



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
September 6, 2016 1:30pm

8. APPLICATION: The Woods of Pinnacle | Method of Rezoning (PUD-R, Text Amendment)

Project Number: 201608080055
Location: South of Pinnacle Club Drive, East of McNulty Street (040-015497)
Zoning: PUD-R
Proposal: An amendment to the zoning text for The Woods of Pinnacle to modify the permitted building materials for Subarea 2
Applicant: Hanna Coppel, Schottenstein Homes, 140 Mill Street, Suite A, Gahanna, OH 43230

Relevant Code Section(s):

- 1135.14 Zoning District Regulations – Planned Unit Development District
- C-17-15 The Woods of Pinnacle PUD-R Zoning Text

Project Summary

The applicant is requesting approval of a Zoning Text Amendment for The Woods of Pinnacle to add options for exterior materials for homes in Subarea 2 of the development. The purpose of the amendment is to allow for darker colored double 4” vinyl siding to be utilized on homes in the development. The applicant has indicated that these colors are no longer manufactured in traditional beaded lap vinyl siding, due to maintenance problems, but are very popular in new homes. The proposed amendment will only affect section X(B)(5) of the zoning text.

Review of Proposed Changes:

The applicant is proposing to make the following changes to the Woods of Pinnacle Zoning Text:

B. Building Design

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

- 1. Double 4” vinyl siding with 0.044 gauge or greater in a limited darker color palette (graphite, slate, dark red, espresso, dark blue, or a comparable equal)**
- 2. Traditional beaded lap profile vinyl siding with .044 gauge or greater and ~~or~~**
- 3. 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 façade ranging from 15% to 100% of the front building elevations (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.

Recommendation

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