



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
July 24, 2018 1:30pm

### 3. APPLICATION: The Courtyards at Beulah Park (Subarea F) | Development Plan

Project Number: 201806060021

Location: Located approximately 1,500 feet west of Broadway and 375 feet south of Southwest Blvd (PID 040-004260, 040-004263, 040-004271, 040-004272, and 040-004273)

Proposal: A development plan for 78 detached and 26 attached condominium homes and a clubhouse

Applicant: Mike Reeves, Kimley-Horn & Associates, 2400 Corporate Exchange Drive, Suite 120, Columbus, Ohio 43231

#### Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- C-24-18 Beulah Park Zoning Text
- CR-49-17 Beulah Park Preliminary Development Plan
- CR-15-14 Beulah Park Conceptual Framework
- GroveCity2050 Community Plan – Future Land Use and Character Map
- GroveCity2050 Community Plan – Development and Conservation Strategy

#### Project Summary

The applicant is requesting approval of a development plan for Beulah Park Subarea F for 104 condominium homes, with 78 detached and 26 attached units, as well as a clubhouse. Subarea F is located, approximately 375 feet south of Southwest Boulevard and 1,500 feet west of Broadway. The proposed plan is in accordance with the approved Beulah Park zoning text in terms of use and density, which would permit a maximum of 124 units. The proposed development is to contain 104 units, 20 fewer units than the maximum permitted.



City Council approved the preliminary development plan for Beulah Park, which included a subarea for condominiums in this general location, in December 2017 under CR-49-17, and the rezoning was approved in May 2018 under C-24-18. The proposed development for Subarea F meets the standards in the approved zoning text for the subarea.

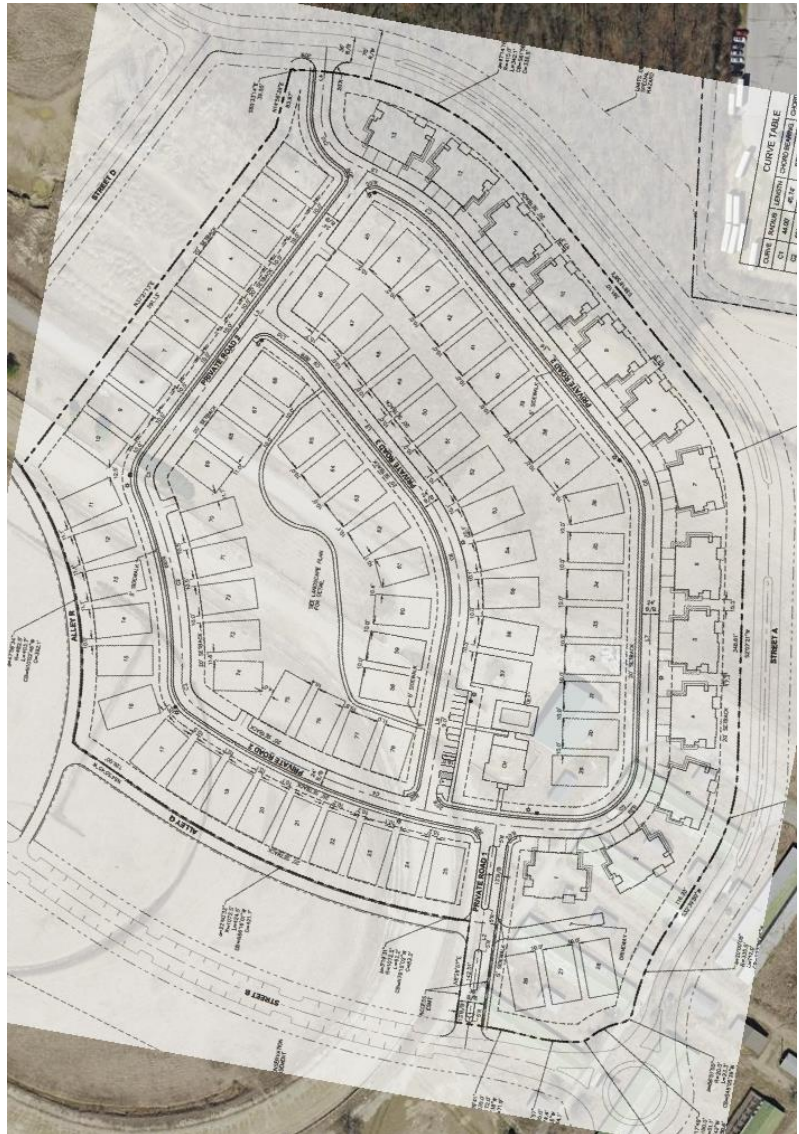
The site of the proposed development was defined as “Mixed Neighborhood” on the GroveCity2050 Community Plan Future Land Use and Character Map. This land use calls for a mix of housing types with the potential to incorporate small-scale, neighborhood-oriented retail or office uses. These districts are typically located within a walkable distance to a neighborhood activity center. The proposed development is in line with this future land use, as it offers a unique housing option within the Beulah Park development and for the larger community. The development will bring additional residents within walking distance of the historic Town Center, and contribute to the mixed-use environment designated for the area on the GroveCity2050 Development and Conservation Strategy. The proposed development is also in alignment with the five Redevelopment Principles of the Beulah Park Conceptual Framework, including an emphasis on quality design and connectivity within the development and to the larger network.

### Site Plan

The 20.71-acre site is proposed to have two points of access, a 36’ curb cut with median off Street “B” and a second 24’ curb cut off Street “A” both part of the Beulah Park roadway network. Private Road 1 is proposed to have two (2) 10’ landscaped medians in the center with a 13’ drive lane on either side. Two-way 24’ private drives are proposed throughout the site, with no on-street parking permitted on the site. To accommodate visitor parking, off-street parking spaces are provided throughout the development.

A total of 104 condominiums are proposed, with 78 detached/single-family units and 26 attached two-family units. The attached units are proposed along the Street “A” frontage on the eastern side of the site. The detached units are proposed throughout the rest of the site. Three (3) of the proposed detached units will be located off of a shared private driveway, with the remainder of the units being located off of private streets. All of the proposed units meet the setback requirements in the Beulah Park zoning text.

The proposed clubhouse will be located at the terminus of Private Road 1, the primary entrance to the subarea. A community pool will be located adjacent to the clubhouse, as well as 13 parking spaces.



Sidewalks are proposed throughout the site on one (1) side of each road and will connect with proposed sidewalks associated with the Beulah Park public roadways, as well as through open space within the subarea which includes community amenities such as community gardens, a pickle ball court, and a bocce ball court.

Based on the number of units proposed, 4.65 acres of open space is required for the subarea. Although only 1.75 acres of open space is proposed within the subarea, when taking in the larger context of the development into consideration which includes a large central open space, it offsets the deficiencies within the individual subareas.

### Landscaping

A landscape plan was provided showing compliance with the Beulah Park zoning text and zoning code. Street trees are proposed on each street, with American Dream Oaks proposed along the eastern portion of Private Road 2, Green Vase Zelkovas along the western portion of Private Road 2, Princeton Sentry Ginkgos along Private Roads 3 and 4, and Frans Fontaine Hornbeams along Private Road 1.

Each entrance into the subarea will have additional landscaping. Private Road 1 is proposed to have Green Giant Arborvitae lining the street on the outside of the street trees, Autumn Brilliance Serviceberry trees in the center median, and a combination of shrubs and other plantings at the entrance. Private Road 2's entrance from Street "A" is proposed to also have a combination of shrubs and other plantings, as well as Rainbow Pillar Serviceberry trees at the entrance. The applicant has indicated that the entry features will be irrigated as well.

Landscaping is proposed along each of the Beulah Park public streets (A and B), including American Dream Oak trees, four (4) varieties of evergreen trees, 36" Sea Green Juniper shrubs, and a combination of other plantings. Additionally, the applicant has indicated that these areas will be sodded due to their prominence being adjacent to the roadways.

Cross buck white vinyl fencing, 4' in height, is proposed at the entrances and along each of the Beulah Park public streets (A and B) with stone columns at the ends that will match the fencing utilized in the Phase I roadway network and adjacent Subarea H.

Amenities in the subarea including the clubhouse, pool, and community green space with the community gardens and courts (both pickle and bocce ball), will be landscaped as well. The clubhouse and pool are proposed to be landscaped with Rainbow Pillar Serviceberry trees, Sweetbay Magnolia trees, four (4) types of deciduous shrubs, six (6) types of evergreen shrubs, and a combination of other plantings including perennials and groundcovers, which will be located around all sides of each structure. The community green space is located between some of the housing units and will be screened on all sides with four (4) different types of spruce and fir trees, five (5) different varieties of deciduous trees, two (2) species of ornamental trees, and a combination of shrubs and other plantings.

Each home is proposed to have a shade tree in the front yard with evergreen shrubs and other plantings, and evergreen shrubs, an ornamental tree, and perennials in the rear to screen the courtyard area.

### Buildings

A variety of different home styles are proposed for the detached units (Promenade, Palazzo, and Portico) and attached units (Alston & Berton) with some differing details on each. Each home will be one-story in height, with the possibility of a small second story available, and will have a rear courtyard area. The homes will be finished primarily in vinyl siding in four (4) different color schemes (Sherwin Williams "Porpoise", "Backdrop", "Cityscape", and "Iron Ore"), with different brick or stone accents provided around the garage doors, front door, and front window areas. Stone will be Vener Stone Works "Tan Haze Cobblestone", and brick will be Rock Décor "Imperial Brown". Each roof will be pitched and have Certainteed "Driftwood" shingles. Other accents on the homes include garage doors (Wayne Dalton "Brown") including windows along the tops and other vinyl trim with differing colors (such as Sherwin Williams "Black Fox", "Rockwood Shutter Green", and "Rockwood Dark Red").



Vinyl fencing, six (6) feet in height, from USA Vinyl in “Khaki” is proposed to screen the courtyard areas of the homes. Staff is not supportive of any privacy fencing that can be seen from public and private streets, therefore all privacy fencing should be decorative in nature and supplemental landscaping should be installed around any privacy fencing to break up the mass of the fencing.



The proposed clubhouse will be one-story in height and will utilize the same materials that are proposed around the homes, utilizing stone, vinyl siding, and roofing. The pool adjacent to the clubhouse is proposed to have a decorative, aluminum fence, 4.5' in height around it. Materials indicate that the fence will either be black or white in color. Staff would be supportive of a black fence, which will match other decorative metal fencing utilized in the city.



The locations of mail pavilions are noted on sheet C1.0; however, details for these facilities have not been submitted. All individual mailboxes or mail kiosks should be decorative in nature, utilizing colors and materials in character with other structures and fixtures on the site.

### Parking

Each home will have four (4) available parking spaces with two (2) spaces within each garage, and the additional parking spaces in the driveway. Another open 19 visitor spaces are proposed on the site with 13 spaces proposed at the clubhouse, including an ADA space, and six (6) other off-street spaces throughout the site.

### Lighting

Street lights are proposed throughout the site, primarily located next to mail pavilions, and while staff is supportive of the design of the proposed street lights, there are concerns that not enough have been proposed to adequately light the site. The proposed fixtures will be decorative black metal lampposts that will match the lamps in the Town Center and those also proposed for the Beulah Park Phase I roadway network.

### Signage

Entry pier signs are proposed at each of the subarea's main entrances with a sign provided on each side of the road. Each of the signs will be plaques stating the subarea's name (The Courtyards a Beulah Park) and placed on a stone veneer column that matches the stone utilized throughout the Beulah Park development with a green metal cap. The two (2) signs along Private Road 1 are shown as Main Entry signage and will be on 10'10" tall stone columns. Each of the proposed signs will be 7.5 square feet in size. The two (2) signs along Private Road 2 are shown as Secondary Entry signs and will be on 8' tall stone columns. Each sign will be approximately 2.4 square feet in size.

Directional, informational, and street signage proposed throughout the subarea will be mounted on black poles and have green sign faces containing white and yellow lettering.

The Beulah Park zoning text states that signage for each subarea is to be approved through the Development Plan process. Staff is supportive of all of the proposed signage, as it utilizes colors and materials in character with other signage and structures in the Beulah Park development.

### 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:** The proposed condominium development meets the requirements of the approved Beulah Park Zoning Text. The Beulah Park Conceptual Framework calls for quality design for an attractive public and private realm. This proposed development will create that quality development through the proposed materials on the building and the proposed amenities on the site including the clubhouse and pool, community gardens, recreational courts, and sidewalks that will connect to the greater Beulah Park path network.

- (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 with the proposed development including the proposed private street widths and parking space size; however, staff is supportive of these exceptions as they are in compliance with the approved Beulah Park zoning text and other recently approved developments.

- (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 proposed development is subarea F of the Beulah Park PUD and has been designed in conformance with the approved subarea map and zoning text. The development is designed to connect with the remainder of the proposed roadway and trail network in the Beulah Park development.

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

**Finding is Met:** The proposed condominium development is in conformance with the Beulah Park zoning text and is proposing less density and units than Subarea F was approved for with the rezoning, providing less of an impact on the surrounding area. Additionally, the design of the buildings meets the quality of development that staff has intended for the Beulah Park site. The Beulah Park Conceptual Framework recommended that greater connectivity and quality design be provided. The proposed sidewalks and roadways on the site will provide multiple connectivity points for both vehicular and pedestrian access. Furthermore, with the recreational amenities on the site, such as the pool, community gardens, and ball courts, staff believes that the quality of design the Framework calls for has been met.

- (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:** The site will have two points of access onto Streets "A" and "B" which are part of the larger Beulah Park street network that will have access primarily onto Southwest Boulevard, Demorest Road, and possibly Columbus Street.

- (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. A more detailed review of utilities will be conducted with the engineer / site improvement plan.

- (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 is Met:** The proposed development will be constructed in one phase and will provide adequate parking, landscaping, and utilities to create and sustain a desirable and stable environment.

- (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 site utilizes quality designs that meets the intent of the Beulah Park redevelopment. Additionally, the site will provide amenities such as a clubhouse, pool, community gardens, and other recreational amenities that will further enhance the character of the site.

- (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. Additionally, the amenities provided on the site including the clubhouse, pool, pickle ball court, bocce ball court, community gardens, and sidewalks will create a quality public realm for the subarea's residents.

- (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 provide two vehicular access points to safely enter and exit the site. Furthermore, the site will provide sidewalks throughout that will connect with the proposed Beulah Park sidewalk and path network.

- (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 proposed subarea is designed around a 1.75-acre open space containing recreational amenities for residents of the development. This open space is in addition to the 30-acre central open space approved as part of the Beulah Park rezoning.

- (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. Additional post top street lights shall be provided along the subarea's private streets.
2. The fencing around the pool shall be black to match other fencing utilized on other recent projects in the city.
3. Any fencing visible from a public right-of-way and/or private street shall be decorative in nature with supplemental landscaping planted to break up the mass of the fencing.
4. Any proposed mailboxes or mail structures shall utilize decorative materials in character with other site fixtures or structures in the development.