

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** January 2, 2015  
**Re:** Staff Report for The Courtyards on Hoover – Method of Zoning Change (R-1 to PUD-R)

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### **Item #4 – The Courtyards on Hoover – Method of Zoning Change (R-1 to PUD-R) (PID # 201412010070)**

**Application:** Method of Zoning Change  
**Location:** 4883, 4895 Hoover Rd  
**Applicant:** Joel Rhoades, Epcon Communities, Inc.  
**Current Zoning:** R-1  
**Proposed Zoning:** PUD-R  
**Current Use:** Single-Family Residential  
**Proposed Use:** Multi-Family Residential

#### **Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

#### **Project Summary:**

The applicant is proposing to rezone 19.5 acres of land at 4883 and 4895 Hoover Road from R-1 (single-family residential) to PUD-R in order to develop The Courtyards at Hoover. The proposed development will be a multi-family residential development with a combination of detached single-family “courtyard homes” and two-family structures. The site to be rezoned is bordered to the north, west and south by properties zoned R-1 and by rural residential (Jackson Township) to the east across Hoover Road.

The applicant has submitted a regulating text for the development, to be approved as part of the requested rezoning, to set the standards for development on the site to be rezoned. The proposed zoning text is organized into eight (8) general sections, with subsections under each. A summary of each section is outlined below.

### **Sections 1 (Property), 2 (General Provisions), and 3 (Permitted and Accessory Use)**

The first three sections describe the property, outline general provisions regarding the zoning text, and list permitted uses on the site. The text allows for a maximum of 64 dwelling units on the site, with no more than 20 units permitted to be in the form of duplexes (10 structures).

### **Section 4 (General Site Development Standards)**

This section outlines general standards for the development of the site including street width, open space standards, site lighting, parking and screening. All streets in the development will be privately owned and maintained by the Condominium Association and will be 24' wide. Landscaping around the perimeter of the site will include evergreen and deciduous trees and shrubs to create screening of at least 80% opacity within five (5) years of installation. Minimum planting sizes at installation are also detailed.

### **Sections 5 (Phasing) and 6 (Condominium Responsibilities)**

These sections states that the property will be developed in a single phase and a condominium association will be established on the site that will be responsible for the exterior maintenance of buildings and landscaping. A separate Declaration of Condominium will be prepared and recorded by the developer prior to occupancy by any residents.

### **Section 7 (Architectural Development Standards and Area Requirements)**

This section details standards for setbacks and general building standards. The text establishes a 35' building and parking setback from the property boundary and a minimum building setback of 20' from all private streets in the development. Side setbacks from private streets will be 10'. The minimum home size is 1,500 square feet.

### **Section 8 (Building Design)**

This section outlines permitted materials and colors for all building exteriors on the property. A statement is also included requiring that homes adjacent to or across the street from or diagonally across the street from each other shall be of a different style or feature different colors or architectural details to create diversity in the development. The text also requires that buildings backing up to the perimeter of the property shall feature enhanced exterior elevations.

### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted, noting that the Franklin County Engineer's Office is currently examining the submitted traffic study for the proposed development, and that any comments generated during this review will need to be addressed with the final development plan.