



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
May 3, 2016 1:30pm

- 7. APPLICATION:** **Trail View Run | Preliminary Development Plan**
- Project Number: 201603280023
- Location: 1399 & 1421 Borrer Road
- Proposal: A preliminary development plan to develop 54 single-family residential homes and 93 condominium homes
- Applicant: Karl Billisits, Harmony Development Group, 3650 Olentangy River Road, Suite 401, Columbus, OH 43214

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District

Project Summary

The applicant is requesting approval of a preliminary development plan for a residential development comprised of single-family lots as well as detached single-family condominiums. 54 single-family lots and 93 attached and free standing condominium homes are proposed for the area. The site for the development was annexed into the city in March of 2016 with C-08-16. The applicant will be requesting a PUD-R zoning for the property after the review of the proposed preliminary development plan. A preliminary zoning text has been submitted for review and will be formally reviewed upon submittal of a rezoning application.

Site Plan

The proposed development will have three points of access – one off Borrer Road and two through existing stubbed streets in the Grant Run Estates development, Coggan Drive and Hemetite Drive. A public roadway, Trailview Run Drive, will provide frontage to the 54 single-family lots and will connect the three points of access. All 93 detached condominium units will be accessed from private roadways located off Trailview Run Drive.

Lot sizes of the proposed single-family lots meet the requirements of the R-1b district, the zoning of the adjacent Grant Run Estates subdivision to the west; however, the proposed density of the development is considerably higher than Grant Run Estates given the number of condominium units proposed. The overall density of the proposed development is 3.15 dwelling units per acre, compared to Grant Run Estates' density of approximately 2.4 dwelling units per acre. Staff recommends that the number of condominiums be reduced to more closely match the density and character of area developments.

Based on the number of units proposed in the development, 7.04 acres of open space is required on the site. Materials indicate that 15.25 acres of gross open space is provided on the site. Section 1101.09 states that dedicated open space shall be exclusive of entrance features, areas without recreational amenities and areas within the floodplain. Additionally, only 15% of the

required open space is permitted to be held in stormwater retention area. Land containing overhead utilities and/or easements may be used to meet open space requirements, but only if approved by Planning Commission and City Council. When areas contained in the floodplain, stormwater ponds and entry sign are removed, materials indicate that 7.09 acres remain in net open space. 1.5 acres of this land is within the electric easement running through the center of the site. Staff does not support counting this (1.5 acres of) land towards effective open space and believes that additional open space should be located elsewhere on the site.

Landscaping

The applicant has indicated their intent to preserve the tree line along the western property boundary. Lots adjacent to the western property line are proposed to be 5' deeper than a standard lot to allow for the preservation of the trees while maintaining appropriate back yard depths.

The preliminary zoning text submitted with the application states that the future Homeowners Association for the area will maintain street trees. This text will need to be amended to match street tree requirements of section 1136.09 which requires the developer pay an urban forestry fee and that street trees be planted and maintained by the city.

Parking

All proposed units, single-family lots and condominiums, will have two-car garages with two additional parking spaces in the driveway. A small parking lot with five (5) spaces is proposed at the entrance to the southern open space.

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: Although staff is supportive of the general proposed use of a residential development on the site, given the adjacent and area uses, staff believes the number of condominium units should be decreased in order to closer match the density of the adjacent Grant Run Estates development to the west. See review finding (5) below for roadway improvements.

- (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: Much of the proposed open space on the site is contained in the floodplain, in stormwater ponds and within electrical easements. Staff does not believe that sufficient open space is proposed to balance the amount of proposed open space with no recreational amenities.

- (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 proposed development has been designed to tie into existing development in the area by connecting to existing stub roads from the adjacent Grant Run Estates development to the west. Additionally, single-family lots meet the same lot requirements (R-1b) as Grant Run Estates.

- (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 residential development is in general conformance with the intended use and character of the area.

- (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 public roadway, Trailview Run Drive, meets the requirements of a residential/local street, being 32' wide with a 60' right-of-way. Staff believes the proposed connection to Borrer Road and two connections to existing public roads Coggan Drive and Hemetite Drive create a safe road network for the development.

It should be noted that Borrer Road will need to be widened, as it is a designated Collector Road in the City's thoroughfare plan, requiring a minimum of 70' of right-of-way and minimum pavement width of 36'. Given the increase in traffic on Borrer Road generated by the proposed development, the developer will be required to coordinate with the city for the widening of Borrer Road. Additional improvements to Borrer Road will likely be required, such as a right turn lane to access the site. In staff's opinion a traffic impact study should be provided as part of the rezoning application.

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

Finding Met: A preliminary utility plan has been submitted for the development and appears to show adequate utility service to the site. A more detailed review of proposed utility service will be conducted with the final development plan.

- (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 development contains two phases; however, the timing of the two phases is not described in materials. Both phases will contain the required parking and utility areas to create a sustainable 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

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan with the following stipulations.

1. Density shall be reduced to be more in line with the adjacent residential subdivision as well as to provide for an additional 1.5 acres of usable open space.
2. Small visitor parking facilities shall be incorporated throughout the condominium complex.
3. A traffic impact study shall be submitted as part of the rezoning application.