

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** April 3, 2015  
**Re:** Staff Report for The Village at Gantz Meadows – Development Plan

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### **Item #7 – The Village at Gantz Meadows – Development Plan (PID #201506010036)**

**Application:** Development Plan  
**Location:** 2066 Home Road  
**Applicant:** Village at Gantz Meadows, LLC  
**Current Zoning:** SF-1 (Single-Family Residential)  
**Proposed Zoning:** PUD-R (Planned Unit Development - Residential)  
**Current Use:** Vacant  
**Proposed Use:** Multi-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 The Village at Gantz Meadows, a multi-family residential development proposed at 2066 Home Road. The site is located west of Gantz Road and on the north side of Home Road. A mixture of 4-unit and 6-unit attached condominium homes are proposed for this project, with a total of 56 units. The preliminary development plan for the site was approved by City Council on April 20<sup>th</sup>, 2015 and the Ordinance to rezone the property is currently under Council review (first reading on June 15<sup>th</sup>). The rezoning of the site will implement a zoning text for the site. The proposed development has been designed to comply with the standards outlined in the proposed zoning text.

#### **Site Plan**

A total of 56 units are proposed on the 9.051 acre site, yielding a density of 6.19 dwelling units per acre. A single 26' curb cut is proposed to access the site from Home Road. A private street is proposed with five driveways off the road to access the parking areas located between the proposed buildings. Driveways are proposed to be 20' in width.

A 10' setback is shown from the east and west boundaries. A 30' setback is shown from the north boundary and a 40' setback is shown for the south boundary on Home Road. The distance between the multi-unit structures varies from 20' to 60'.

### Open Space and Trail Connectivity

Per 1101.06(b), based on the number of units proposed, 2.51 acres of open space is required within the development. The applicant has provided a plan sheet indicating various open spaces proposed throughout the development for a total of 3.06 acres of open space. Additionally, a pool and cabana for residents is provided at the entrance of the site.

Sidewalks are proposed around all buildings, on both sides of the private street, and around the retention pond. The sidewalks also connect to a bike path proposed to connect south to the Gantz Park trail. In order to create a safer connection across Home Road, staff recommends the applicant work with the Service Department to determine proper signage and signalization of the crossing.

### Building

A total of eight 6-unit buildings and two 4-unit buildings are proposed with an approximate height of 22 feet above grade. Each building is to be finished in a combination of vinyl siding ("Tuscan Clay"), brick, and stone with dimensional asphalt shingles ("Weathered Wood"). The materials selected are in character with those utilized in the Village at Gantz Park development to the west. There are large expanses of garage doors and roof lines; however these are directed internally towards the center parking areas. The remaining elevations incorporate sufficient architectural details and design elements to reduce the visual mass of the buildings.

The cabana located at the pool is proposed to be finished in the same materials as those utilized on the residential structures; vinyl siding with a brick watertable, windows with shutters, and dimensional asphalt shingles. The height of the cabana is proposed to be 13'8".

### Parking

The 4-unit structures will have four garage spaces and eight surface spaces. The 6-unit structures will have seven garage spaces and eight surface spaces. Eleven additional spaces are located on the site off the private street within the development. With 56 units, a total of 140 parking spaces are required by code for multi-family developments. The proposed development will have 72 garage spaces and 91 uncovered parking space for a total of 163 spaces throughout the site.

### Landscaping

Landscaping is proposed on the site for both decorative and functional purposes. A 4' tall mound with 6' evergreens (Norway and White Spruce) and supplemental deciduous trees are proposed along the northern property line to screen the development from I-270. Trees and mounding are also proposed to screen the residences from the parking lot of the church to the east. Existing trees on the site, primarily along the western property boundary, are proposed to be preserved. A ten (10) foot preservation easement is proposed along the north, west, and east property lines to protect trees on the site.

Landscaping is also provided for each residential structure and around the proposed pond. Decorative landscaping is proposed to highlight the entrance feature to the site. Detailed planting plans have been submitted for each dwelling type and the entryway.

### **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 use will not, in the opinion of staff, be detrimental to surrounding uses. The site is bordered to the west by multi-family residential (The Village at Gantz Park), to the south by Gantz Park, to the east by a church (Canaan Land Church), and to the north by I-270. The proposed density of 6.19 is comparable to the density of adjacent multi-family developments (5 DU/acre at The Village at Gantz Park and 5.5 DU/acre at Farmbrook Village). Furthermore, landscaping is proposed around the perimeter of the site to screen the development from adjacent properties.

- (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 density, number of units per structure, parking spaces and distances between structures all comply with Code requirements for multi-family developments. The private street width also meets the requirement for private streets outlined in Code, and the development provides adequate open space based on the number of dwelling units proposed.

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

**Finding Met:** Land surrounding the proposed development has been developed; however the proposed development has been designed to integrate into this existing development by utilizing similar materials to other residential sites and tying into the trail network in Gantz Park.

- (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 in conformance with the general intent of the area, as it is surrounded by a similar use to the west, highway to the north, park to the south and religious institution to the east. Furthermore, the site was previously approved for a residential PUD in 2006; however the zoning reverted to SF-1 when the site was not developed.

- (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 private street network within the development will be suitable to carry traffic generated by the proposed residential units, provided that "No Parking" signs are located on all streets for emergency vehicle access as directed by the Jackson Township Fire Department.

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

**Finding Met:** Plans show proposed utility locations including sanitary, water and storm water. Both the water and sanitary mains to be tapped for the proposed development are located on

the south side of Home Road. Plans show the line extension being jacked and bored or horizontally drilled to access the site. The sanitary main is outside the ROW, on the City's property (Gantz Park), and will require an easement be granted to access the main.

- (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:** According to Exhibit B, the site is proposed to be developed in two phases. As proposed, the site will contain the required parking, landscaping, and utilities to create a 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 building, parking spaces, landscaping, and utilities 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 Preliminary Development Plan with the following stipulations:

1. The Home Road trail crossing and connection within Gantz Park shall be reviewed and coordinated with the City.
2. The applicant shall obtain an easement from the city to access to the sanitary main on the city's property (Gantz Park).