

## PROJECT NARRATIVE/TEXT MODIFICATION

### PROPOSED MODIFICATION TO TEXT:

We are proposing to modify the text as written and approved starting at:

C-17-15 The Woods of Pinnacle Planned Unit Development-Residential (PUD-R) Zoning Text, *Subarea X. Sub Area requirements, B. Subarea 2., 5. Building Design, a. Materials.* which reads:

“All exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and or natural materials.”

### **Proposed Modification:**

#### **a. Materials. All exteriors to have one of the following options:**

- 1. double 4” vinyl siding with .044 gauge or greater in a limited darker color palette (graphite, slate, dark red, espresso, dark blue, or comparable equal)**
- 2. traditional beaded lap profile vinyl siding with .044 gauge or greater**
- 3. natural materials**

### **Reasoning for request:**

The most current popular color options available to the home buyer are not manufactured in the traditional beaded lap profiled vinyl siding. The most popular materials are darker colors such as slate, dark red, espresso, graphite, and dark blue which are not manufactured in the material specified in the original text.

The current suppliers do not have access to beaded siding in the desired darker colors. We have also completed extensive research into manufacturers such as CertainTeed, Royal Building Products and John Hardie and none of them carry these products. We have been unsuccessful to find beaded siding options in darker colors without using the double 4” vinyl siding.

The proposed language allows the use of additional color schemes that we feel are important to the community.



# METES + BOUNDS

C-17-15

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Beginning in the northeast corner of Lot No. 2 of the partition of the lands of John Kious, Complete Record 3, Page 40, Franklin County records, and being Lot No. 3 of said partition, thence South 76 Degrees East 82 poles to a stake and stone; thence south 12 degrees west 62.4 poles to a stake and stone at a point in the center line of the public road; thence north 78 degrees, west 82 poles to the southeast corner of the said Lot No. 2 of John Kious partition; thence with the east line of said Lot No. 2 north 12 degrees east 62.4 poles to the place of beginning containing 32 acres of land, more or less.

For information purposes only, the property address is purported to be.  
1342 Holton Road, Grove City, OH 43123



RECEIVED

AUG 03 2015

PLANNING COMMISSION

THE WOODS OF PINNACLE

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

ZONING TEXT

- I. INTRODUCTION. This Zoning Text (the "Text") establishes the permitted land uses, residential densities, minimum lot sizes, and other development standards for the development comprising the 32+ acres of land generally located south of Pinnacle Club Drive, north of Holton Road and east of McNulty Street, as more accurately depicted on the Preliminary Development Plan dated January 2015 and described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, the "Woods", is a planned community development designed around the natural stream corridor and contours of the land. The general design of the Property is to reflect and continue the characteristics and continuity of the adjacent master planned golf course community (Pinnacle Club). The Woods will be integrated into the Pinnacle Club, and the intent of this Text is to create a development that adds to and integrates the Woods into the existing fabric of the surrounding community.
- II. COMPATIBILITY. The Property is to be segmented into two subareas in order to acknowledge differences and maximize the compatibility among adjacent land uses. Each subarea shall have its own set of use and development standards to reflect qualities and characteristics of the adjacent areas (of the Pinnacle Club). Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Roads shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Two new intersections/connections are to be made to Pinnacle Club Drive to provide multiple routes of travel and to diffuse traffic. Construction of these new connections are, like any public street, subject to the review, approval and participation from and by the City of Grove City.
- III. SEVERABILITY. All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- IV. APPLICABILITY. The standards and provisions outlined within the Text shall apply to the 32+ acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.
- V. CONFLICT. When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.
- VI. DEVIATION. The standards, requirements and uses may be deviated from upon the request of City or Developer during the development plan review process as long as such requests are consistent and harmonious with the overall intent and character of the development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations

shall not be granted to individual homeowners, such individuals seeking relieve from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.

VII. Plan Districts. In accordance with agreements previously entered into by Grove City, the property will be added to the tax increment financing district established with respect to the Pinnacle community and to the Pinnacle Community Infrastructure Financing District. The documents accomplishing the joinder to the Pinnacle Community Infrastructure Financing District shall provide that the amount of the charge payable by the owner of each lot developed in Subarea 1 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Estates (Subarea A1 of the Pinnacle Club PUD) and that the amount of the charge payable by the owner of each lot developed in Subarea 2 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Links (Subarea C of the Pinnacle Club PUD)

VIII. Homeowner's Association. The entire 32 acre site will be annexed to the Pinnacle Club Homeowner's Association which shall maintain the common areas and *private/public* reserves including but not limited to entrance features, ~~and~~ landscaping *and street trees* as set forth on the approved Development Plan *and a memorandum of understanding shall be executed with the Pinnacle Club Homeowners Association to memorialize the conveyance of the maintenance responsibility/authority of the new amenities.* Pinnacle Land Holdings LLC shall have architectural approval authority for homes built in Subarea 1, *and a memorandum of understanding will be executed to memorialize the architectural review and authority for the review of Subarea 1.* ~~and~~ Schottenstein Homes shall have architectural approval authority for homes built in Subarea 2 *as outlined in Section X (B)(5) of the zoning text, until such time as such authority is assigned to the Pinnacle Club Homeowner's Association.* ~~by them, respectively.~~

IX. GENERAL REQUIREMENTS.

A. Streets / Sidewalks

1. Pavement Width. Streets shall have a minimum right-of-way width of 5060 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.
2. Front Walks. Four foot wide concrete sidewalks shall be installed in frontages of all homes. Sidewalks ~~do not have to be installed along open space areas except as shown on the development plan~~ shall be installed along all proposed public roadways.
3. Service Walks. All homes shall have brick paver walks from the driveway to the front door of the house.

B. Landscaping.

1. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be approved with the final development plan. Sod shall be used at the entrance features and the area to be sodded shall be approved by the Service Director or his designee.
2. Street Trees. Street trees shall be 2.5 to 3.5" caliper at planting and planted 35' on center. The care, replacement and maintenance of the street trees shall be handled by the lot owner. This street tree obligation shall be in lieu of the owner and/or

builder's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(B) of the zoning code.

3. Existing trees. No trees within areas designated as reserves shall be removed except for dead and dying trees and those that must be removed for the construction of underground utilities. With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the trees and these areas will be protected with snow fence during construction.
  4. Landscape Buffers. Reserve B is currently wooded. If necessary, additional evergreen and deciduous trees will be planted in reserve B where existing trees are sparse in order to achieve 75% opacity within 3 years.
  5. Tree Preservation Area. In addition, many portions of the perimeter of the property are wooded. As shown on the development plan a 30 foot tree preservation area shall be established along a portion of the current northern boundary of the Property. A 20 foot tree preservation area shall be established on the rear of all lots and reserves that the rear boundary of which is the current eastern, western and southern boundary of the property. No trees shall be removed from the aforesaid tree preservation areas except for removal of dead trees (as confirmed by the City's Urban Forester) and/or construction of underground utilities. Heavy construction equipment must be kept away from the tree preservation areas with exception for the construction underground utilities. Boundaries for heavy construction equipment shall be determined by the City's Urban Forester and shall be protected with snow fence during construction.
  6. Grass. All residential lots shall be sodded and seeded in compliance with Section 1136.11 of the City Code.
  7. Service Structures. Service structures shall be screened in compliance with Section 1136.08 of the City Code.
- C. Lighting. Decorative street lighting will be installed on alternating sides of the street. Designs will be submitted and approved as part of the development plan approval.
- D. Pools. No above ground swimming pools shall be erected or permitted.
- E. Mailboxes. Each home will have the same style pole mounted mailbox. Design will be submitted and approved as part of the development plan approval.
- F. Fences. Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening for the purpose of providing privacy, not exceeding 5' in height, shall be permitted to be installed around patios located immediately adjacent to dwellings. Fences not exceeding 4' in height are permitted along rear yard lines and side yard lines behind the rear elevation of the home.

## X. SUBAREA REQUIREMENTS

### A. Subarea 1.

1. Intent. The intent of this subarea is to provide housing choices that are similar in design, character and size as those found along Pinnacle Club Drive (in The Estate section of Pinnacle Club). As such all homes are to incorporate the same quality of design, detail and level of exterior finishes.
2. Permitted Uses. Single family residential use shall be permitted within this subarea. Subarea 1 consists of 7.93 acres containing no more than 14 single-family lots and homes are to be built by custom builders or by Schottenstein Homes (SH).
3. Lot Size. Lot sizes shall be a minimum of 95 feet wide at the building line and 130' deep. No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 95 feet of frontage at the building line.
4. House Sizes: The minimum house size in Subarea 1 shall be 3,000 square feet, excluding garage and basement areas.
5. Yard Dimensions.
  - a. Front Yard. The front yard building setback shall be a minimum of 25 feet.
  - b. Rear Yard. The minimum required rear yard shall be 35 feet.
  - c. Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.
6. Site and Building Design.
  - a. Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged to reflect a continuity of materials and architectural design for all elevations. Natural materials including wood, brick, stone, stucco, and hardy plank will be required. Vinyl siding shall not be permitted.
  - b. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
  - c. Roof. All roof pitches must fall within the range of 6/12 – 12/12 with the exception of porch roof pitches which may not be less than 4/12. The roof material will be dimensional architectural shingles.
  - d. Driveways. Driveways shall be constructed of brick, concrete pavers, or stone. Brick, pavers, and stone colors should coordinate with the architecture of the residence. Concrete used as borders, bands, or with special finish may be used.
  - e. Detached Structures. Detached structures of any type shall be designed to integrate with the architectural style of the home. They shall be located within the building setbacks and screened to insure privacy. Detached structures include: garages, greenhouse, gazebo, trellis/arbor, play equipment. Storage sheds will be discouraged.
  - f. Outdoor Space. Decks will be discouraged. Patio treatments of pavers or the like should be utilized.
  - g. Garage Doors. Garage doors shall be de-emphasized and shall blend with the design character and color of the house. Garage doors shall be of one color and constructed of wood or wood-based or vinyl materials.

## B. Subarea 2.

1. Intent. The intent of this subarea is to provide housing choices that are similar in design, character and size as those found west of the Woods, located on the south side of Pinnacle Club Drive (in Section 6 of the Pinnacle Club Drive subdivision). As such all homes are to (at minimum) incorporate the same quality of design, detail and level of exterior finishes. *Building design standards for Subarea 2 shall be regulated by Section X(B)(5) of this zoning text.*
2. Permitted Uses. Single family residential use shall be permitted within this subarea. Subarea 2 consists of 16.49 acres containing 52 single-family lots.
3. Lot Size; House Size
  - a. Lot Size. Lot sizes shall have a minimum of 70' width at the building line and a minimum lot depth of 120'. Twenty five percent (25%) of the lots shall have a minimum 80' width at the building line.
  - b. House size. Homes shall be a minimum of 1,800 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 2,000 square feet in size.
4. Yard Dimensions.
  - a. Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.
  - b. Rear Yard. The minimum required rear yard shall 20 feet.
  - c. Side Yard. The side yard setback shall be a minimum of 6 feet. Chimneys and bay windows may encroach into the required side yard areas.
5. Building Design.
  - a. Materials. All exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea 2 shall be brick or stone. At least 50% of the homes shall have brick or stone on its front facade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors shall be excluded from the calculation.) Windows on the front of each home will have shutters or 1' x6' trim board around the perimeter of the window.
  - b. Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.
  - c. Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The main pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
  - d. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building

e. Garages. All homes shall have either a two- car or three- car garage.

pinnacle-fifth.red.txt (nct)  
3/6/15 S:Docs/s&htexts/2015

## ORDINANCE C-17-15

### AN ORDINANCE FOR THE REZONING OF 1342 HOLTON ROAD FROM SF-1 TO PUD-R WITH ZONING TEXT

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WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on March 3, 2015, with the following stipulations:

1. Section IX(A)(1)(Pavement Width) shall be amended to state that the minimum right-of-way width shall be 60';
2. Section IX(A)(2)(Front Walks) shall be amended to remove "Sidewalks do not have to be installed along open space areas except as shown on the development plan." Sidewalks shall be installed along all proposed public roadways, even within open space areas;
3. Section X(A)(3)(Lot Size) shall be amended to state "No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 95 feet of frontage at the building line.";
4. Building design standards for Subarea 2 shall be regulated by Section X(B)(5) of the Zoning Text;
5. The applicant shall execute and record a Memorandum of Understanding with Pinnacle Land Holdings LLC to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowner's Association;
6. The applicant shall execute and record a Memorandum of Understanding with Pinnacle Land Holdings LLC to memorialize the architectural review and authority for Subarea 1;
7. The care, replacement, and maintenance of street trees shall be handled by the Homeowner's Association.

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R w/Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

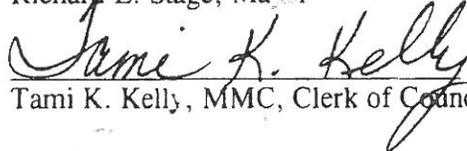
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

  
Ted A. Berry, President of Council

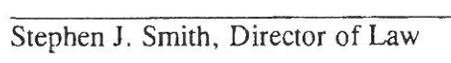
Passed: 05-04-15  
Effective: 06-03-15

  
Richard L. Stage, Mayor

Attest:

  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

  
Stephen J. Smith, Director of Law

LIST OF NAMES AND TAX MAILING ADDRESSES:

BEDGOOD HARRY B  
4852 MCNULTY ST  
GROVE CITY 43213

YAMOKOSKI ALEXIS  
BANK UNITED FSB  
7815 NW 148<sup>TH</sup> ST  
MIAMI LAKES FL 33016

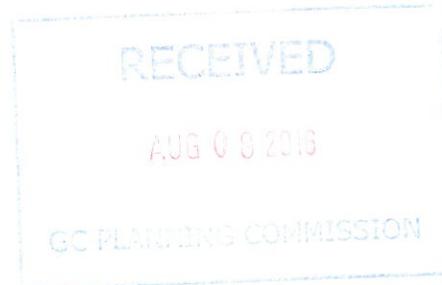
ADAM J HYER  
MELISSA S HYER  
CCO MORTGAGE  
6053 S FASHION SQUARE DRIVE STE 99  
SALT LAKE CITY UT 84107

TODD JONES  
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HUNTINGTON MORTGAGE CORP  
PO BOX 182661  
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JUANITA VARGAS  
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NIKUNJ PATEL  
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1 HOME CAMPUS  
DES MOINES IA 53028



ROBY SCHOTTKE  
TWINKLE SCHOTTKE  
BAC TAX SERVICES CORP  
TX-975-02-01  
2375 N GLENVILLE DRIVE  
RICHARDSON TX 75082

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LINDA RALPH  
PHH MORTGAGE CORP  
95 METHODIST HILL DRIVE STE 100  
ROCHESTER NY 14623

KERRY DONAHUE  
TIMOTHY DONAHUE  
INFO-PRO MORTGAGE SERVICES CORP  
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FOND DU LAC WI 54935

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KELLY CHANDLER  
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DANIEL SMITH  
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MAC X2302-04D  
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