



The City of Grove City, Ohio

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Planning Commission Staff Report

Council Chambers

June 6, 2017 1:30pm

1. APPLICATION: Trail View Run | Preliminary Development Plan

Project Number: 201610040071

Location: 1399 & 1421 Borrer Road

Proposal: A preliminary development plan for 81 single family homes and 49 detached condominium units

Applicant: Karl Billisits, Harmony Development Group, 3650 Olentangy River Road, Suite 401, Columbus, OH 43214

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary

The applicant is requesting approval of a preliminary development plan for a new residential subdivision that will include 81 single family home properties and 49 patio homes. The overall density of the site is proposed to be 2.68 dwelling units per acre.

Background

Planning Commission first reviewed the preliminary development application at the May 3rd 2016 meeting, where the item was postponed. The stipulations originally recommended by staff were to reduce the density to more closely resemble the adjacent residential subdivision (Grant Run Estates), create more usable greenspace on the site, incorporate small visitor parking areas throughout the development, and a note that a traffic impact study was needed as part of the future rezoning of the property. Planning Commission heard the item a second time at the November 8th, 2016 meeting. Staff had recommended disapproval of the application, and the Planning Commission tabled the Preliminary Development Plan. Planning Commission heard the item a third time at the January 3rd, 2017 meeting. Staff recommended disapproval of the application, and Planning Commission again tabled the Preliminary Development Plan. Staff's primary concern noted at the January meeting related to the overall density of the development.

The currently proposed plans have been revised from the original submittal to reduce the amount of condominium units from 93 to 49 units and have increased the single family home lots from 54 to 81 lots. The unit break down and overall density has not changed from the previously submitted plans reviewed and postponed at the January 3rd, 2017 Planning Commission meeting.

	Original Submittal	May 2016 PC Submittal	November 2016 PC Submittal	January 2017 PC Submittal	June 2017 PC Submittal
Single Family Units	54	55	82	81	81
Condo/ Patio Units	93	91	53	49	49
Total Units	147	146	135	130	130
Density (ac/du)	3.17	3.15	2.79	2.68	2.68

The site for the development was annexed into the city in March of 2016 with C-08-16. The applicant will be requesting a PUD-R zoning for the property after the review of the proposed preliminary development plan. A preliminary zoning text has been submitted for review and will be formally reviewed upon submittal of a rezoning application.

Site Plan

The 48.5-acre site is proposed to have two entrances – one off Borror Road and another off Hemetite Drive. Public roads within the development are proposed to be 26 feet wide with 50-foot wide right-of-ways. Trailview Run Drive is proposed to be 32 feet wide with a 60-foot-wide right-of-way at the entrance to the development off Borror Road. Detached condominium units will primarily be accessed from private roadways located off an extension of Hemetite Drive.

Staff has concerns with the limited connectivity in the subdivision and feels that a number of changes should be made to accommodate better connectivity. As part of the administrative review letter (dated October 26, 2016), staff recommended a number of changes to the proposed roadway network, and the majority of those comments have not been addressed. These requests included extending Coggan Drive to connect into the subdivision, and having more access points and connections to the roadways associated with the condominium units. Furthermore, the proposed streets do not meet the pavement width or right-of-way requirements for public residential streets. A plan was requested showing the ladder truck maneuverability for Fire apparatus through the streets and courts, which has not yet been submitted as well. The Division of Police has also voiced a desire to introduce traffic calming measures into the subdivision.

A Borror Road Widening Exhibit as well as a narrative on planned improvements to Borror Road were included in revised materials. The narrative states that the applicant is committed to make a contribution to improvements to Borror Road between Buckeye Parkway and State Route 104 and has met with Jackson Township and the City of Grove City to discuss these improvements. The submitted Roadway Widening Exhibit shows increasing pavement primarily on the north side of Borror Road from Buckeye Parkway east to SR 104. The road will stay a two-lane road, but be widened from 19 feet to 24 feet, while maintaining side drainage. A multi-use path will also be included with these improvements.

A total of 130 housing units are proposed on the site. The total number of housing units consist of 81 single family lots, based on the R-1b area requirements and 49 condominium units. While the zoning of the adjacent Grant Run Estates Subdivision to the west is also R-1b, staff believes to more effectively transition into the more rural characteristics of lots to the east, the overall size of lots should be increased. Additionally, staff believes the 49 condominium units create a higher density than the surrounding subdivisions, as well as resulting in additional traffic impacts. The overall density of the site is proposed to be 2.68 dwelling unit per acre. The City is in the process of finalizing a Southeast Area Plan showing development expectations for the area south of Pinnacle Club and east of Buckeye Parkway. The Plan highlights developable areas with a recommended density for each area. The intent is to show that the density of developments should decrease between Buckeye Parkway and Jackson Pike to maintain the rural character of the area. The density proposed with this application (2.68 units per acre) exceeds the recommended density for the area shown on the draft Southeast Area plan (1.5 - 2.0 units per acre).

Based on the number of units proposed in the development, 6.08 acres of open space is required on the site. Materials indicate that 15.45 acres of gross open space is provided on the site, but much of this is in the floodplain and stormwater ponds. Section 1101.09 states that dedicated open space shall be exclusive of entrance features, areas without recreational amenities and areas within the floodplain. Additionally, only 15% of the required open space is permitted to be

held in stormwater retention area. Land containing overhead utilities and/or easements may be used to meet open space requirements, but only if approved by Planning Commission and City Council. When areas contained in the floodplain, stormwater ponds and entry sign are removed, materials indicate that 6.1 acres remain in net open space. 2.52 acres of this land is within the electric transmission easement running through the center of the site. Staff does not support counting this land towards effective open space.

Two stormwater retention ponds have been proposed, one shown in the parkland area to the south and the second shown in the electrical easement area in the center of the development. Staff has concerns that the proposed stormwater ponds do not meet multiple requirements of the Grove City Pond Design Standards per the Stormwater Design Manual including depth and setback from property lines and right-of-way.

Landscaping

The applicant has indicated their intent to preserve the tree line along the western property boundary to help screen the two developments. The western 20 feet of the property is shown to either be deeded to the owners of adjacent properties to the west or restricted as a no disturb zone.

A minimum of three (3) trees are proposed per single family dwelling and will be located in the front, side, or rear yards. A minimum of five (5) shrubs, ground cover, or other ornamental plantings will be utilized along 1/3 of the front façade for each single family dwelling unit.

The preliminary zoning text states that street trees will be installed in accordance with Section 1136. The City is considering amending the street tree requirements in section 1136.09 and staff has recommended that the applicant amend the text to reflect the proposed changes. To be consistent with proposed amendments, two (2) of the three (3) required trees should be located in the front yard and the payment per lineal foot of street installed should be increased to \$10 per lineal foot of street curb frontage. Additionally, note 6 of the landscape plan states that street trees will be of the same genus and species. The street trees should be more diverse, instead of using monoculture of trees in order to conform with new city standards.

A more detailed landscape plan will be required for the Development Plan approval along with an inventory of all of the trees 6" caliper or larger that currently exist on the property.

Parking

All proposed units, single family lots and condominiums, will have two-car garages with two additional parking spaces in the driveway. A small parking lot with eight (8) visitor parking spaces has been proposed off of Street C. Staff is supportive of having the visitor parking lot remain as proposed in order to create a trailhead for the proposed open space to the south.

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 Can Be Met: Although staff is supportive of the general use of a residential development on the site, staff feels that the subdivision should consist only of large lot single family homes to transition from the character of adjacent subdivisions to the more rural properties in the township.

- (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: Much of the proposed open space on the site is contained in the floodplain, in stormwater ponds and within electrical easements. Staff does not believe that sufficient open space is proposed to balance the amount of proposed open space with no recreational amenities. Additional exceptions from Code include street width and right-of-way width for proposed public streets.

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

Finding Not Met: The proposed single family homes are in conformance with the surrounding density, however staff feels that the proposed condominiums create too dense of a development for the area.

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

Finding Not Met: Staff believes the area of the proposed development is intended for residential use; however, staff is not supportive of condominiums or other multi-family housing on the property.

- (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 with the amount of connectivity provided and width of the streets provided. Coggan Drive should be extended to provide another connection to a public road. Streets within the subdivision should be extended to provide more connectivity within the proposed development.

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

Finding Can Be Met: A preliminary utility plan has been submitted for the development, and staff has requested additional information and revisions. These include providing fire hydrant locations, showing the location of storm sewers, and providing easements for waterlines and sanitary sewer lines outside of the right-of-way.

- (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 Can Be Met: Staff needs further information to determine if the proper utilities have been proposed.

- (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

The Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan as submitted.