the entrance to the site, off West River Road. Staff has concerns on the potential impacts and compatibility of permitting a new building orientation and pattern on the existing/neighborhood units. Originally units were approved with rear loaded garages whereas the proposed configuration would employ front loaded units. In order to closer match the character of the surrounding development, and to be consistent with previously approved plans, Staff believes that all garages should be located in the rear of the structures.

A 30' setback is shown from the north, east and west boundaries and no setback is shown along the south boundary, adjacent to Pondview Drive. The proposed project meets the 30' pavement setback and 60' building setback established in the originally approved development plan.

The applicant has submitted an agreement between the neighboring Village at Scioto Meadows Condominium Association, signed by the Association's Board Members and Redwood Acquisitions. The letter indicates support of the proposed development, and includes project details such as site layout and building architecture, as well as maintenance and utility responsibilities.

Architecture

A total of ten (10) buildings are proposed, ranging from 2 to 10 units per building. Most buildings have an approximate maximum building height of 19'10" above grade. The roof pitch and maximum height on the three-unit and four-unit buildings at the Lakeview Drive East entrance of the development (Buildings E and F) and the three-unit building on the western portion of the development (Building A) have been raised to 25'5". This was done in order to give the appearance of a one and a half story structure in an attempt to better match the character of area development, which is composed of two-story structures.

There are five different floorplan styles and total 52 units. The unit breakdown is as follows: Meadowood (9 units at 1,746 gross square feet), Summerwood (3 units at 2,040 gross square feet), Forestwood (20 units at 1,713 gross square feet), Haydenwood (5 units at 1,744 gross square feet), and Type 1A (15 units at 1,421 gross square feet). Each building is to be finished in a combination of vinyl siding ("White") and brick ("Adrian"). The roof will be composed of 30 year dimensional asphalt shingles ("Weathered Wood" or "Rustic Black").

Although the materials selected are similar to those utilized in the Village at Scioto Meadows development to the south, staff does not believe the one-story structures and the front-loaded garages are in character with structures in the existing condo development. There are large expanses of protruding front-loaded garages, specifically along Lakeview Drive North and Lakeview Drive East, which staff does not believe is compatible with the existing development, which includes buildings approximately 80 feet wide. Staff has recommended all units be rear-loaded with an increase height to give the appearance of two-story structures in order to better tie in the character of original development. The applicant has increased the height of the two-end structures adjacent to the existing condo complex, but has not reconfigured all units to rear-loaded. Also, a ten-unit building is proposed, which exceeds the Code maximum requirement of eight (8) units.

Additionally, the labeling on the elevations (Sheets A1.1 – A1.9) do not match the correct buildings on the Development Plan (Sheet C001).

Parking

The proposed development will have a combination of 2-car garages (37), 2-car drives (37), 1-car garages (15), and 1 car drives (15) depending on the unit type. There will be an additional 9 standard and 2 handicap-accessible visitor off-street parking spaces, resulting in a total of 115 spaces throughout the site. No parking will be permitted on either side of roadways in the development.

Landscaping and Screening

Landscaping is proposed on the site for both decorative and functional purposes and includes deciduous and evergreen trees, shrubs, and perennials and ornamental grasses. Trees are provided as required by code (104 required for 52 units). Additional landscaping is proposed along the eastern property boundary to provide supplementary screening from the existing single family homes on Scioto Meadows Boulevard.

Landscaping is also provided for each residential structure and around the proposed gazebo. Decorative landscaping is proposed to highlight the entrance feature to the site. Detailed planting plans have been submitted for each dwelling type and the entryway.

Open Space and Connectivity

Per 1101.09(b), based on the number of units proposed, 2.3 acres of open space is required and provided within the development. The applicant has provided a plan sheet indicating the location of this open space (Sheet C001), which surrounds the development on the east, north and west boundaries. A large area on the northeast corner of the site has also been dedicated to open space and includes a sidewalk and gazebo. This proposed open space is adjacent to the city's Scioto Meadows Park. A sidewalk is proposed to be installed between the two proposed open spaces for easier access to the public park for residents. Although plans show the development provides 2.3 acres of open space, Staff does not believe its location and function meets the intent of Code Chapter 1101. The previously approved Development Plan for this site included community open space in the center of the development in the general location of Building J. Staff recommended that Building D be removed from the plans to make the open space more open to the community and usable by all area residents (as previously approved) instead of located behind a structure; however, the applicant did not incorporate this into the plans.

Sidewalks are proposed along Lakeview Drive West and Lakeview Drive East, which connects to the existing Village at Scioto Meadows development.

Utilities

Stormwater, sanitary sewer and water were all installed as part of the original Village at Scioto Meadows development in 1999. The applicant has indicated that the only modification will be updating the outlet structure of the existing detention basin to provide Water Quality, which was not a requirement when the basin was originally constructed.

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 Not Met: In the opinion of staff, allowing a single-story development with primarily front loaded garages, contrary to the context of the original development plan, may be detrimental to the existing residents in terms of property values and the enjoyment of their property.

- (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 Not Met: The proposed density and distances between structures all comply with Code requirements for multi-family developments. However, there are several Code requirements that the proposed development does not meet. A building is proposed with ten (10) units, exceeding the maximum permitted by Code (eight units per building). Also, Code requires 2.5 parking spaces per unit (resulting in a total of 130 required spaces), while the applicant is proposing a total of 115 parking spaces. Staff does not believe that the lacking 15 parking spaces will be a hindrance to the residents or visitors to the development. Additionally, although plans show the development provides 2.3 acres of open space, Staff does not believe its location and function meets the intent of Code Chapter 1101 nor does it match the previously approved development plan which included community open space in the center of the development.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Not Met: Some land surrounding the proposed development has been developed (with multi-family and single-family homes in Grove City and Jackson Township) and when the previous Final Development Plan was approved in 1999, it was assumed the development would be fully developed. The proposed development is compatible in use to the existing development but has not been designed to integrate into the existing development in a compatible manner. The applicant has identified materials that closely match the character of the surrounding development, but the layout of the site is not compatible due to front-loaded garages and large spans of unpleasing roof and garage lines. Even with the signed agreement from the neighboring Condo Association, Staff does not feel that this alone warrants support.

- (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 a similar (multi-family) use to the south, single-family homes to the east and north, and undeveloped land to the west. Furthermore, the site was previously approved for a residential PUD in 1999; however the site was never developed.

- (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. Easements have been drafted over area roads to ensure access over roadways in the existing condo development and proposed 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. Stormwater, sanitary sewer and water services were originally installed as part of

the original Scioto Meadows development plan in 1999. Changes from those plans include updating the outlet structure of the existing detention basin to provide Water Quality, which was not a requirement when the basin was originally constructed. Additionally, although the private water mains were installed as part of the original development, the new development will need to be on its own isolated system.

- (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 Not Met: Code requires 2.5 parking spaces per unit (resulting in a total of 130 required spaces), while the applicant is proposing a total of 115 parking spaces. Staff does not believe that the lacking 15 parking spaces will be a hindrance to the residents or visitors to the development.

- (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

The requested development plan would allow the development of a 52 unit multi-family residential development. Due to the incompatible layout and architectural design of the site with neighboring developments and the previously approved plans and the deviation from the Zoning Code, Staff does not feel the development plan is appropriate as submitted.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Final Development Plan.