



## ITEM 2: 201909270053 – Harrisburg Pike PUD (Rezoning SF-1 to PUD-R)

### Site Location

East side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive. (Parcels 040-016103 & 040016104)

### Proposal

To rezone a 15.8-acre site from SF-1 to PUD-R

### Zoning

SF-1 (Single Family Residential)

### Future Land Use

Mixed Neighborhood

### Property Owner

Harrisburg Pike Investors LLC

### Applicant/Representative

Forrest Gibson, OHM Advisors

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1139.03
- GroveCity2050 Community Plan

### Staff Recommendation

Approval with two stipulations

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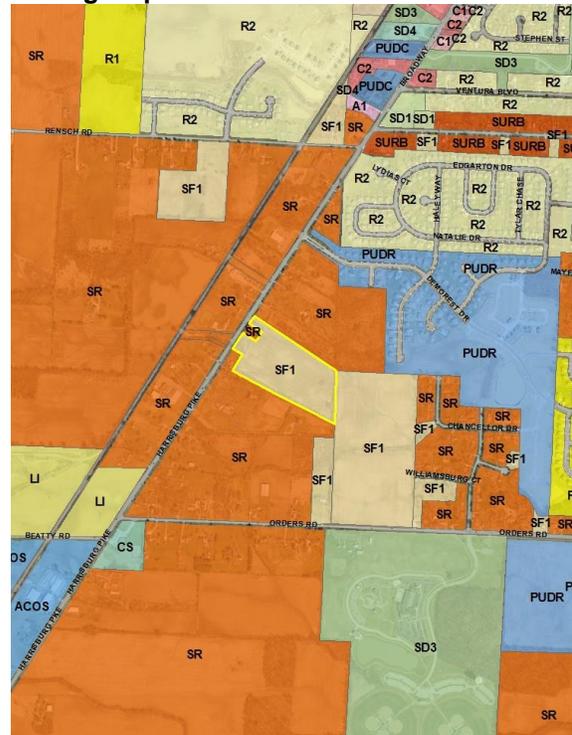
### Case Manager

Jimmy Hoppel, Development Planner  
614-277-3021  
jhoppel@grovecityohio.gov

### Summary

The applicant is requesting approval of a rezoning of a 15.8-acre site on a recently annexed vacant parcel from SF-1 to PUD-R. The proposed use for the site includes age-targeted, attached single-family housing units, including a private roadway.

### Zoning Map



### Next Steps

Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the rezoning goes into effect 30-days after Council approval.

## 1. Context Map

This site is located on the east side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive (Parcels 040-016103 & 040016104).



201909270053  
Harrisburg Pike - Rezoning  
PID: 040-016103 & 040-016104

0 125 250 500  
Feet



## 2. Analysis

The applicant is requesting a rezoning of a 15.8-acre site, including two parcels (040-016103 & 040016104) on the east side of Harrisburg Pike, approximately 975 feet south of the intersection of Harrisburg Pike and Demorest Drive, from SF-1 (Single Family Residential) to PUD-R (Planned Unit Development – Residential). The rezoning request would allow for the future development of two-story, age-targeted, condominium doubles. City Council approved the preliminary development plan at the September 16, 2019 meeting.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Mixed Neighborhood. The description of Mixed Neighborhood states that a mix of housing types ranging from multifamily, townhomes and small-lot single-family detached units be developed. In staff's opinion, the proposed zoning text will establish the framework to create a development in line with the intended character and intensity of the area. The description of Mixed Neighborhood also states that the development pattern be walkable and connected to surrounding development. The proposed zoning text includes walking trails and multiuse path connections through adjacent sites for future connections to Fryer Park, which Staff believes meets the intention.

The properties to the north, west and south are located in Jackson Township and are zoned as SR (Semi-Residential). The property to the east is within Grove City's jurisdiction and was previously approved for a PUD-R single-family residential development; however, the development did not proceed within the Code-required timeframe and the zoning reverted to SF-1 (Single Family Residential). According to the GroveCity2050 Future Land Use designations, the site could be surrounded by a variety of land-use types. To the north and south of the site is Mixed Neighborhood. To the west is Edge Commercial and to the east is Suburban Living – low intensity.

## Zoning Text

The proposed zoning text states that the development will be targeted for residents seeking low maintenance communities, single-family, fee simple, attached doubles. A maximum of 40 doubles, equally 80 units would be permitted on the site. All units shall be a minimum of 1,500 square feet. This unit size exceeds the minimum requirements for a standard D-1 and D-2 multi-family (both Doubles districts) development as per Table 1135.10-l.

The zoning text states that the front yard setback will be a minimum of 20 feet, compared to the typical 30 feet for a D-1 or D-2 development, and allows for a five-foot encroachment of a front porch. The side yard setback will be 6 feet which is the same as a typical two-family (D-1 or D-2) development. The rear yard will be a minimum 20 feet where units within the development back up to each other, and a minimum 25 feet where adjacent to a property line, which meets the standard of a D-1 or D-2 development.

Buildings within the development will incorporate a mixture of cement board or similar siding (Hardiplank TM), ,, cultured stone, brick, vinyl (0.044-inch thickness or greater); all to be low-chroma colors. The proposed roof material is dimensional shingles. Homes will also include an option for basements, if desired and practical. All exposed courses of foundation shall be brick or stone and shall not exceed 12 inches of exposure.

Preservation of existing trees, as well as additional trees and landscaping, are proposed along property lines, to assist with screening the adjacent residential properties. The text states that there will be a 10-foot tree preservation area directly along the North, South and East property line, as well as an additional 15-foot buffer area along the southern property line (for a total of 25

feet of landscaping buffering along the southern property line). Because the development will be adjacent to two single-family homes to the west, additional landscaping should be installed along the west property line where adjacent to these existing homes where it is determined that any existing preserved vegetation does not provide adequate screening. Landscaping for the site will also include street trees and individual home tree and shrub landscaping, as well as landscaped entrance features and open spaces. Fencing will be permitted in a limited capacity; between patios and at a five-foot height maximum. Open space will be provided to meet or exceed code and will not include the storm detention pond.

The text states that one monument sign is proposed for the Harrisburg Pike entrance and is to display a similar character as the Holton Run development's feature to the north including stone pillars, black decorative metal fencing and a variety of landscaping. The sign will be landscaped as per Code and be no higher than eight feet in height. The sign face is permitted to be a maximum of 7' x 3'6" in size, supported by a structure that is a maximum of 15' x 8' in size. The final design, location and other details regarding the entrance feature and signage will be approved with the development plan.

The street widths section states that the proposed streets within the development shall be 24 feet in width. Sidewalks along the interior of the roadway loop will be five feet wide, and homes shall have a service walk from the driveway to the front door. The text also describes the asphalt multiuse path that will circle the on-site pond and will be designed for a future connection through the property to the east to a larger path network.

### 3. 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:** This age-targeted community will provide a type and style of housing that is in demand but has not been developed in recent years. This is expected to attract new residents seeking this type of community and provide a desirable option for current residents seeking to stay in the community, but wanting to downsize and reduce yard maintenance.

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

**Finding is Met:** Staff is supportive of the zoning text and believes that the standards within it will result in a high-quality development based on requirements including building materials, connectivity, open space and 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 Can Be Met:** The site is proposed to be accessed via a proposed private roadway off of Harrisburg Pike that will form a looped roadway through the site. A secondary emergency access is proposed from Harrisburg Pike near the northwest corner of the site. A pedestrian sidewalk will lead from the main entrance off Harrisburg Pike and continue along the interior of the looped roadway to the rear of the site, connecting to a walking path around the stormwater detention

basin. The applicant is also proposing a multiuse path, coordinated with the property owner to the east to provide a future connection to Fryer Park on Order Road.

**(4) Future development 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 will utilize open space with walking paths, as well as preserve much of the tree stand around the perimeter of the site. Further information regarding buffering the single-family lots to the west will need to be added to the text; however, staff is overall supportive of the proposed development and will review landscaping and other site details during the final development plan review. The site is not within the Historic Preservation Area (HPA) nor is there a historic structure on it, so it will not be held to historic preservation requirements.

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

**Finding is Met:** The proposed attached single-family dwelling units provide for an in-demand housing type. The density of the site provides for a higher number of taxable residences compared to typical single-family lots. The private street and open space will be constructed and maintained by the HOA, reducing the demand on City maintenance compared to a public road and City-maintained open space.

## 4. 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 stipulations:

1. The entrance feature monument sign shall be externally illuminated.
2. Additional language shall be added to Section VII(B) Landscaping stating that “Additional landscaping shall be installed along the west property line where adjacent to existing single-family homes and where it is determined that any existing preserved vegetation does not provide adequate screening.

## 5. Detailed History

### 2019

City Council approved the Preliminary Development Plan for the Harrisburg Pike PUD with Resolution CR-43-19.

### 2019

Parcels 040-016103 & 040-016104 were annexed into Grove City and zoned upon annexation to SF-1.