

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: February 27, 2015
Re: Staff Report for The Woods of Pinnacle –Development Plan

Item #2 – The Woods of Pinnacle – Development Plan (PID #201404240019)

Application: Development Plan
Location: 1342 Holton Road
Applicant: Schottenstein Homes c/o Jackson B. Reynolds, III
Current Zoning: SF-1 (Single-Family Residential)
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Rural Residential
Proposed Use: Single-Family Residential

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a development plan for a single-family development on approximately 32 acres of land north of Holton Road and south of Pinnacle Club Drive.

The proposed development would create 66 single-family homes with 8 acres of open space. The development is proposed to be made up of two subareas – Subarea 1 containing 14 lots to be developed with standards matching the Estate Lots of Pinnacle and Subarea 2 containing 52 to be developed with standards matching The Links of Pinnacle.

The site will be included in the Pinnacle Club Homeowner’s Association which will be responsible for the maintenance of common areas and reserves. Furthermore, architectural approval will be required from Pinnacle Land Holdings LLC for homes build in Subarea 1.

Site Plan

The proposed development would have three points of access – two off Pinnacle Club Drive and an additional connection to Calum Way in The Links of Pinnacle, currently terminating at the site. The two subareas will be

separated by a large open space reserve cutting through the site. Access between the two subareas will be available through a proposed trail; however no vehicular access is proposed connecting the two subareas.

The development is to contain a total of 8.18 acres of open space in seven unique reserves. Much of the proposed open space is proposed to be located in the center reserve dividing the development; however the majority of this land is within the floodplain and a portion is also to be used for stormwater retention. Open space requirements for new residential developments prohibit counting land within floodplains toward the open space total; therefore the applicant has adjusted the amount of open space proposed to reflect this. The adjusted open space proposed (3.86 acres) is slightly below the amount required based on the number of proposed residential lots (3.98 acres), therefore the developer will need to submit a payment in lieu of the open space for the remainder of the required open space. However, staff would be supportive of a deviation to waive the payment requirement as set forth in 1101.09(b) if the applicant agrees to dedicate Reserves A, D, F and G to the City for public use.

12 of the 14 lots within Subarea 1 are required to be 100' wide at the building line and the remaining two lots are to be 95' wide at the building line. All lots shall be a minimum 130' deep. This matches or exceeds the lot width required for properties in The Estate Lots of Pinnacle which contains 90' and 100' wide lots with minimum depths of 120'.

Subarea 2 requires lots to be 70' wide at the building line and 120' deep. 25% of lots shall have a minimum width of 80' at the building line. These standards match those of The Links in Pinnacle which require 70' wide lots at least 120' deep (unless adjacent to the golf course, which are required to be 80' wide).

An automatic access gate is proposed across Pinnacle Club Drive between the two entrances to the site just east of the stream crossing. The applicant has indicated that the gate has been included at the request of neighbors residing in the Estates section of Pinnacle. The gate will operate for all traffic and is intended to act as a traffic calming device. Given the fact that Pinnacle Club Drive is a public road, staff is not supportive of the proposed gate.

An 11' emergency access/leisure trail is shown connecting Reserve G at the southeast corner of the site to Holton Road. This access is not supported by the Franklin County Engineer and should be removed from plans.

A tree preservation area is proposed around the entire property. This preservation area is 20' from the west, east, southern, and majority of the north property boundary. The preservation area expands to 30' from the northern property boundary east of the proposed eastern entrance drive (into Subarea 1). Within this area, no trees shall be removed except for the removal of dead trees as confirmed by the Urban Forester.

Homeowner Association

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.

Building

Subarea 1

Buildings in Subarea 1 will be a minimum of 3,000 square feet excluding garage and basement areas. All homes in the subarea are to be built by custom builders or by Schottenstein Homes and will be required to

obtain architectural approved from Pinnacle Land Holdings LLC. Four-sided architecture is required as well as natural materials matching those required in the Estate Lots of Pinnacle (wood, brick, stone, stucco, and hardy plank).

Subarea 2

Buildings in Subarea 2 will be required to utilize the same materials and material coverage as The Links of Pinnacle. At least 50% of homes shall have brick or stone on its front façade ranging from 15% to 100% (excluding windows, doors and garage doors). Homes in Subarea 2 shall be a minimum of 1,800 square feet, excluding garages and basements, and eighty (80%) of all home shall exceed 2,000 square feet.

Landscaping

A typical landscape plan for each lot was submitted as well as proposed landscaping at the entrance features on Pinnacle Club Drive. The zoning text for the development contains additional requirements for street trees, landscape buffers, the tree preservation area(s) and screening of service structures.

Stormwater Retention/Management

The applicant is proposing to construct multiple basins to accommodate stormwater. Basins are proposed on the east and west sides of the stream and the developer is proposing to utilize an existing stormwater basin on the Pinnacle Golf Course. The facility on the east side of the stream is proposed to be a dry detention basin. Staff is not supportive of dry detention basin facilities in residential subdivisions. Additionally it should be noted that the wet pond facility proposed on the west side of the stream is located in a FEMA designated floodplain. Any disturbance in this area shall comply with the requirements of Chapter 1329 of City Code.

Signage

Entrance features are proposed at both entrances from Pinnacle Club Drive. Signage will match the style of Pinnacle Club subarea entrance features.

Code 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 Met: The proposed development will not, in the opinion of staff, be detrimental to present and potential surrounding uses. The site will be governed by a zoning text, which has been drafted to match the standards of the adjacent lots in The Pinnacle Club "Links" and "Estates" lots. Furthermore, the applicant has indicated measures taken such as a tree preservation zone around the perimeter of the site, to minimize disturbance to existing lots in the area.

- (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 Met: The proposed development contains lots that comply with the standards for single-family residential developments in terms of lot widths and area. Home sizes meet and exceed Code required minimums and right-of-way widths (60') meet requirements of Chapter 1101. Furthermore, the proposed development has been designed to fit with the character of existing development in "The Links" and "The Estates" of The Pinnacle Club.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development has been designed to be compatible with adjacent properties, including lots in “The Links” and “The Estates” of The Pinnacle Club of Grove City. A zoning text is proposed to ensure that proposed lots will be developed to the same standards as adjacent lots in The Pinnacle Club.

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

Finding Met: The proposed PUD is appropriate for the area, considering that the site is bordered by single-family development to the north, west, and south, and “suburban residential” to the east in Jackson Township.

- (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 Met: The proposed development has two primary points of access off Pinnacle Club Drive with an additional point of access at Calum Way. Staff believes the proposed streets are designed to safely carry traffic within proposed development and appropriately ties into the existing road network.

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

Finding Met: A utility plan as well as a separate summary of site utilities was submitted describing sanitary and water service as well as stormwater management on the site.

- (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 Met: The applicant has not indicated any proposed phasing for the project. As proposed, the development contains the required parking, landscaping, and utility areas to create 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 Met: The proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted with the following stipulations:

1. The access gate shall be removed from plans.
2. The emergency vehicle access / pedestrian path shall be removed from plans.
3. All stormwater facilities shall comply with the City’s Private and Public Pond Design Standards unless otherwise approved by the Service Department.
4. Any disturbance to FEMA designated floodplain areas shall comply with Chapter 1329 of the City Code.

5. The applicant shall dedicate Reserves A, D, F and G to the City for public use in lieu of the required payment of fees as set forth in 1101.09(b).
6. Building design standards for Subarea 2 shall be regulated by the Zoning Text.
7. 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.
8. 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.