

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: February 10, 2012
Re: Staff Report for The Pinnacle Club Golf Villas – Development Plan

Item #1 – The Pinnacle Club Golf Villas – Development Plan

(PID# 201201170001)

Application: Development Plan
Location: Pinnacle Club Drive, East of Clubhouse
Applicant: **Joseph Ciminello, Pinnacle Condo LLC**
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text (February 14, 2011 revision)
- The Pinnacle Club of Grove City Development Standards Text (March 28, 2011 revision)

Project Summary:

The applicant is requesting approval of a Development Plan for the Pinnacle Club Condos, located along Pinnacle Club Drive directly east of the Pinnacle Club clubhouse. The proposed condo site will contain twenty (20) units on 4.74 acres of land, for a proposed density of 4.22± dwelling units per acre. The site will be comprised of both attached and detached structures, with finishes to match the clubhouse. The project is proposed to be completed in three (3) phases.

Site Plan

The proposed attached condo units will be accessed off a private drive off the north side of Pinnacle Club Drive. The private 22' drive terminates at the western edge of the development, at the parking lot for the Pinnacle Club clubhouse. Proposed plans show that the connection between the parking lot and the private drive will be for emergency vehicles or by gated access only.

Proposed plans show a 10' front setback, 25' rear setback, and a 25' side setback on the east side of the property. Unit 12 is shown on plans as less than two feet from the western property line, and less than seven (7) feet from the Pinnacle Club clubhouse parking lot.

The single, 22' private drive through the development requires "No Parking Fire Lane" signs to be posted; however submitted plans do not show the location of these signs. To ensure that emergency vehicles can safely access all units, no parking signs should be posted along both sides of the proposed private drive.

Building

The applicant is proposing to construct six (6) detached single-family condos and three (3) attached condo structures with four (4) units apiece with this development. An area for an additional two (2) unit structure is shown on plans; however details for this structure have not been included. A separate development plan amendment will be required before this structure can be approved and built.

The proposed detached units will be single story with two-car garages accessed off Pinnacle Club Drive, each with two car garages and finished in stucco with stone accents to match the clubhouse. It is staff's understanding that the proposed detached structures are the same units proposed for the amended development plan for subarea A₃ - six (6) unique housing types based on three EPCON base home models: the Portico, Palazzo and Promenade; however, materials were not submitted indicating which units are proposed for the Pinnacle Club Golf Villas.

The proposed attached structures will be accessed off a private access drive off Pinnacle Club Drive. Each of the three structures will have four units and be two stories with rear patios. Submitted materials state that the exterior of the attached structures will match the clubhouse; however details on the proposed exterior materials were not submitted. All units will have attached two-car garages, with eight additional one-car garages located along the private drive.

Landscaping

The applicant has submitted a landscape plan for the development; however it does not include plant quantities or proposed plant type. The submitted landscape plans shows a landscaped entry feature, evergreen screening between attached structures and an evergreen hedge along the front of the detached single-family units fronting Pinnacle Club Drive.

Parking

All proposed units, both attached and detached, will have two- car garages. Eight (8) additional one-car garages are proposed throughout the development, accessed off the private drive. Because no parking is permitted along the private drive, staff recommends a guest parking area be installed along the private drive.

Signage

The submitted materials state that entry feature signage details would be submitted with the landscape plans; however no signage plan or details were submitted.

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 use 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 Can Be Met: Staff does not believe that the proposed development will be a detriment to present and potential surrounding uses; however staff feels that the development can be designed

more appropriately for the site and as proposed does not meet multiple requirements of the zoning code.

(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 Not Met: Multiple exceptions from the Zoning Code are proposed in the development plan that are, in staff's opinion, not warranted by the design of the development.

1. The side setback along the western edge of the development is currently shown as less than two feet. Furthermore, proposed unit 12 would be less than seven (7) from the Pinnacle Club clubhouse parking lot. Given that a parking lot is typically required by Code to be setback at least ten (10) feet from side property lines with supplemental landscaping and that no landscaping currently exists along the parking lot, staff does not feel that it is appropriate to have a residential structure proposed so close to the side property line adjacent to a parking lot with no screening proposed. Staff recommends the applicant eliminate parking spaces adjacent to unit 12 to allow for landscape and screening treatments.
2. The proposed landscape plan does not address multiple aspects of chapter 1136 requirements. Staff does not feel that additional amenities have been offered on the site to warrant the deviation from landscaping requirements and recommends a revised landscape plan be submitted detailing the landscaping located in front of the attached units as well as the proposed open space area.
3. Access roads and private streets are required to have a face to face curb width of 26'. Staff is not opposed to the proposed narrower 22' road; however additional considerations such as guest parking were not addressed to offset the narrower roadway and lack of permitted on-street parking. Staff recommends the applicant provide a narrative detailing how guest parking will be accommodated.

(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 is bordered by land already developed – the Pinnacle Club clubhouse to the west, the Pinnacle Club Golf Course to the north and east, and Pinnacle Club section 6 part 3 (single family residential) to the south across Pinnacle Club Drive. Exterior materials have been selected to match the style of the adjacent clubhouse, and single-family houses are proposed fronting Pinnacle Club Drive to more closely match the character of the single family detached housing across the street in Pinnacle section 6 part 3.

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

Finding Met: The approved zoning text for the Pinnacle Club states that Subarea H shall be developed with single-family homes or attached single-family cluster home condominiums.

(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 Not Met: Staff has concerns over the private drive terminating at the Pinnacle Club clubhouse parking lot. Submitted plans state that this connection would be "emergency and/or gated access only"; however details on the connection were not submitted. Furthermore, due to the 22' width of the roadway, "no parking signs" would be required on both sides of the street, and have not been indicated on plans.

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

Finding Met: Proposed utility services are adequate for the proposed development.

- (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 Not Met: Staff does not feel that the proposed development contains adequate parking or landscaping, particularly in phases 2 and 3 (attached multi-family structures), to create a desirable environment. Multiple aspects of the city's landscape code have been omitted and guest parking has not been addressed.

- (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 development can be fully prepared for the development and construction of residences within seven years of approval.

Recommendation(s):

After review and consideration, the Development Department recommends the applicant postpone to the March 6th Planning Commission meeting in order to resolve the outstanding issues noted above and listed below:

1. The side setback along the western property boundary should be increased and screening installed between the residential structure and the Pinnacle Club clubhouse parking lot.
2. Staff recommends the applicant provide a narrative detailing how guest parking will be accommodated.
3. "No Parking Fire Lane" signs should be posted along the private access drive.
4. Details for all proposed structures should be submitted, including specific housing types proposed for the detached single-family structures and exterior materials for the attached structures. It assumed that the detached housing types proposed may include one or more of those proposed for Subarea A₃ however the specific models proposed for Subarea H should be submitted/disclosed.
5. A more detailed landscaping plan should be submitted addressing requirements of chapter 1136.
6. Specific details regarding the intent, operation and design of the "emergency and/or gated access" connection between the private drive aisle and the Pinnacle Club clubhouse parking lot should be submitted.