



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Council Chambers

July 24, 2018 1:30pm

## 2. APPLICATION: Trail View Run | Development Plan

Project Number: 201712270046

Location: 1399, 1401 & 1419 Borrer Road (PID 040-015516, 040-015517, and 040-015699)

Proposal: A development plan for 77 single-family homes and 40 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
- C-28-18 Trail View Run Zoning Text
- CR-29-17 Trail View Run Preliminary Development Plan
- GroveCity2050 Community Plan – Future Land Use and Character Map
- GroveCity2050 Community Plan – Transportation Improvement Map

### Project Summary

The applicant is requesting approval of a development plan for a new residential subdivision that will include 77 single family home properties and 40 patio homes on 49.5 acres of land south of Borrer Road, adjacent to the Grant Run Estates subdivision. The overall density of the development is proposed to be 2.34 dwelling units per acre, in line with the maximum permitted density noted in the zoning text approved by City Council with C-28-18.

The development plan and rezoning were originally heard by Planning Commission at the February 20, 2018 Planning Commission meeting and was postponed due to the number of outstanding issues to be resolved with the development. Both applications were heard at the April 3, 2018 meeting, at which the rezoning was recommended to City Council and the development plan was postponed to work out outstanding issues. City Council approved the site to be zoned PUD-R with zoning text at the June 18, 2018 meeting.



The site of the proposed development's future land use designation in the GroveCity2050 Community Plan is "Conservation Neighborhood" in which developments are to be designed to preserve large natural areas by clustering homes. While the proposed density of 2.34 dwelling units per acre is above the density recommended in the Southeast Area Study, part of the Community Plan, staff believes the proposed configuration will provide an appropriate transition between the existing adjacent development to the west (Grant Run Estates) and the rural character of Borrer Road to the east. Much of the site is proposed to be preserved as green space with a large park space to be dedicated to the city in the southern portion of the site and a large reserve area located along the site's Borrer Road frontage.

### Site Plan

The 49.5-acre site is proposed to have three points of vehicular access – one off Borrer Road, and two connections into Grant Run Estates through Coggan Drive and Hemetite Drive. Public roads within the development are proposed to be 28 feet wide with 50-foot wide right-of-ways. Detached condominium units will primarily be accessed from private roadways located off an extension of Hemetite Drive, proposed to be 26 feet wide. The roadway connections through the site provides the recommended connectivity shown on the Transportation Improvement Map in the GroveCity2050 Community Plan.

A total of 117 housing units are proposed on the site, consisting of 77 single family lots (Subarea A) and 40 condominium units (Subarea B). Lots in Subarea A are proposed to utilize the same lot dimensions of the R-1b zoning district to match the standards utilized in the adjacent Grant Run Estates subdivision. The proposed zoning text utilizes the same lot sizing requirements of the D-2 zoning district for Subarea B.

Based on the number of units proposed in the development, 5.88 acres of open space is required on the site. Plans indicate that 7.68 acres of open space have been provided, not counting areas in the floodplain or in stormwater ponds. Approximately two (2) acres of this fall with the electrical easement running through the center of the site, which Code states can only be counted towards open space if approved by Planning Commission. Staff believes allowing this space to contribute toward the required open space on the site is reasonable, considering the large amount of open space being dedicated at the rear of the site, the amount of floodplain not able to count towards open space on the site, and the rural character being preserved along Borrer Road.

Six (6) reserve areas are proposed (A-F) throughout the site. Reserve E is proposed to be 11.16 acres in size and will be used as a public park containing a proposed 8' bike path that will connect through the reserve area with a portion connecting into the sidewalks along Hematite Drive. The trail is currently shown terminating next to lot 77 and connecting with the sidewalks on site. The sidewalks on the site are proposed to be 5'



in width and have been proposed along each side of the streets in both subareas and lead out to Borrer Road, which will connect with a future bike path.

One (1) stormwater retention pond is proposed, within the electric easement running through the center of the site (Reserve D). In addition to this pond, two (2) wetlands have been proposed within Reserves E in the southern portion of the development and within Reserve B at the north/front portion of the site.

### Landscaping

A landscape plan was provided showing landscaping around stormwater ponds and at the site's entrance features. A number of items remain outstanding related to landscaping including the need for a tree preservation plan, corrections to planting typicals, irrigation for entrance features and sodding on individual lots.

The approved zoning text for the site outlines a number of landscaping requirements for the site, including standards for street trees. Per the zoning text, each residential unit is to provide four (4) trees with one tree located between the sidewalk and the front of the home, to act as the street tree. Although the Landscape Requirements chart on sheet L1.0 states a minimum of three (3) trees per residence, an additional Street Tree Planting diagram on the same sheet also shows the requirements of one (1) tree to be installed behind the right-of-way in the front of the lot as shown on the diagram.

A 20' no disturb zone is proposed behind lots along the site's frontage and along lots along the site's western property line, next to Grant Run Estates. This no disturb zone is to preserve existing trees and restricts the placement of structures in the area.

The proposed ponds and wetlands on the site will be landscaped with different deciduous and evergreen trees including White Spruce, Norway Spruce, White Fir, Swamp White Oak, Bald Cypress, and Wildfire Blackgum trees. While staff is supportive of the proposed trees, deciduous shrubs are also needed around the ponds that landscape at least 20% of the linear pond edge for each proposed pond.

The site's entrance at Borrer Road is to be landscaped with Autumn Brilliance Serviceberry trees, yew shrubs, and a combination of other grasses, groundcovers, and vines including Heavy Metal Switchgrass, Dwarf Fountain Grass, Sedum Autumn Joy, and Lily Turf. Staff is supportive of the proposed entry landscaping, but no irrigation or lighting information regarding the front entry was submitted and will need to be reviewed.

A center median is proposed in the center of Hemetite Drive east of Street A and will be landscaped with three (3) Rainbow Pillar Serviceberry trees and dwarf fountain grass. Staff is supportive of the proposed island, but due to the narrowed lane widths no parking will be permitted in this portion of Hemetite Drive.

### Buildings

Each subarea will feature a variety of home models each showing materials and architectural details required in the approved zoning text. The single-family homes of Subarea A will range in size from 1,833 to 3,020 square feet meeting the required minimum home size of 1,600 square feet for single floor and 1,800 square feet for two-story homes in the zoning text. There are 20 different home designs that have been provided for this subarea. Each of the renderings features a two-story home that utilizes a combination of horizontal siding, shake siding, and masonry (either stone or brick), with some home types offering covered stoops and porches. Staff is overall supportive of the proposed elevations, however, some of the provided home types appear to feature less than 25% brick or stone (such as the Aspire Heartlands 1 and 2) as required in the zoning text. The zoning text allows for deviations to be sought from this requirement, provided that adequate additional architectural detail be provided.



The patio homes of Subarea B will be one-story and will range in size from 1,683 to 1,935 square feet in size which meets the minimum requirement of 1,300 square feet required in the zoning text. A total of 20 different renderings have been provided for the patio homes that each feature brick or stone around the garage and home frontage, as well as horizontal, vertical, and shake siding.



### Parking

All proposed units, single family lots and condominium patio homes, will have at least two-car garages with two additional parking spaces in the driveway. A small parking lot with eight (8) visitor parking spaces, including one (1) ADA parking space, has been proposed off of Hemetite Drive next to the proposed park in Reserve E. Additionally, based on the width of proposed roadways, on-street parking will be permitted on one-side of all streets in the development.

### Lighting

Staggered street lights are proposed throughout the site. Each light will be black and decorative in nature, matching the street lighting in Grant Run Estates.

### Signage

One (1) sign is proposed at the site's Borror Road entrance, on the west side of the entrance. The zoning text states that an entry feature sign will be provided on both sides of the road. An additional sign is needed on the east side of the entrance as well.

The proposed entry sign will have wood posts stained black with the sign hanging from the arm/cross post. The entire sign will be 12' in height, with the sign's face no more than 8' from grade. The arm/cross post will be 9.5' in length. The sign's face will be 18.13 square feet in size and will have a dark green background with a white border, and gold lettering.

An additional sign is proposed at the entry to the patio homes site (Subarea B), but renderings for this sign have not yet been provided. The zoning text states that any additional signage on the site is subject to review and approval with the Development Department.

### **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 is Met:** While the proposed density is above the recommended density of 1.5-2.0 dwelling units per acre as per the GroveCity2050 Community Plan, the proposed development will resemble a layout similar to that of Grant Run Estates that has 2.3 dwelling units per acre and will be providing a large amount of green space and reserve areas that will maintain the existing rural character along the site's Borror Road frontage. Additionally, the trail proposed in Reserve E for a future park is intended to be connected to a trail along Buckeye Parkway in the future and eventually to the Indian Trails Park, providing more trail connectivity between Borror Road and the city's southern subdivisions.

- (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 is Met:** A number of deviations from Code are requested including reduced roadway widths and reduced lot widths for the patio home lots; however, staff is supportive of the proposed deviations as parking will be permitted on only one side of roadways and the proposed patio home lot widths match that approved in other patio home developments in the city.

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

**Finding is Met:** The site is proposing to connect existing and proposed bike paths, which can be connected to future paths in future developments. Additionally, this site will be connected with Grant Run Estates through two separate roads, Hemetite and Coggan Drives, providing additional circulation for the site.

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

**Finding is Met:** Staff believes the area of the proposed development is intended for residential use; and while the proposed density is above the recommendation of the Southeast Area Study in the GroveCity2050 Community Plan, staff believes the density and design of the development will effectively transition between the existing Grant Run Estates development to the west and the rural character of Borror Road to the east.

- (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 is Met:** A traffic impact study was submitted with the rezoning application with information regarding traffic to be generated by the proposed development. Staff believes that proposed streets within the development, as well as future improvements to Borrer Road, will adequately carry the anticipated traffic generated by the proposed development.

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

**Finding is Met:** The existing and proposed utility services are adequate for the proposed development.

- (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:** While utilities and parking spaces will be adequately provided on the site, a number of outstanding issues remain with landscaping and ensuring it will meet the code requirements.

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

### **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 is Met:** The proposed development has been designed to preserve the rural character of Borrer Road and transition from the existing subdivision to the west (Grant Run Estates) to the more rural character to the east. The future land use for the area is designated as "Conservation Subdivision" which intends to cluster housing to preserve open space and natural features on a site. In the opinion of staff, the proposed development is in character with this intended character and will bring new housing opportunities to the area as well as recreational amenities through the proposed open space and trails.

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

**Finding is Met:** Staff believes that the building materials stated in the text and shown on the provided renderings, including brick, stone, vinyl, and others, will create an attractive and quality development, as well as the proposed site layout with landscaping.

- (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:** This site will create more connectivity in the trail network, including connecting the existing path along Borrer Road with a proposed city park in Reserve E. Additionally, this site will have three points of access with the main drive at Borrer Road and two secondary drives at Coggan and Hemetite Drives.

- (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 is Met:** The site will incorporate six (6) reserve areas including an 11 acre park at the rear/south portion of the site and a reserve area at the front of the site along Borrer Road, maintaining some of the area's rural character, and providing space for paths and stormwater detention.

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

**Finding is 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 will be an overall benefit to the community.

### Recommendation

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

1. Deciduous shrubs shall be planted around each proposed pond and wetland that encompasses at least 20% of the linear pond edge per Grove City Standard Drawing C-GC-98.
2. Irrigation and lighting shall be provided for the entry features into the site from Borrer Road.
3. No parking shall be permitted along the portion of Hemetite Drive with center medians.
4. An exhibit showing the typical planting for each type of residential lot including tree placement and type of tree shall be provided that meets the requirements of the zoning text and subject to approval by the Urban Forester.
5. The tree planting typical information shall be updated to state that the tree planting typical is for both deciduous and evergreen trees and the statement regarding wire baskets being cut in four places and folded down shall be removed as it does not meet requirements for planting.
6. The proposed entry sign into the condominium units shall be submitted for review to the Development Department.