



Engineers, Surveyors, Planners, Scientists

August 31, 2016

Ms. Kimberly Shields, AICP
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Subject: Woodside at Holton Run
Control Number: #201608050054
Review Response Letter #1



Dear Ms. Shields,

We have summarized the comments and provided our response. The materials have been updated to address the comments as follows:

General Comments

1. In addition to the provided adjacent property owner information, the tax mailing addresses of all adjacent properties should be provided.

Response: We have provided an updated owners list to include the tax mailing addresses.

2. The development standards text submitted with the preliminary development plan needs to be submitted with revised materials and will be approved with the requested zoning application. The text should be retitled as the Zoning and Development Standards Text.

Response: The text has been retitled as the Zoning and Development Standards Text.

3. A "General Provisions" section should be added to the zoning text. Recommended wording for this section is stated below:

Response: We have added a General Provision section to the text. The following information is included and labeled as Section IV.

- a. The provisions outlined within these Zoning and Development Standards shall apply to the 14.5+ acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning and Development Standards text do not address such matters.
- b. For the purposes of this Zoning and Development Standards Text, the terms and words

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contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied." In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.

- c. All provisions of this Zoning and Development Standards 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 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.
 - d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility between uses within or in proximity of the Property.
4. A "Uses" section should be added to the text. Recommended wording for this section is stated below:

Response: We have added "Uses" to the Development Standards in Section II of the text. The following information is contained within it.

- a. The development shall contain a maximum of 56 detached, ranch-style condominium homes and a community clubhouse.
- b. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

Please let me know if you have any questions and/or comments.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Linda M. Menerey, PLA, ASLA
Sr. Landscape Architect, Associate

cc: Jim Lipnos, Homewood Corporation

Enclosed: 20 copies

INTRODUCTION:

The Homewood Corporation is submitting this application for the rezoning of 82.6 acres from SF-1 to PUD-R. The proposed development shall include single-family homes, condominium homes and open space areas. **Deviations for the standards, requirements, and uses set forth herein as well as the Zoning Codes may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility between uses within or in proximity of the property.**

The project includes a Collector Road that begins at the west property line along Harrisburg Pike and continues to the southeast property line. This collector will be extended through the adjacent property to the east for a future connection with Haughn Road. This Collector Road will allow the City to achieve a major east-west connection as identified in the City's Thoroughfare Plan. This Collector is intended to be extended by the City to the west and north with an ultimate future connection at the intersection of Rensch and Demorest Roads.

The applicant, in cooperation with Grove City Department of Development, will provide a landscaped boulevard entrance for the first 500' of the Collector Road (Demorest Drive). This boulevard will have an entry feature identifying the development as well as a sign requested by the City to indicate this as the southern gateway to Grove City.

The project includes two vehicular connections to the Hoover Park Subdivision, two stub streets to undeveloped land to the south/southwest and two stub streets to the Southern Grove Subdivision. These are critical for maintaining connectivity between neighborhoods and for fire protection.

The project provides for extension of water lines to the Southern Grove Subdivision and to the western terminus of Mayfair Drive. This is critical for fire protection to these areas, which are currently in the township. A fire hydrant shall also be provided by the developer on this property at the terminus of Southern Grove Drive.

Permitted Uses

Single Family (67.5 ± Acres)

The single-family portion of this PUD-R zoning consists of a maximum of 159 single-family lots on 67.5 acres at a density of approximately 2.4 units an acre. Any open space, entry features, and common areas shall be owned, maintained and repaired by a Homeowner's Association. Minimum building floor area for ranch, 1 ½, and two-story homes shall be approved as part of the Development Plan approval process. All model homes shall be a minimum of 2,000 sq. ft. of building floor area. At least 93% of all lots shall have 80' of frontage. In no case shall a lot have less than 75' of frontage. None of

the lots are less than 10,000 square feet and the average lot size for all lots is approximately 12,500 square feet.

Reserve A (Condominium-Housing) (14.5 ± Acres)

Reserve A shall consist of ~~84~~ **a maximum of 56 detached, ranch-style** condominium-housing units **and one clubhouse** on approximately 14 acres. All streets will be private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are to be provided by a condominium association.

Owners will be purchasing individual dwelling units and the condominium association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to any common area. Minimum square footages shall be 1,400 for **all ranch** units, ~~1550 for story and a half unit, and 1600 for two story units.~~ Furthermore, all units shall have a **either a one or** two car attached garage. All buildings will have a unified residential scale appearance. ~~Basements will be offered as an option to buyers during the building process.~~ The open space and all landscape buffers, ponds and other features shall be owned by the condominium association as common property. Maintenance and repair of common areas, including landscaping, private roadway and entrance features, shall be the responsibility of the condominium association. Landscaping shall, at a minimum, comply with the City's landscape code.

Notice is hereby given that the 14.5 ± acres shall follow all provisions of Section 1135.14 of the Codified Ordinances of the City of Grove City including 1135.14 (a) (5).

Penalty

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, or itself, its successors and assigns, including successors owners of the Property, do hereby agree to abide by the above restrictions and conditions contained in this Text.

RECEIVED

AUG 05 2016

GC PLANNING COMMISSION

ZONING DESCRIPTION
14.44 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in ~~Virginia Military~~ Survey 1383, being part of that 50.060 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200908040113907 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northerly common corner of said 50.060 acre tract and Lot 48 of that subdivision entitled "Holton Run Section 2", of record in Plat Book 108, Page 57 and in the southerly right-of-way line of Edgarton Drive, of record in Plat Book 108, Page 57;

Thence with the arc of a curve to the right, with said southerly right-of-way line, having a central angle of $50^{\circ} 30' 05''$, a radius of 420.00 feet, an arc length of 370.19 feet, a chord bearing of North $67^{\circ} 26' 36''$ East and chord distance of 358.33 feet to a point of tangency;

Thence South $87^{\circ} 18' 21''$ East, a distance of 227.20 feet to a point of curvature;

Thence with the arc of a curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius of 180.00 feet, an arc length of 282.74 feet, a chord bearing of North $47^{\circ} 41' 39''$ East and chord distance of 254.56 feet to a point of tangency;

Thence North $02^{\circ} 41' 39''$ East, a distance of 15.00 feet to a point;

Thence South $87^{\circ} 18' 21''$ East, a distance of 139.16 feet to a point;

Thence South $02^{\circ} 01' 50''$ West, a distance of 881.72 feet to a point;

Thence North $87^{\circ} 04' 44''$ West, a distance of 256.79 feet to a point;

Thence South $79^{\circ} 48' 14''$ West, a distance of 128.45 feet to a point;

Thence South $47^{\circ} 20' 44''$ West, a distance of 148.95 feet to a point;

Thence with the arc of a curve to the left, having a central angle of $21^{\circ} 53' 15''$, a radius of 935.00 feet, an arc length of 357.18 feet, a chord bearing of North $57^{\circ} 55' 31''$ West and chord distance of 355.01 feet to a point of reverse curvature;

Thence with the arc of a curve to the right, having a central angle of $26^{\circ} 00' 00''$, a radius of 465.00 feet, an arc length of 211.01 feet, a chord bearing of North $55^{\circ} 52' 08''$ West and chord distance of 209.20 feet to a point;

Thence North $47^{\circ} 07' 52''$ East, a distance of 100.00 feet to a point;

Thence North $41^{\circ} 48' 34''$ East, a distance of 80.35 feet to a point;

Thence North $31^{\circ} 36' 09''$ East, a distance of 83.03 feet to a point;

Thence North $31^{\circ} 36' 09''$ East, a distance of 83.03 feet a point;

Thence North $42^{\circ} 52' 08''$ West, a distance of 150.00 feet to the POINT OF BEGINNING, containing 14.44 acres, more or less.

This description is for zoning purposes only and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

PROPERTY OWNERS

Parcel Id	Subcondo	Owner Name 1	Owner Name 2	Property Address	Owner Address	Owner City	State	Zip	Tax Bill Name 1	Tax Bill Name 2	Tax Bill Mailing Address	Tax Bill City	Tax Bill State	Tax Bill Zip
040-013601-00	HOLTON RUN SEC 2	ASH VERNON S JR	ASH RENEE A	4769 EDGARTON DR	4769 EDGARTON DR	GROVE CITY	OH	43123	LIBERTY SAVINGS BANK-REO		3435 AIRBORNE RD STE B	WILMINGTON	OH	45177-8951
040-013606-00	HOLTON RUN SEC 2	BOYCE JOHN T JR	BOYCE GANIKA S	4836 EDGARTON DR	4836 EDGARTON DR	GROVE CITY	OH	43123	WELLS FARGO REAL ESTATE	MAC X2302-04D	1 HOME CAMPUS	DES MOINES	IA	50328-0001
040-010990-00	HOOVER PARK SEC 5	BOYDSTUN DEVON S	BOYDSTUN NATASHA V	3439 NATALIE DR	3439 NATALIE DR	GROVE CITY	OH	43123	HUNTINGTON MORTGAGE CORP		P O BOX 182661	COLUMBUS	OH	43218-2661
040-013599-00	HOLTON RUN SEC 2	BUCK ROLAND G		4789 EDGARTON DR	4789 EDGARTON DR	GROVE CITY	OH	43123	UNION SAVINGS BANK	ESCROW DEPT	8534 E KEMPER RD FL 2	CINCINNATI	OH	45249-3701
040-013590-00	HOLTON RUN SEC 2	CARPENTER CHRISTOPHER J	CARPENTER TRACI E	3535 OMAHA CT	3535 OMAHA CT	GROVE CITY	OH	43123	CHRISTOPHER J CARPENTER	TRACI E CARPENTER	3535 OMAHA COURT	GROVE CITY	OH	43123-8294
040-011031-00	HOOVER PARK SEC 5	CITY OF GROVE CITY		4656 EDGARTON DR	4035 BROADWAY	GROVE CITY	OH	43123	CITY OF GROVE CITY	DEPT OF FINANCE MUNICIPAL	4035 BROADWAY	GROVE CITY	OH	43123-3001
040-013603-00	HOLTON RUN SEC 2	CLARK JASON LUKE	CLARK TABITHA GALE	4749 EDGARTON DR	4749 EDGARTON DR	GROVE CITY	OH	43123	CORELOGIC		2500 WESTFIELD DR STE 120	ELGIN	IL	60124-7836
160-002392-00	MAYFAIR PARK NO 2 SEC 3	COURTRIGHT MICHAEL L	COURTRIGHT JEAN A	4277 MAYFAIR CT	4277 MAYFAIR CT	GROVE CITY	OH	43123	MICHAEL L COURTRIGHT	JEAN A COURTRIGHT	4277 MAYFAIR CT S	GROVE CITY	OH	43123-9602
040-014875-00	CLAYBROOKE CROSSING SEC 5 PT 2	DOTTERER RANDALL W		3390 BELGREEN DR	3390 BELGREEN DR	GROVE CITY	OH	43123	M & T BANK/REO	DFW 5-4	1500 SOLONA BLVD BLDG 1	ROANOKE	TX	76262-1720
040-013602-00	HOLTON RUN SEC 2	JENNINGS JANET R		4759 EDGARTON DR	4759 EDGARTON DR	Grove City	OH	43123	BAC TAX SERVICE CORP	TX-975-02-01	2375 N GLENVILLE DR	RICHARDSON	TX	75082-4315
040-013597-00	HOLTON RUN SEC 2	JOHNSON CHRYSAL R	JOHNSON CHAD M	3530 OMAHA CT	3530 OMAHA CT	GROVE CITY	OH	43123	UNION SAVINGS BANK	ESCROW DEPT	8534 E KEMPER RD FL 2	CINCINNATI	OH	45249-3701
160-002268-00	MAYFAIR PARK NO 2 SEC 2	KULP JASON T	KULP TRACEY L	3924 MAYFAIR DR	3924 MAYFAIR DR	GROVE CITY	OH	43123	HUNTINGTON MORTGAGE CORP		P O BOX 182661	COLUMBUS	OH	43218-2661
040-013598-00	HOLTON RUN SEC 2	LESIAKSEK ROBERT J		4799 EDGARTON DR	4799 EDGARTON DR	GROVE CITY	OH	43123	CAPITAL REAL ESTATE TAX		316 1/2 S MAIN ST STE 201	ROYAL OAK	MI	48067-2637
040-013609-00	HOLTON RUN SEC 2	LOCKHART MARK S	LOCKHART DEBORAH A	5131 DEMOREST DR	5131 DEMOREST DR	GROVE CITY	OH	43123	NO LISTING					
160-002393-00	MAYFAIR PARK NO 2 SEC 3	MCBEE JOHN E & DOREEN E		4285 MAYFAIR CT	4285 MAYFAIR CT S	GROVE CITY	OH	43123	JOHN E MCBEE	DOREEN E MCBEE	4285 MAYFAIR CT S	GROVE CITY	OH	43123-9602
160-002394-00	MAYFAIR PARK NO 2 SEC 3	PEARCE GARY A & CYNTHIA A		4280 S MAYFAIR CT	4280 MAYFAIR CT	GROVE CITY	OH	43123	GARY PEARCE	CYNTHIA PEARCE	4280 MAYFAIR CT S	GROVE CITY	OH	43123-9602
160-002271-00	MAYFAIR PARK NO 2 SEC 2	PHILLIPS MICHAEL A		3927 MAYFAIR DR	3927 MAYFAIR DR	GROVE CITY	OH	43123	CITI MORTGAGE INC		95 METHODIST HILL DR	ROCHESTER	OH	14623-4280
040-013605-00	HOLTON RUN SEC 2	PRATT EMMIS C	PRATT JANETTE L	4826 EDGARTON DR	4826 EDGARTON DR	GROVE CITY	OH	43123	LOANCARE SERVICING CENTER		3637 SENTARA WAY	VIRGINIA BEACH	VA	23452-4262
040-013607-00	HOLTON RUN SEC 2	THORNTON JEFFERY A		4846 EDGARTON DR	4846 EDGARTON DR	GROVE CITY	OH	43123	LERETA		1123 PARK VIEW DR	COVINA	CA	94724-3748
040-013604-00	HOLTON RUN SEC 2	TOLAR ROBERT R JR TR	TOLAR PAIGE L TR	4729 EDGARTON DR	4729 EDGARTON DR	GROVE CITY	OH	43123	UNION SAVINGS BANK	ESCROW DEPT	8534 E KEMPER RD FL 2	CINCINNATI	OH	45249-3701
040-013608-00	HOLTON RUN SEC 2	WHEELER AMY	HOWENSTINE JOHN H	4856 EDGARTON DR	4856 EDGARTON DR	GROVE CITY	OH	43123	CHASE HOME FINANCE LLC		1500 SOLONA BLVD BLDG 1	ROANOKE	TX	76262-1720
040-013600-00	HOLTON RUN SEC 2	WILLIAMS ROBERT E JR	WILLIAMS CARLA A	4779 EDGARTON DR	4779 EDGARTON DR	GROVE CITY	OH	43123	MIDLAND MORTGAGE		11001 N ROCKWELL AVE	OKLAHOMA CITY	OK	73162-2722