

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: February 27, 2015
Re: Staff Report for The Woods of Pinnacle – Method of Zoning Change (SF-1 to PUD-R)

Item #3 – The Woods of Pinnacle – Method of Zoning Change (SF-1 to PUD-R) (PID # 201404240020)

Application: Method of Zoning Change
Location: 1342 Holton Road
Applicant: Schottenstein Homes c/o Jackson B. Reynolds III
Current Zoning: SF-1
Proposed Zoning: PUD-R
Current Use: Single-Family Residential
Proposed Use: Single-Family Residential

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone 32 acres of land south of Pinnacle Club Drive and north of Holton Road (1342 Holton Road) from SF-1 to PUD-R to develop The Woods of Pinnacle – a single family housing development. The property to be rezoned is bordered to the north, west, and south by properties zoned PUD-R (The Pinnacle Club) and by township properties zoned rural residential to the east.

The applicant has submitted a zoning 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 text has been designed to match the standards of adjacent development in The Pinnacle Club. The proposed text describes regulations for the two proposed subareas as well as general regulations for the entire site. A summary of the requirements, by subarea or section, is outlined below.

General Requirements

Regulations in this section apply to all development on the site including street width, landscaping, and site lighting. Details regarding the proposed tree preservation area are outlined as well as regulations for a 75% opaque landscape buffer within Reserve B on the northern edge of the property. Street lighting, mailboxes, and fences are also regulated in this section of the text.

The applicant is proposing to annex the maintenance responsibility/authority of all commonly owned areas over to the Pinnacle Club Homeowner's association. Additionally, architectural approval shall be controlled by Pinnacle Land Holdings, LLC for subarea 1; subarea 2 shall be controlled by Schottenstein Homes until such time it is conveyed to Pinnacle Club Homeowner's Association. To ensure compatibility and cohesion, staff is supportive of architectural review authority being controlled by Pinnacle Land Holdings LLC for subarea 1. Staff is not supportive of establishing a similar architectural review process for subarea 2 and recommends building design be regulated by the zoning text. Additionally, staff recommends Schottenstein Homes and Pinnacle Land Holdings, LLC execute and record a memorandum of understanding to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowner's association. Staff recommends a similar agreement be executed and recorded to formalize architectural review and approval authority.

Subarea 1

Regulations in this section are intended to provide housing choices similar in design, character and size as homes in The Estate Section of The Pinnacle Club. Lot widths are to be 95' or 100' at the building line and 130' deep. The minimum house size is 3,000 square feet and homes are to reflect traditional architecture, i.e. Colonial, Georgian, Country French and Country English. Pinnacle Land Holdings LLC will have architectural approval authority for homes within this subarea. All homes are to be built by custom builders or by Schottenstein Homes.

Subarea 2

Regulations in this section are intended to provide housing choices similar in design, character and size as homes in The Links section of The Pinnacle Club. Lot widths are to be 70' at the building line (80' for 25% of lots) and at least 120' deep. Homes are to be a minimum of 1,800 square feet, and 80% of homes must exceed 2,000 square feet in size. Building design requirements match those found in the zoning text for The Links (Subarea C) of The Pinnacle Club and regulate that at least 50% of homes shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation.

Recommendation(s):

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. Section IX(A)(1)(Pavement Width) shall be amended to state that the minimum right-of-way width shall be **60'**.
2. Section IX(A)(2)(Front Walks) shall be amended to remove "Sidewalks do not have to be installed along open space areas except as shown on the development plan." Sidewalks shall be installed along all proposed public roadways, even within open space areas.
3. Section X(A)(3)(Lot Size) shall be amended to state "No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than **95 feet** of frontage at the building line."

4. Building design standards for subarea 2 shall be regulated by Section X(B)(5) of the Zoning Text.
5. The applicant shall execute and record a memorandum of understanding with Pinnacle Land Holdings LLC to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowner's association.
6. The applicant shall execute and record a memorandum of understanding with Pinnacle Land Holdings LLC to memorialize the architectural review and authority for subarea 1.