



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

November 8, 2016 1:30pm

## **13. APPLICATION: Trail View Run | Preliminary Development Plan**

Project Number: 201610040071

Location: 1399 & 1421 Borrer Road

Proposal: A preliminary development plan for 82 single family homes and 53 detached condominium units

Applicant: Karl Billisits, Harmony Development Group, 3650 Olentangy River Road, Suite 401, Columbus, OH 43214

### **Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

### **Project Summary**

The applicant is requesting approval of a preliminary development plan for a new residential subdivision that will include 82 single family home properties and 53 detached condominium homes. Planning Commission indefinitely postponed the originally submitted Preliminary Development Plan for this subdivision at the May 3<sup>rd</sup> 2016 meeting. The stipulations originally recommended were to reduce the density to more closely resemble the adjacent residential subdivision (Grant Run Estates), create more usable greenspace on the site, incorporate small visitor parking areas throughout the development, and that a note that a traffic impact study was needed as part of the future rezoning of the property. The application has been revised to reduce the amount of properties for condominium units from 91 to 53 units and has increased the single family home lots from 55 to 82 lots.

The site for the development was annexed into the city in March of 2016 with C-08-16. The applicant will be requesting a PUD-R zoning for the property after the review of the proposed preliminary development plan. A preliminary zoning text has been submitted for review and will be formally reviewed upon submittal of a rezoning application.

### **Site Plan**

The 51.2-acre site is proposed to have two entrances – one off Borrer Road and another off Hemetite Drive. Public roads within the development are proposed to be 26 feet wide with 50-foot wide right-of-ways. Trailview Run Drive, acting as the main point of access to the development from Borrer Road is proposed to be 32 feet wide with a 60-foot-wide right-of-way. Detached condominium units will primarily be accessed from private roadways located off an extension of Hemetite Drive.

Staff has concerns with the limited connectivity in the subdivision and feels that a number of changes should be made to accommodate better connectivity. As part of the administrative review letter (dated October 26<sup>th</sup>), staff recommended a number of changes to the proposed

roadway network, which have not been addressed. Furthermore, the proposed streets do not meet the pavement width or right-of-way requirements for public residential streets.

Additionally, staff has concerns about the impact of the proposed development on Borrer Road, currently only 19' wide. A traffic impact study needs to be submitted to determine the potential impacts to the surrounding roadway network and the Borrer Road corridor. Noting that a number of existing structures lie close to the Borrer Road right-of-way, staff has concerns regarding the feasibility of widening the roadway to accommodate traffic generated by the proposed development.

A total of 135 units are proposed on the site. 82 lots will be for single family homes that will utilize requirements for the R-1b district, the zoning of the adjacent Grant Run Estates Subdivision to the west. All single family lots should conform to the minimum square footage for the R-1b district with an 8,400 square foot minimum. Some of the proposed single family home lots are below this square footage. To more effectively transition between the Grant Run subdivision to the west and the rural lots to the east, staff believes the overall size of lots should be increased.

53 of the proposed units will be condominiums. Staff feels that the condominium units create a higher density than the surrounding subdivisions in the area and that the entire development should be single-family lots.

Based on the number of units proposed in the development, 6.9 acres of open space is required on the site. Materials indicate that 15.44 acres of gross open space is provided on the site, but much of this is in the floodplain and stormwater ponds. Section 1101.09 states that dedicated open space shall be exclusive of entrance features, areas without recreational amenities and areas within the floodplain. Additionally, only 15% of the required open space is permitted to be held in stormwater retention area. Land containing overhead utilities and/or easements may be used to meet open space requirements, but only if approved by Planning Commission and City Council. When areas contained in the floodplain, stormwater ponds and entry sign are removed, materials indicate that 6.75 acres remain in net open space. 1.5 acres of this land is within the electric easement running through the center of the site. Staff does not support counting this (1.5 acres of) land towards effective open space and believes that additional open space should be located elsewhere on the site.

Two stormwater retention ponds have been proposed, one shown in the parkland area to the south and the second shown in the electrical easement area in the center of the development. Staff has concerns that the proposed stormwater ponds do not meet the Grove City Pond Design Standards per the Stormwater Design Manual.

### Landscaping

The applicant has indicated their intent to preserve the tree line along the western property boundary. There will be 20 feet added to the rear of these lots that will either be deeded or restricted as a no disturb zone to allow for the preservation.

The preliminary zoning text submitted with the application states that the future Homeowners Association for the area will maintain street trees. This text will need to be amended to match street tree requirements of section 1136.09 which requires the developer pay an urban forestry fee and that street trees be planted and maintained by the city.

A more detailed landscape plan will be required for the Development Plan approval along with an inventory of all of the trees 6" caliper or larger that currently exist on the property.

## Parking

All proposed units, single family lots and condominiums, will have two-car garages with two additional parking spaces in the driveway. A small parking lot with seven visitor parking spaces has been proposed off of Street C. Staff is supportive of having the visitor parking lot remain as proposed in order to create a trailhead for the proposed open space to the south.

## Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Can Be Met:** Although staff is supportive of the general use of a residential development on the site, staff feels that the subdivision should consist only of single family homes to more closely match the character of adjacent subdivisions and rural properties.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Not Met:** Much of the proposed open space on the site is contained in the floodplain, in stormwater ponds and within electrical easements. Staff does not believe that sufficient open space is proposed to balance the amount of proposed open space with no recreational amenities.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Not Met:** The proposed single family homes are in conformance with the surrounding density, however staff feels that the proposed condominiums create too dense of a development for the area.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Not Met:** Staff believes the area of the proposed development is intended for residential use; however, staff is not supportive of condominiums or other multi-family housing on the property.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Not Met:** Staff has concerns with the amount of connectivity provided and width of the streets provided. Coggan Drive should be extended to provide another connection to a public road. Streets within the subdivision should be extended to provide more connectivity within the proposed development. Furthermore, staff has concerns about the impact the proposed development will have on Borrer Road and the surrounding roadway network. Given the location of existing structures along Borrer Road and the alignment of the right-of-way, staff has concerns

regarding the feasibility of widening the roadway to accommodate traffic generated by the proposed development.

**(6) Existing and proposed utility services are adequate for the proposed development.**

**Finding Can Be Met:** A preliminary utility plan has been submitted for the development, and staff has requested additional information and revisions. These include providing fire hydrant locations, showing the location of storm sewers, looping water lines at cul-de-sacs, and providing easements for waterlines and sanitary sewer lines outside of the right-of-way.

**(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Can Be Met:** Staff needs further information to determine if the proper utilities have been proposed.

**(8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Met:** The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

**Recommendation**

The Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan as submitted.