



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
May 8, 2018 1:30pm

- 4. APPLICATION: Homestead Senior Living | Rezoning (SD-2 to PUD-R)**
- Project Number: 201804040014
- Location: Located on the east side of Hoover Road, just east of the Orders and Hoover Roads intersection (PID 040-009224 and 040-009225)
- Proposal: To rezone a 5.5-acre site from SD-2 to PUD-R
- Applicant: Donald Plank, Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, OH 43215

Relevant Plans, Policies, and Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification
- GroveCity2050 Community Plan – Future Land Use Map and Transportation Improvement Map

Project Summary

The applicant is proposing to rezone two parcels totaling 5.5-acres on the east side of Hoover Road, at the Hoover Road and Orders Road intersection (Parcels 040-009224 and 040-009225) from SD-2 (Service) to PUD-R (Planned Unit Development- Residential). The applicant is proposing to construct a senior living facility with 130 independent living units on the site. A preliminary development plan was approved for the site in March of 2018 with CR-13-18.

A zoning text for the site is included with the application to set the standards for the site’s development. Permitted uses on the site will include residential condominiums and/or multi-family dwellings that are restricted to residents ages 55 and older as well as private support facilities such as a rental office, dog park, and other indoor and outdoor activity areas limited to the use by residents and their guests.



The site is bordered by Jackson Township properties zoned as SURB (Suburban Residential) to the north and south, with Grove City Christian High School to the north and a single-family residence located to the south. A SD-2 (Service) zoned property is located adjacent and to the west, and R-1 (Single-Family) zoned properties are located on the west side of Hoover Road. The east side of the site is bordered by I-71. Although most of the adjacent uses are currently single

family, including the Jackson Township parcels that permits uses such as single-family homes, private schools, residential group homes, and religious organizations, staff believes that the proposed use of age-restricted multi-family housing is appropriate based on the standards outlined in the proposed zoning text including architectural standards and screening requirements to lessen any negative impacts on adjacent properties.

The text allows for a maximum density of 24 dwelling units per acre. Although the proposed density exceeds the standard A-1 multi-family residential district, permitting a maximum of eight (8) units per acre, staff believes that an increased density is appropriate based on its location at the signalized intersection of two primary roadways and its alignment with recommended future land use of Mixed Neighborhood in the GroveCity2050 Community Plan. This land use recommends a mix of housing types including multi-family with the potential to incorporate small-scale, neighborhood-oriented commercial uses.

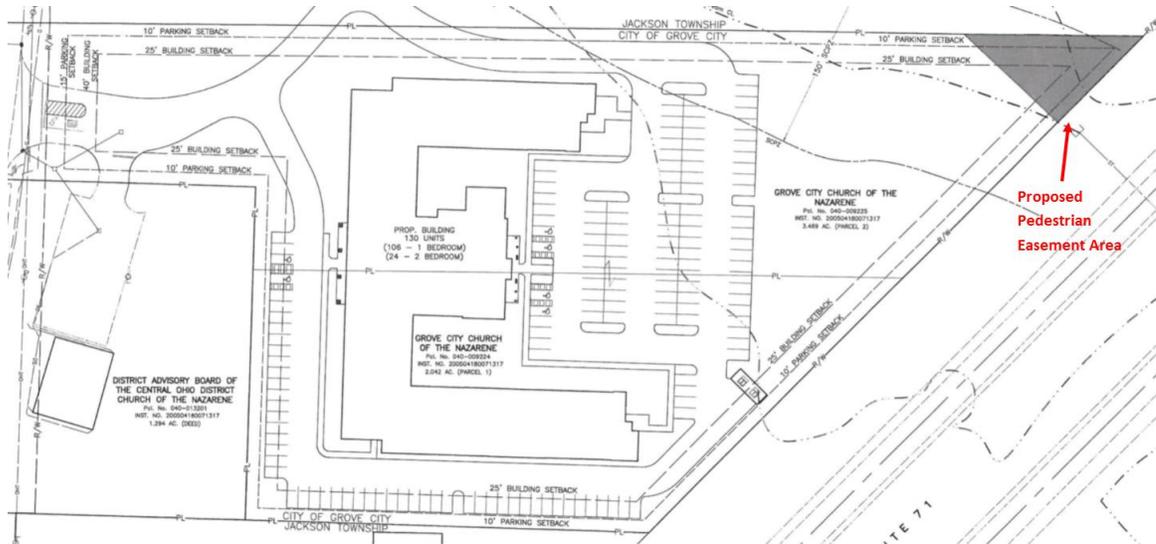
The proposed zoning text allows for a maximum of 130 units within a three-story building not to exceed 45 feet in height. The building will be required to have brick on all elevations with the west (facing Hoover Road) and east (facing I-71) elevations between 30 percent to 50 percent brick. While staff is supportive of permitting a minimum percentage of brick, staff is not supportive of having a maximum amount and recommends a minimum of 50 percent brick on the west and east elevations. Other exterior materials in the text include smart wood, stone, fibrous cement siding, stucco (including EIFS), and vinyl. Additional architectural standards set in the proposed zoning text include articulated building elements (porticos, dormers, recesses, awnings) and decorative window shutters to break up the building mass.

A portion of the proposed parking lot will be located in the Stream Corridor Protection Zone and 100-year floodplain. The proposed text states that the applicant will mitigate as per the Grove City Stormwater Design Manual. Staff is supportive of permitting development in the Stream Corridor Protection Zone as long as the requirements of the Stormwater Design Manual for mitigation are also met.

Per Section 1101.09(b), a development containing 130 units would be required to dedicate 5.8 acres of open space; however, the site proposed to be rezoned is only 5.5 acres in size. The applicant has indicated that a pedestrian bridge easement will be provided on the site in the northeast corner to allow for the future construction of a pedestrian bridge over I-71. The applicant has requested that the site be granted a "good cause" deviation for providing the pedestrian bridge easement as per Section 1101.09(b)(7). While staff is supportive of allowing this easement area to contribute to the required open space on the property, staff does not believe that this easement area should be considered as an equal exchange to deviate from the Open Space requirement of Code. However, because a substantial portion of the lot (approximately 1.7 acres) lies within the floodplain, staff will work with the applicant during the final development plan review to ensure that open space on the site is designed in an appropriate manner for the development and integrates with existing and planned area amenities.

The easement contribution as well as additional connectivity to the existing trail and sidewalk along Hoover Road outlined in the zoning text is in line with the Transportation Improvements map in the GroveCity2050 Community Plan which shows an off-street bikeway connecting over I-71 from the Pinnacle Club subdivision to Hoover Road. This trail will provide safe connections for residents east of I-71 to area schools, parks, and other area development and amenities.

The zoning text requires an entrance feature at the property's entrance at Hoover Road, with a landscape median, substantial landscaping and a pond if feasible similar to that at the entrance to the Margie's Cove subdivision west of Hoover Road.



GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City’s community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City’s small town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

Finding Can be Met: MORPC’s insight2050 references the changing demographics and the change in housing demand over the next 30 years for the region. The GroveCity2050 Community Plan notes that the age bracket of 55-64 year olds has been the fastest growing group in the city since the year 2000 with the population increasing 116 percent compared to a total population growth of 37 percent. The proposed zoning text allows for 130 independent living units, bringing additional residents and new housing options for residents in the community. The proposed building’s design will utilize materials similar to existing developments in the area including the adjacent district office of the Church of the Nazarene on Hoover Road. Additionally, the sidewalk and trail connectivity noted in the zoning text will create a community amenity by creating safe connections for residents to area schools and parks as well as recreational opportunities.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Can Be Met: Staff believes that the building materials stated in the text, including brick, stone, stucco, vinyl, and others, can create an attractive building, as well as the proposed site layout with landscaping. The building and site’s design will be further reviewed as part of the Final Development Plan. The zoning text also requires an entrance feature similar to that at the entrance to the Margie’s Cove subdivision, to include a landscape median, substantial landscaping and a pond if feasible.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Finding is Met: The site proposed to be rezoned will connect with an existing signalized intersection at Hoover and Orders Roads and preliminary plans show a future connection to the Grove City Christian High School site to the north providing additional circulation for the area. The proposed site will also include access to a future pedestrian bridge over Interstate 71, connecting the City-owned property and residential areas east of I-71 to the sidewalk and bike path along Hoover Road.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Finding Can Be Met: The site to be rezoned contains floodplain as well as land within the City's Stream Corridor Protection Zone. The zoning text states that the applicant will be required to mitigate any impact the development has on these area, as required in the Grove City Stormwater Design Manual. Through the development plan review process, staff will examine the programming of proposed open space and amenities on the site to ensure that the development is contributing appropriately for residents and the community.

- (5) **Development provides the City with a net fiscal benefit.**

Finding Can be Met: Residential land uses do not generally provide the City a fiscal benefit, as revenue primarily comes from income tax from workers employed within the City; however, the increase in property value from the quality development of the site (dictated through the standards set in the zoning text) will be an overall benefit to the community. It should also be noted that multi-family housing is taxed at a higher rate than single-family homes, which will result in an additional net fiscal benefit to the community. Additionally, because the proposed development will be age-restricted for residents aged 55 and over, the proposed housing will not have the same impact on the school system as traditional multi-family housing. The proposed rezoning will also reinforce quality of life amenities by providing connectivity and more housing options in the community, and the increased density on the site results in less public infrastructure and future maintenance cost.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the following stipulation:

1. Section 3(h)(3)(b) Building Materials shall be amended to require 50% brick on the front (west) and rear (east) elevations.