



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



Engineers, Surveyors, Planners, Scientists

July 26, 2016

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

Subject: Woodside at Holton Run
Application Control #201606270042

Dear Ms. Shields,

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

General Comments

1. Recent developments with similar style housing was approved at a lower density than what is proposed. Although the density of the proposed development is lower than previously approved for the site, staff recommends lowering the density to approximately 3.3 dwelling units per acre.

Response: The original zoning for the property was for 84 units at a density of almost six dwelling units per acre. With this application, the unit count and density have been reduced by a third – 56 units and a density of 3.88 du/ac. The amount of open space has also been increased.

2. To create a more centralized, usable open space for residents, Buildings 8, 44, and 56 should be removed and a sidewalk should be installed through this open space connecting the clubhouse area to the existing bike trail.

Response: The proposed open spaces include the tree preserve and a community club house area. With this being a condominium development additional common open space is woven throughout the development but is not included in the overall open space number. The removal of buildings 8, 44 and 56 to facilitate a sidewalk would encourage walking through rear/side yards, adjacent to the more private spaces of the homes. We believe the removal of these buildings is not necessary since the clubhouse is placed in a central location that is easily accessible to all residents by foot, bicycle or vehicle via roads and sidewalks with the proposed development. The farthest walk for any resident is about 600 feet to the clubhouse or tree preserve using the sidewalks.

- c. Shingles should be dimensional architectural shingles.

Response: "Dimensional" has been added to the asphalt shingle description in the text.

- d. 0.040" vinyl should be limited to building accent, not a primary material

Response: In the text, vinyl and has prohibited on front or side elevations that are immediately adjacent to the interior private streets.

9. A "Diversity" section should be added to the development standards text, similar to that found in the Holton Run development text, requiring adjacent buildings to utilize different designs, design elements, and materials to prevent excessive duplication of any particular home style.

Response: A diversity section has been added to the text.

10. Proposed and existing easements should be shown and labelled and include platted easements for Holton Run Section 2 where the existing bike path is located. The final development plan for Holton Run included a 40' waterline easement between Edgerton Drive and Mayfair Drive.

Response: The easements have been shown and labeled.

11. The sanitary connection alignment shown on sheets 3 and 4 differs from the sanitary sewer construction drawing for Claybrooke Crossing Sections 6-1 and 6-2 (Revision #4, 8/10/15).

Response: The future sanitary sewer alignments as shown on the Claybrooke Crossing Sections 6-1 and 6-2 (Revision #4, 8/10/15) were for conceptual purposes only. The final design of the sanitary sewer alignment is to be completed with Woodside at Holton Run development. The proposed Holton Run sanitary sewer necessary to service this development, as well as the future section of Holton Run, will connect to Manhole #3 of the Claybrooke Crossing construction plans. The design for the proposed sanitary sewer will be further defined within the Development Plan and Final Engineering Construction Drawing process.

12. Please be advised that the existing Storm Basin will need to be upgraded as necessary to present Grove City/Ohio EPA standards. Construction drawings for Holton Run Section 3 (construction has been finalized) has a note stating that aerators/fountains will be installed with Holton Run Section 5 (future project) since there is not electric service in the area of the pond. It is our understanding aerators/fountains will be included as part of this project instead of Holton Run Section 5.

Response: The existing stormwater basin currently provides the necessary stormwater management for the site, both during construction and post construction. The intent of the overall project for the Holton Run development was that the existing basin be finalized during the construction of Section 5 with the lots, roadway and utilities adjacent to the basin.

WOODSIDE
at
HOLTON RUN

14.5± ACRES

DEMOREST and EDGARTON DRIVES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

Homewood Corporation
2700 E. Dublin Granville Road
Columbus, OH 43231

DEVELOPMENT
STANDARDS
TEXT

June 27, 2016
Revised July 26, 2016

8. All units shall be single story living with a minimum size of 1,400 square feet.
9. Minimum exterior materials shall include but not be limited to:
 - a. 25 year dimensional asphalt shingles.
 - b. Metal accent roofing is allowed and must be a muted color.
 - c. Minimum .040" vinyl, wood/engineered wood, brick, stone, stucco stone or fiber cement products. Styles to include lap, board and batten or shake siding
 - d. Vinyl will be prohibited on front elevations and side elevations that are immediately adjacent to the interior private streets.
 - e. Gutters: aluminum
 - f. Trim material of vinyl, aluminum, wood/engineered wood or fiber cement products
 - g. Entry Door: Therma Tru steel or fiberglass Builder Series or equal
 - h. Windows: Wood, vinyl clad or vinyl single hung, double hung or casement windows. Fixed accent windows are permitted
 - i. Garage Doors: Steel insulated or uninsulated
 - j. Soffit and Fascia: Vinyl/aluminum, wood/engineered wood or fiber cement products.
 - k. Diversity: Architectural elements will be used to differentiate a unit from the units on adjacent sides and across the street. Architectural elements include, but are not limited to, colors, dormers and style of dormers, window styles and placement, porch elements and roof lines.

Sidewalks shall be provided internal to the community on one side of the street with accessible ramps at appropriate street crossings to facilitate pedestrian access within the community, to the Community Building and to the public sidewalks and path on the perimeter.

All attempts will be made to preserve existing trees and vegetation along the shared property edge unless impacted by grading, drainage and extension of utilities as required. A wooded area of approximately 3.1 acres located in the northeast quadrant of the site shall be maintained as a tree preservation area. This area will be offered to the City of Grove City for ownership.

A condominium association will be formed for the neighborhood. The Association's responsibilities will include the maintenance the building exteriors, private road, entrance features, landscaping and the maintenance and care of reserves as set forth on the Development Plan.

Swimming pools, sheds and antennas are prohibited, however, satellite dishes under 24" in diameter are permitted.

The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.



Engineers, Surveyors, Planners, Scientists

Utility Feasibility Summary
Woodside at Holton Run
City of Grove City, Franklin County
06/27/16

The following is a summary of the proposed utilities:

Sanitary Sewer

Proposed sanitary sewer will serve all proposed buildings including the clubhouse. The proposed sanitary sewer is anticipated to connect to the existing 8" sanitary sewer to the southeast within the Claybrooke Crossing subdivision

Water

A 12" public waterline will be extended down the south side of the proposed Demorest Road extension along the Holton Run Condo frontage. A private water system is proposed to serve all buildings including the clubhouse. The private water system will tap into the existing 12" water main located along the south side of Edgarton Drive on the North side of the site and pass through a master meter for the site.

Storm Water

The proposed site is tributary to the existing basin located to the southeast that was constructed with the Holton Run Phase 1 subdivision. The existing basin will provide for stormwater detention and water quality for the site. Proposed storm sewer will be extended throughout the site and will route the stormwater to the existing basin.

Private Utilities

Electrical service is available from American Electric Power, communications services are available from AT&T, and natural gas service is available from Columbia Gas of Ohio. They will be extended to the site from existing nearby locations.

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