



The City of Grove City, Ohio

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

8. APPLICATION: StoryPoint of Grove City | Development Plan Amendment

Project Number: 201604040024

Location: 3717 Orders Road

Proposal: A development plan amendment to replace brick with stone on the exterior finish of StoryPoint Grove City

Applicant: Scott Deisler, Ph7 Architects, 448 W. Nationwide Blvd, Columbus, OH 43215

Relevant Code Section(s):

- 1135.14, Zoning Districts and Regulations – Non-residential District Requirements
- C-47-15 Zoning Text for Story Point Senior Living Facility PUD-R

Project Summary

The applicant is proposing a one-to-one switch of exterior building materials from brick to stone on the exterior of StoryPoint at the southwest corner of Haughn and Orders Roads. The building design and exterior materials were approved by City Council in 2015 with CR-55-15.

The configuration of the site, including curb-cuts, drive aisles, parking and landscaping, will not change with the proposed application. The building layout is not proposed to be changed and no additional amendments to the building are proposed aside from the proposed one-to-one amendment of materials from brick to stone.

The proposed amendment to stone for the exterior of the building is permitted under the approved zoning text for the site (C-47-15) which allows brick, stone, and vinyl siding. The proposed stone is "Weatheredge" style, "Chardonay" color, manufactured by Centurion.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment as submitted.