



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
January 5, 2016 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 51 unit multi-family residential development proposed at 6524 Jackson Pike. The site is located on the partially developed portion of the Village at Scioto Meadows condominium development, originally approved by City Council in March 1999.

The application was tabled at the December 8, 2015 Planning Commission. Points of concern discussed at that meeting included rear-loaded garages, the organization of the proposed open space, exceeding the standard for maximum number of units in a building, and others.

Details
Site Plan

A total of 51 units are proposed on the 7.6 acre site, yielding a density of 6.7 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 rear-loaded (20 units) garages. Buildings are generally oriented towards Lakeview Drive North and Lakeview Drive East, with units accessed from rear-loaded garages off of two 18 foot wide rear alleys and Pondview Drive. The leasing office and mail kiosk are proposed at the entrance to the site, off West River Road. Staff has concerns regarding the northern most rear alley (parallel to Lakeview Drive North) about its length and narrowness. Staff recommends adjusting the location of Buildings A-D to allow the alley to be curved and extended south to connect to Lakeview Drive. This connection should be made either between Buildings A and B or Buildings C and D. The revised site plan should be submitted to staff for review and approval during the site engineering review process.

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 nine (9) buildings are proposed, ranging from 2 to 8 units per building. All buildings have an approximate maximum building height of 19'10" above grade. 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, Staff recommends the roof pitch and maximum height on the eight-unit and three-unit buildings at the Lakeview Drive East entrance (Buildings E and F) and the eight-unit and four-unit buildings at the Lakeview Drive West entrance (Buildings A and J) of the development be raised to 25'5".

There are two different floorplan styles and a total of 51 units. The unit breakdown is as follows: Haydenwood (35 units at 1,744 gross square feet), and Type 1A (16 units at 1,421 gross square feet). Each building is to be finished in a combination of vinyl siding ("White") and brick veneer ("Adrian"). The roof will be composed of 30 year dimensional asphalt shingles ("Weathered Wood" or "Rustic Black").

Additionally, elevations for Buildings H and J were not submitted. Staff recommends updated elevations be submitted for those proposed buildings or that the annotation on Sheet A1.3 be updated to reflect all three 8-unit buildings.

Parking

The proposed development will have a combination of 2-car garages/drives (35) and 1 car garages/drives (16) depending on the unit type. There will be an additional 21 off-street parking spaces for visitors, resulting in a total of 123 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 (102 required for 51 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 partially around the leasing office and mailbox gazebo. Staff recommends additional trees around the perimeter of the leasing office building. Decorative landscaping is proposed to highlight the entrance feature to the site. Detailed planting plans have only been submitted for some of the dwelling types (8-unit and 6-unit buildings). Staff recommends detailed planting plans be submitted for each unit type and that supplemental landscaping be added around the proposed gazebo.

Open Space and Connectivity

Per 1101.09(b), based on the number of units proposed, 2.3 acres of open space is required within the development. The applicant has provided a plan sheet indicating 1.64 acres of 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 area is similar in size and characteristic to that of the previously approved Development Plan for the site, which included community open space in the center of the development. However, 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 materials indicate there are 1.64 acres of open space provided, this calculation includes open space within setbacks. Only 0.86 acres can be counted toward the open space requirement, leaving 1.44 acres of unaccounted for open space. Staff recommends the applicant pay the required amount to compensate for the 1.44 acres of unaccounted for open space, per Section 1101.09.

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 Can Be Met: Through the incorporation of some additional measures the proposed residential development would ensure it will not be detrimental to present and potential uses. The site is bordered on three sides by residentially zoned property (PUD-R, R-2 and Jackson Township) and undeveloped land in Jackson Township to the west. 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. Staff recommends additional measures be taken, including raising the roof pitch of the

buildings that are adjacent to the existing Scioto Meadows Condo development (Buildings A, J, E and F) to better match the surrounding 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 Can Be 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. Code requires 2.5 parking spaces per unit (resulting in a total of 128 required spaces), while the applicant is proposing a total of 123 parking spaces. Staff believes there is room on the site to add the additional 5 parking spaces and requests they be added to meet the Code standard. Additionally, plans show the development provides 1.64 acres of open space, while Staff has calculated 0.86 acres of correctly calculated open space. Chapter 1101 requires 2.3 acres of open space.

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

Finding Can Be 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 completely 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 single-story structures and long access drives in the rear of the northern units. Staff believes these issues can be resolved with raising the roof pitch and elevation of Buildings A, J, E and F and by adjusting the location of Buildings A-D to allow the alley to be curved and extended south to connect to Lakeview Drive.

- (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 Can Be Met: Code requires 2.5 parking spaces per unit (resulting in a total of 128 required spaces), while the applicant is proposing a total of 123 parking spaces. Staff believes there is room on the site to add the additional 5 parking spaces.

- (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 and deviations:

1. The location of Buildings A-D shall be adjusted to allow the alley to be curved and extended south to connect to Lakeview Drive. This connection shall be made either between Buildings A and B or Buildings C and D. The revised site plan shall be submitted to staff for review and approval.
2. The roof pitch and maximum height on the eight-unit and three-unit buildings at the Lakeview Drive East entrance (Buildings E and F) and the eight-unit and four-unit buildings at the Lakeview Drive West entrance (Buildings A and J) of the development shall be raised to 25'5".
3. Elevations shall be submitted for Buildings H and J or the annotation on Sheet A1.3 shall be updated to reflect all three 8-unit buildings.
4. An additional five (5) parking spaces shall be added to the site.
5. Additional trees shall be installed around the perimeter of the leasing office building.
6. Detailed planting plans shall be submitted for each unit type and supplemental landscaping shall be added around the proposed gazebo.
7. The applicant shall pay the required amount to compensate for the 1.44 acres of unaccounted for open space, per Section 1101.09.