



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Lower Level Conference Room  
October 4, 2016 1:30pm

- 4. APPLICATION: Woodside at Holton Run | Development Plan**
- Project Number: 201609070062
- Location: East side of Harrisburg Pike, just south of Edgarton Drive
- Zoning: PUD-R (Planned Unit Development- Residential)
- Proposal: A development plan for 56 detached condominium units
- Applicant: Jim Lipnos, 2700 East Dublin Granville Road, Columbus, Ohio 43231

**Relevant Code Section(s):**

- 1135.14 Planned Unit Development District
- C-51-03 Holton Run Zoning Text
- C-84-16 Revised Holton Run Zoning Text (first reading at City Council on 9/19/16)

**Project Summary**

The applicant is proposing to construct a 56 unit detached condominium development on a 14.4 acre property located south of Edgarton Drive and east of Demorest Drive. The area to be developed is identified as "Reserve A" on the Holton Run development plan approved in 2003. The zoning text for the area is proposed to be amended to allow for the proposed development and received a recommendation of approval from Planning Commission on September 6, 2016. The zoning text amendment is to allow for reduced density on the site, one or two car garage units, with a minimum of 1,400 square feet for each unit. The preliminary development plan for the site was approved by City Council on August 15, 2016 with CR-47-16.

A development standards text is included with the development plan outlining architectural standards, landscape requirements, maintenance responsibilities, and a number of other items.

**Site Plan**

The 14.4-acre site will be accessed by two 27' wide curb cuts on Edgarton Drive to the north and Demorest Drive to the south. 27-foot-wide private streets will provide access around the proposed development, with 24 off-street parking spaces provided throughout the site. A common clubhouse will be constructed in the middle of the site and mailboxes for all units will also be located in this area for residents. 56 units are proposed on the 14.4-acre site, for an overall density of 3.88 dwelling units per acre. Although this density is slightly higher than densities approved for similar ranch-style condominium developments, it is a reduction from the originally approved density of 5.8 units per acre for the site and is consistent with the preliminary development plan and zoning currently under review for the site.

The proposed development will provide connectivity to area trails and sidewalks at multiple points. An eight (8) foot bike path currently exists on the property, running behind lots 48 to 51 of

Holton Run. A five (5) foot sidewalk is proposed to connect back to this trail through a small open space area off "Private Street B." A split rail fence with landscaping is proposed between the condominium units and the existing bike path. Where a fence exists on adjacent properties, deciduous trees are proposed to soften the fence line along the path. Where no fence exists on adjacent properties, a row of evergreen trees (6' Norway Spruce) is proposed to provide screening. Where the buildings back to a public roadway (Edgarton Drive or Demorest Drive), mounding and a landscape buffer are proposed.

To improve connectivity in the existing and planned trail network, staff recommends the existing eight (8) foot path be reconfigured at the southwest corner of the site to more closely align with a future path associated with the future roadway south off Demorest Drive ("Whirla Way"). Additionally, a bike path easement is shown connecting the bike bath on Edgarton Drive east to connect to Mayfair Drive, through the proposed 3.1 acre tree preservation area. Staff believes this trail would create an important connection in the trail network to provide residents safe access south to Fryer Park and the YMCA, therefore staff is of the opinion that the trail should be installed as part of the proposed development.

Based on the number of units proposed, 2.56 acres of open space would be required for this development. The proposed 3.1-acre tree preservation area fulfills this open space requirement. A central community clubhouse will also be provided as an amenity to residents of the development.

Stormwater for the proposed development is to be routed to the existing basin south of the site. Materials indicate that improvements will be made to the pond to ensure that this basin will provide the necessary stormwater management for the site. The applicant has indicated that the intent of the overall project for Holton Run is that the existing basin will be finalized during the construction of Section 5, which will include the lots, roadway and utilities adjacent to this basin.

### Building

56 detached condominium units are proposed on the site that will be a minimum of 1,400 square feet in size. 17 of the units will have a one-car garage with the remaining 39 units having a two-car garage.

The exterior finishes stated in the development text vary with vinyl siding, wood, engineered wood, stone, stucco, and fiber cement. The proposed text states that no vinyl will be permitted on the front elevations or side elevations that are immediately adjacent to the interior private streets. The submitted elevations show renderings of homes utilizing vinyl and wood siding. The proposed text also states that architectural elements will be used to differentiate adjacent units to create housing diversity. Various architectural elements include color, dormers, window style and placement, porch elements, and roof lines. Elevations were submitted showing these various architectural elements for both one and two car garage units.

Although the proposed development standards text lists brick and stone as approved building materials, none of the residential units show elevations utilizing brick or stone. Although the applicant has indicated that the larger Holton Run subdivision does not require brick or stone to be utilized on all structures, these materials are used as accent on many single-family homes in the development. Similar to the larger Holton Run subdivision, staff believes that brick and stone should be utilized on structures to provide differentiation between adjacent units, as mentioned in the diversity requirement above – Section II(9)(k) of the proposed Development Standards Text.

## Parking

All proposed residential units will have a one or two-car garage, as well as open parking in the driveway. 24 guest parking spaces are also provided around the site. 13 of these spaces will be adjacent to the community clubhouse area. Including the garage parking, driveway parking, and open guest parking, 214 parking spaces are available on the site.

## Landscaping

Landscaping will be provided for each unit with either a Red Oak or a State Street Miyabei Maple planted in the front yard. The front walks for each unit will be lined with perennials and either 36" Dense Yew or 24" Green Gem Boxwoods shrubs. Each patio will be lined with perennials with patios on units adjacent to streets being also screened with 36" Dense Yew. A/C units will be screened with 36" Dense Yew as well.

The clubhouse will be landscaped with five October Glory Maple trees around the building and six Winter King Hawthorn trees around the front of the building. A combination of shrubs, perennials, grasses, and ground covers will be located in front of the building with Green Gem Boxwoods shrubs going around the perimeter of the clubhouse building.

The north and south entrances will be landscaped with a combination of perennials, grasses, and ground covers. Two landscape areas proposed on either side of Private Street "A" at the southern entrance, and two landscape area is proposed on one side of Private Street "A" at the northern entrance.

Additional screening is provided around the perimeter of the development utilizing mounding and a combination of Norway Spruce, Colorado Spruce, Flame Amur Maple, and Wildfire Black Gum trees.

Screening is provided along the existing 8' bike path and four existing homes in Holton Run with either October Glory Maple or Norway Spruce trees. Feather Reed Grasses will also be added and line portions of the bike path.

## Signage

Two 3' by 3' signs, eight (8) feet in height, are proposed at the south entrance off of Demorest Drive on each side of Private Street "A". One 3' by 3' sign is proposed on the north entrance off of Edgarton Drive on one site of Private Street "A". Entrance features will utilize stone veneer and limestone or precast cap matching that on the Holton Run entrance at Harrisburg Pike.

## 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:** Staff does not feel that the proposed development will be detrimental to existing and future surrounding uses. The area proposed for this condominium development was identified for condos on the originally approved development plan for Holton Run in 2003 and the proposed development will reduce the density from the density initially approved for the site in

2003. Additionally, screening is proposed adjacent to existing single-family residences and along public roadways.

- (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 is seeking a number of exceptions from Code requirements including building separation, parking space size, and rear setback adjacent to single-family residential properties; however, staff believes that these exceptions are warranted based on the style of development and additional amenities proposed. Additionally, the proposed development is designed similarly and the proposed exceptions are similar to those approved for other recent ranch (courtyard)-style condominium developments.

- (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 planned in coordination with the existing Holton Run development and ties into the existing infrastructure in the area. The proposed development is surrounded by existing single-family homes in the Holton Run Subdivision and Mayfair Park (Jackson Township) subdivision as well as vacant land part of the approved development plan for Holton 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 development is in conformance with the approved development plan for Holton Run which identifies the area for the future development of condominiums. The proposed condominium development reduces the density previously approved for the site from 5.8 to 3.88 dwelling units per acre.

- (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 streets will adequately carry traffic on the site and tie into public streets Edgerton Drive and Demorest Drive.

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

**Finding Met:** Existing and 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 Met:** The proposed development contains the required parking spaces, 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**

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

1. The existing eight (8) foot path shall be reconfigured at the southwest corner of the site to more closely align with a future path associated with the roadway southwest off Demorest Drive ("Whirla Way").
2. A bike path shall be installed between the existing Edgarton Drive trail and Mayfair Drive.
3. Brick or stone shall be utilized on residential structures as part of the diversity requirement between adjacent structures noted in Section II(9)(k) of the proposed Development Standards Text.