



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
April 5, 2016 1:30pm

2. APPLICATION: Pinnacle Club | Development Plan Amendment

Project Number: 201603010012
Location: Intersection of Night Hawk Drive & English Turn Way (040-009226)
Proposal: An amendment to convert 11 approved Carriage Home lots into 10 Village Home lots.
Applicant: Tim Volchko, Civil & Environmental Consultants, Inc., 250 Old Wilson Bridge Road, Suite 250, Worthington, Ohio 43085

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text
- The Pinnacle Club of Grove City Development Standards Text

Project Summary

The applicant is requesting approval of a development plan amendment for Pinnacle Club Subarea E (“The Greens”) to convert 11 Carriage Home lots to 10 Village Home lots. The lots proposed to be reconfigured are located on the west side of Tournament Way and back up to I-71 at the southwest corner of the development. The zoning text for the Subarea E is also proposed to be amended under a separate application to reflect the change in housing type in the area.

The proposed reconfiguration also includes the elimination of the rear alley along these lots, previously approved to access the garages for the Carriage Homes originally approved for this location. Proposed lot 1033 is adjacent to an existing Carriage Home lot, accessed by a rear alley. The applicant is proposing to install landscaping as well as a reinforced fence and red reflective signage at the terminus of the alley to prevent vehicles from entering the backyard of lot 1033.

Architecture

The proposed amendment will not affect the approved building elevations for the Subarea – only the number of Carriage Homes and Village Homes within it.

Parking

The parking lot previously approved off the southern terminus of Tournament Way remains as previously approved; however the previously approved access point from the rear alley along I-71 has been removed. A turn-around bump out has been added to the lot to allow for proper circulation within the parking lot.

Landscaping and Screening

A development plan amendment was approved in 2014 to approve the landscaping along I-71 to screen the lots from the highway where an ODOT sound wall is not proposed. This landscaping is not proposed to be amended with this application.

Three (3) Serbian Spruce trees are proposed at the terminus of the existing rear alley used to access lot 885 to screen the alley and prevent vehicles from entering the backyard of lot 1033.

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: Staff does not feel the proposed lot reconfiguration will be detrimental to the present and potential surrounding uses. A number of lots in the Subarea contain Village Homes without a rear alley between the property and the I-71 ROW. Staff believes the formerly approved landscaping will properly buffer these lots from the highway. Additionally, safety precautions in the form of a reinforced fence and reflective signage as well as landscaping will be installed at the terminus of the existing alley to ensure that cars do not enter the backyards of proposed homes from the alleyway.

- (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 lots are smaller than the previously approved lot dimension requirements for Village Homes; however staff feels that the additional landscaping as well as the reserve located along the rear of the lots (between the lots and I-71) create appropriate lots for the area.

- (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 area proposed to be amended with this application is location in the final phase of The Pinnacle Club of Grove City. Staff believes the proposed amendment has been designed to ensure that the proposed lots will match the character of the area to create a compatible development.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: Staff believes the proposed change to the area from Carriage Homes to Village Homes is in conformance with the general intent of the area. A number of Village Homes have been located along the rear of the property (backing to I-71).

- (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 amendment will not affect public streets previously approved in the area. The previously approved private alley along the rear of the Carriage Lots in the area will be removed for the installation of the proposed Village Homes. All proposed lots will be accessed of Tournament Way, which has the capacity to carry the traffic from the proposed reconfigured lots.

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

Finding Met: Utility services to the reconfigured lots will be revised as necessary to adequately service the proposed Village Homes.

- (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 reconfigured lots will contain the required parking, landscaping, and utilities to create a desirable and 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 Development Plan Amendment with the following stipulation:

1. Amendments shall only apply to Subarea E.