



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Council Chambers  
February 5, 2019 1:30pm

**5. APPLICATION: Villas at Pinnacle | Preliminary Development Plan**

Project Number: 201901020002

Location: Located at 1283 White Road, on the south side of White Road, approximately 1,750 feet east of Buckeye Parkway (Parcel 160-000243)

Current Zoning: SURB (Suburban Residential – Jackson Township)

Proposed Zoning: PUD-R (Planned Unit Development – Residential)

GroveCity2050 Future Land Use Designation: Suburban Living (Low Intensity)

Proposal: A preliminary development plan for a 44 lot single-family home subdivision

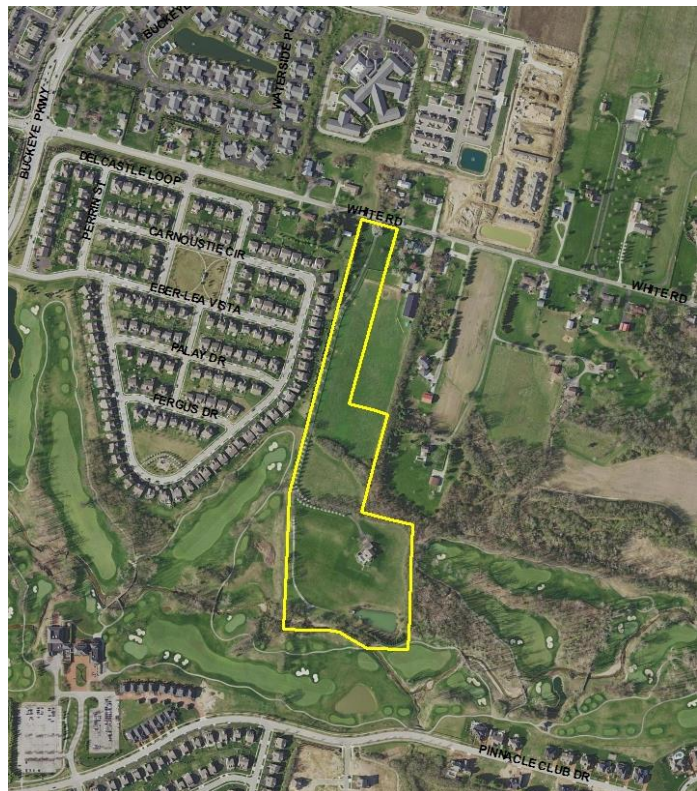
Applicant: Jackson B. Reynolds III, Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, OH 43215

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

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- GroveCity2050 Community Plan — Future Land Use Map

**Project Summary**

The applicant is requesting approval of a preliminary development plan for a new single-family home subdivision, the Villas at Pinnacle, located at 1283 White Road (Parcel 160-000243). The site is proposed to contain 44 single-family estate lots and will be adjacent to the Pinnacle Golf Course (to the south) and The Landings subdivision (to the west), with an overall density of 2.16 dwelling units per acre. The GroveCity2050 Community Plan's Future Land Use and Character Map recommends this site be used as Suburban Living, Low Intensity which lists single-family residential as a primary use. Staff believes that the density and proposed use of the site provides a more seamless transition between the Pinnacle development and multi-family to the west and more rural sites to the



east. The site currently contains a single-family home and would be redeveloped for the subdivision.

A preliminary zoning text has been submitted for conceptual review and will be further reviewed as part of the rezoning application.

### Site Plan

The 20.3-acre site is proposed to have one access point from White Road. The curb cut and drive from White Road is planned to be a private drive, approximately 50 feet in width, with a 10 foot landscaped median in the center. A gate is proposed just south of the median, providing space for a motorist to turn around if accidentally entering the site. White split-rail fencing with stone columns is also planned along the site's frontage and connects with the proposed gate. To the south of the gate, the proposed roadway narrows to 26-feet. This is the main roadway planned throughout the site which loops through the southern portion of the site with a cul-de-sac; the majority of the lots (38 lots) are proposed to front onto and access this roadway. Six lots will access either a 26-foot wide stub street (lots 42-44) or a 14-foot wide drive accessed from the cul-de-sac bulb (lots 32-34). A four-foot sidewalk is planned along the eastern side of the main access drive, opposite the proposed homes. While staff is supportive of providing the walk on one side of the road, it needs to be widened to five feet for ADA accommodations.



The overall proposed density of the site is 2.16 dwelling units per acre. Each lot is required to be a minimum of 65 feet in width and 105 feet in depth (6,825 square feet). In the preliminary zoning text, the smallest lot proposed is 7,267 square feet and each lot meets the minimum requirements for lot width and depth. Staff is supportive of the proposed density and lot requirements as they will be similar to that of the lots in nearby subdivisions including The Landings (3.08 dwelling units per acre) and The Woods at Pinnacle (2.27 dwelling units per acre).

Open spaces are proposed throughout the site including open area along the east side of the main drive, approximately one acre planned for the center open space and another 6.7 acres to be preserved in the southern portion/rear of the site. Most of the southern portion is within the 100-year floodplain and the applicant is not proposing to infringe into this area. Two ponds are proposed in the center open space area for stormwater detention; further review of stormwater management will occur during the final development plan. Taking into account the floodplain and

detention ponds, the site provides 2.85 acres of open space. As per Section 1101.09(b), a minimum of 2.34 acres is required, placing the site in compliance with the open space requirement.

### Landscaping

A preliminary landscape plan was submitted showing various plantings around the site including the site's entrance, perimeter and street trees. Plantings around the ponds are planned for screening the adjacent residential sites to the east. Locations for irrigation and sod were not provided and will need to be included with the final development plan. Landscaping typical for each home type were submitted showing a combination of trees, shrubs and perennials. The landscape typical shows only two trees planted around each home; a third tree will need to be added to meet the home planting requirements of Section 1136.09(a).

### Parking

No parking will be permitted on the street as the proposed roadway is 26 feet in width. Each home type is shown with a two-car garage and driveway, which will accommodate the parking of two additional vehicles, providing four parking spaces per home, meeting the parking requirement for the single-family home zoning districts.

### Buildings

Three different home types were submitted showing different architectural elements that are to be used on the homes. This includes porches, stone or brick waterables, shake siding and other siding of natural materials (with no vinyl permitted), window styles and garage locations at either the front or side of homes. A rendering of the homes shows them each to have white siding and brick or stone accents, keeping with a cohesive theme and each home being differentiated through the use of varying architectural elements. The preliminary zoning text states that the homes are to use traditional architecture and be in the Colonial, Georgian, Country French or Country English style. Additionally, the preliminary zoning text states that each home is proposed to be a minimum of 1,800 square feet, similar in size to homes in the Pinnacle subdivision. Staff is supportive of the preliminary renderings and elevations as they demonstrate a high-quality design and diversity in architectural elements. Detailed color renderings of all proposed home types, a materials list and board will be required for review during the final development plan.



### Signage

A monument sign is proposed at the site's entrance. A rendering of this sign shows a column with a stone and white wood cap, resembling the architecture of the homes and includes frosted

glass with lighting inside. The column is proposed to be 13 feet in height and similar to the Pinnacle Club entry signage at the corner of Buckeye Parkway and White Road. A white wood arm will extend off the column holding the sign face and will include two black gooseneck lighting fixtures. The sign is proposed to be 22 square feet in size with “The Villas at Pinnacle” in black lettering, a gray background and a gold outline. Staff is supportive of the preliminary sign rendering for the site. Signs for PUD’s are approved as part of the final development plan and a full sign package will be required with that application.

### **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:** Staff believes the proposed use of the single-family subdivision is in character with a similar density to the adjacent Pinnacle Club development as 2.16 dwelling units per acre are proposed. Staff believes that the subdivision will incorporate a high-quality design with the additional required architectural details; such as wood, brick, stone, stucco and hardy plank, with no vinyl permitted. The GroveCity2050 Community Plan recommends this site be used as Suburban Living, Low Intensity that lists single-family subdivisions as the primary recommended use. Further review of screening to the properties to the east will occur during the final development plan.

- (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 Can Be Met:** The preliminary zoning text lists different lot size and building design standards; the preliminary development plan meets the standards provided in the text. Further review of the text will occur with the rezoning application and review of the plans will occur with the final development plan.

- (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 single-family home subdivision meets the future land use recommendation in the GroveCity2050 Community Plan for Suburban Living, Low Intensity and is surrounded by other single family developments to the south and west. White Road is expected to continue to develop overtime with a transition from more dense, residential developments to the more rural, larger lot single-family homes east to Jackson Pike. Staff believes the proposed development meets the vision of GroveCity2050 as a transition from the more dense, multi-family and single-family homes to the west and the large lot, single-family properties to the east; along with the high-quality of home design that the City has been working to require on all recent developments.

- (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 site will provide 44 single-family lots which are similar in density to the Pinnacle Club development to the west. The southern portion of the site will be preserved as open space abutting the Pinnacle Golf Course and maintaining the rural feel further east along White Road.

- (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 Can Be Met:** The proposed streets in the development will be private and gated with no access to connect with another site. Traffic on the site is intended to be for the residents and their visitors only. Further examination over the traffic impact on White Road will occur during review of the rezoning application.

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

**Finding Can Be Met:** The preliminary utility plan shows how the proposed development will access utilities and general stormwater management. A more detailed review of utilities will be conducted with the review of the final development plan and site improvement plan (site engineering plans).

- (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:** Preliminary information regarding parking, landscaping and utilities has been provided and show that compliance with Code can be met, including safe access around the site and appropriate screening between properties. More detailed information regarding each will be reviewed during the rezoning and final development plan phases.

- (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 is proposed to provide 44 single-family home sites that will utilize high-quality materials and architecture to continue the City's efforts for high-quality development. Additionally, different landscaped open space areas are proposed at the site's entrance, visible from White Road, and in the center of the site. The southern portion of the site is proposed to be preserved and provides a transition between the single and multi-family home developments to the west and more rural, large lot single-family homes to the east.

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

**Finding is Met:** The provided preliminary home elevations and preliminary zoning text show that the site will have high standards for the architecture of the homes, restricting the homes to natural materials and no vinyl. Certain architectural styles will provide a more cohesive layout of the

homes with differing architectural details to create diversity between the homes. Landscaping is proposed at the site's entrance with street trees along the site's streets. Staff is supportive of the home styles and overall layout of the site as it provides more of the high-quality development that is desired for future developments.

- (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 Can Be Met:** The site is meant to be a private development with private roadways and a gated entrance. It is not the intent for the site to provide connectivity for the roadway or trail network as other recent developments have proposed. Further review of traffic accessing the site will occur during the rezoning and final development plan stages.

- (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 is proposing a high-quality development with restricted building materials and home designs to ensure that homes are building to a higher standard and natural materials. The southern portion of the site is to be preserved as open space, maintaining some of the rural feel for the eastern portion of White Road.

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

**Finding is Met:** It is a goal that more residents live, work and shop in Grove City. This site is near the Parkway Centre shopping center and different medical offices, including the OhioHealth Grove City Medical Campus and Mount Carmel's campus further south. The developer, Bob Webb, is known in Central Ohio for developing high-quality housing, more of which is needed in the city to further diversify the type of housing available. The addition of more housing diversity provides additional options for medical office employees and others employed in the city to live and work within the city's limits, while also contributing to the local economy.

### **Recommendation**

Staff is supportive of the use and layout proposed on the submitted preliminary development plan, noting that further detail will be reviewed during the rezoning and final development plan phases. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.