



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
April 5, 2016 1:30pm

4. APPLICATION: Pinnacle Club | Method of Rezoning (PUD-R, Text Amendment)

Project Number: 201603010013
Location: Intersection of Night Hawk Drive & English Turn Way (040-009226)
Proposal: An amendment to the zoning text for Pinnacle Club to allow for reconfigured lots associated with the proposed development plan amendment.
Applicant: Tim Volchko, Civil & Environmental Consultants, Inc., 250 Old Wilson Bridge Road, Suite 250, Worthington, Ohio 43085

Relevant Code Section(s):

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

Project Summary

The applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club, Subarea E, located west of Buckeye Parkway. The proposed amendment adjusts the number of Carriage Homes and Village Homes permitted in the subarea to correspond to a proposed development plan amendment made under separate application. The text also reduces the permitted lot depth for Village Homes along I-71, as the new Village Homes lots proposed in the development plan amendment would back up to a previously approved reserve between the residential lots and the I-71 right-of-way.

Review of Proposed Changes:

The applicant is proposing to make the following changes to the Pinnacle Club Zoning Text:

V. Subarea E (115 acres)

B. Density: The maximum number of homes Subarea E shall not exceed ~~534~~ **527** for a total maximum density of approximately 4.6 units per acre. The breakdown of the number of housing types follow:

- 1) Carriage Homes approximately ~~333~~ **322** lots
- 2) Village Homes approximately ~~440~~ **150** lots

D. Lot Sizes:

(6). Village home lots along I-71 in Sub Area “E” shall be 50’ x 106’ (minimum) and a 12’ (minimum) building line shall apply. The building may be set back further away from the building line, as needed, to achieve desired driveway lengths.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Zoning Text Amendment with the following stipulation:

1. Amendment shall only apply to Section V (Subarea E) of the Zoning Text.