



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
April 3, 2018 1:30pm

4. APPLICATION: **Brown's Farm | Preliminary Development Plan**

Project Number: 201712270045

Location: Located south of Orders Road and east and west of Haughn Road, approximately 4,200 feet east of Harrisburg Pike (PID 160-000184)

Proposal: A preliminary development plan for 110 detached condominiums and 210 apartment homes

Applicant: Jackson B. Reynolds III, Smith & Hale LLC, 37 West Broad Street, #460, Columbus, OH 43215

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary

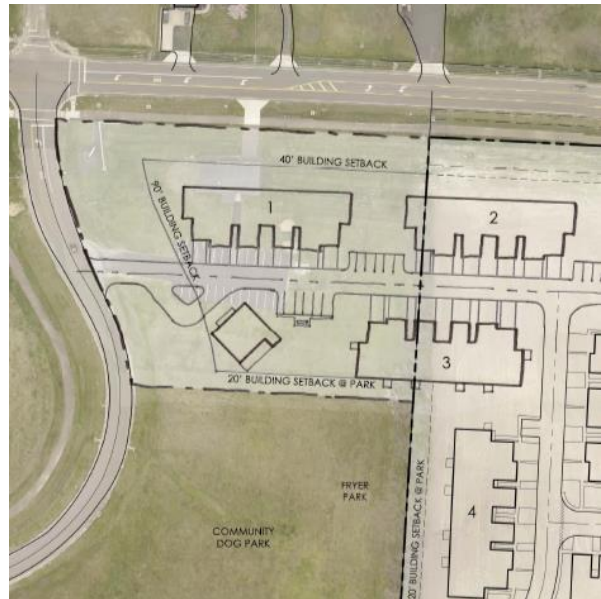
The applicant is requesting approval of a preliminary development plan for a new housing development made up of two subareas, The Residences at Brown's Farm (Subarea A) and The Cottages at Brown's Farm (Subarea B). This application was previously heard by Planning Commission at the February 20 Planning Commission meeting as was postponed due to the number of outstanding issues and to give the applicant the opportunity to meet with area residents to discuss the project. The Residences will be located west of Haughn Road adjacent to Fryer Park and plans indicate either 210 or 239 units within this subarea (depending on the site's configuration and access to the development). The Cottages will be located on the east side of Haughn Road and will contain 110 detached condominium homes. Both developments are proposed to be age-targeted, designed for empty-nesters and seniors, and are in line with the recommended future land use for the area as outlined in GroveCity2050 of Suburban Living (Medium to High Intensity) and Mixed Neighborhood. The overall project density between the two subareas is 4.67 dwelling units per acre.

The applicant has indicated that the site will be annexed into the City and will be filing the annexation paperwork with Franklin County in the next week. The property to be developed is currently within Jackson Township, and the preliminary development plan application has been submitted with the understanding that the site will be rezoned and the final development plan reviewed once annexed into Grove City.

A preliminary development text has been submitted as well and will be further reviewed as part of the rezoning application.

Site Plan

The 68.5-acre site is proposed to have four (4) points of access. Both subareas will have access points off Orders Road and Haughn Road. The Residences (containing 32.14 acres), located on the west side of Haughn Road, will have two (2) 26' access points, with one drive off of Orders Road and a second off of the west side of Haughn Road. Staff has requested that the applicant consider the feasibility of removing the proposed Orders Road access and extending a private road west connecting to Discovery Drive to utilize the existing traffic signal at its intersection with Orders Road. A concept plan sheet was submitted showing this connection to Discovery Drive; however, discussions regarding the design of this roadway, how the land and how much land will be conveyed for the development, and what will be programmed in this portion of the property are ongoing and not yet finalized.



The Cottages (containing 36.4 acres), on the east side of Haughn Road, will also have two (2) 26' access points, with one off of Orders and the second off the east side of Haughn Road, across from the entrance to the Residences at Brown's Farm. The Orders Road access for this portion of the development is shown as a full-access curb cut and private drive over a 60-foot-wide portion of property across from the Old Haughn Road intersection. Staff has concerns with this access point as it goes between two (2) residential properties with the driveway for one infringing onto the proposed drive. Any connections at this point would need to be adequately screened and an agreement be reached with that neighboring owner. A roadway is also shown stubbing at the east property line, with plan sheets showing future extensions over the adjacent First Baptist Church property and another future connection to Orders Road. The appropriateness of access onto Orders Road, either over the 60-foot strip of land across from Old Haughn Road, or a potential future connection from the property to the east, is an issue that remains unresolved.





The streets inside each subarea will be 26-feet in width with no parking permitted on-street. Subarea A will also include a 20-foot wide alley to access six (6) buildings featuring rear-loaded garages near the center of the subarea. Guest parking is located throughout this subarea, primarily near open spaces and the proposed community clubhouse.

Sidewalks and paths are proposed throughout the site. The proposed sidewalks will be four (4) feet in width and will be located on one side of the street for The Cottages and on both sides of the street for most of The Residences. Staff is not supportive of only having sidewalks on one (1) side of the street, and believes that sidewalks should be located on both sides to provide more paths for residents. Additionally, per a new ADA requirement, sidewalks are required to be at least five (5) feet in width. Bike paths, eight (8) feet in width, are proposed throughout both subareas. Subarea A includes a path shown stubbing into Fryer Park. Staff will work with the applicant to determine the most appropriate way to connect this trail to the existing trail in Fryer Park for full connectivity. A bike path is also shown through the existing wooded area on the Cottages at Brown's Farm (Subarea B) and stubbing at the east property line for future connectivity to the east. Additional walkways are proposed throughout both subareas for greater recreational amenities for residents within the development.

Subarea A, The Residences at Brown's Farm, will have 35 apartment home buildings located throughout the site, maintaining between a 20 to 60-foot minimum setback from property lines with Tree Preservation Areas located along the west and south property lines. Each building will contain six (6) apartment units, with each home having either a rear or side patio and a garage. Buildings 25 and 35 have extended driveways due to the buildings being placed further from a street. Staff is not supportive of this configuration, as they have the appearance of stub streets with no potential for future connectivity, and feels that the buildings should either be reoriented to fix the issue or be eliminated. A clubhouse is also proposed near the Orders Road entrance to the development, as well as two (2) mail kiosks in the development with one (1) near the clubhouse and the other near the Haughn Road entrance. A conceptual plan was submitted showing 37 proposed buildings on the site, adding an additional 19 units, and extending into Fryer Park (to Discover Drive). This proposed reconfiguration will need to be further discussed as the connection to Discovery Drive has not yet been designed.

Subarea B, The Cottages at Brown's Farm, is proposed to have 110 detached condominium/patio homes, with each shown having its own lot. The rear minimum setbacks for lot boundaries from the overall property line will be 20 feet with a 50-foot minimum setback from Haughn Road.

Although a 20-foot setback is shown along the southern property line, each lot has additional setback requirements for homes within the lot, resulting in a setback from the property to the south comparable to other setbacks on recently approved single-family courtyard-style condominium developments between new homes and existing single-family lots. Additionally, a Tree Preservation Area is proposed along the south, east, and north property lines of Subarea B to preserve existing trees on the site and reduce the visual impact of the development on existing area single-family homes.

A variety of green spaces are proposed throughout the development in each subarea. Both subareas will have a centralized community green space with walking paths. A parkette is proposed in Subarea A (The Residences) as well as a community clubhouse for additional recreational amenities. Subarea B (The Cottages) will contain a large tree preservation area and other passive open spaces due to floodplain on the property. Based on the number of units proposed, approximately 14.34 acres of open space is required. Based on the current proposed configuration of the site (with 210 apartment units and 110 patio home units), without the addition of the extension to Discovery Drive, 14.42 acres is provided. Additional open space could be provided with the extension of the development to the west into Fryer Park.

A preliminary stormwater management report, stormwater plan, and utility plan were submitted as part of this application and will be reviewed in more detail with the final development plan. While sanitary service is available through a main along Order Road, staff is currently discussing with the applicant the potential to extend the public sanitary line currently terminating on the east side of I-71 by the Mount Carmel campus to service the eastern Subarea of this development.

Landscaping

A preliminary landscape plan was submitted showing trees and shrubs located around the property. Trees are proposed throughout The Residences along streets and sidewalks (420 proposed in total, or two per dwelling unit), on the site's perimeter, to screen streets from the apartment homes and by the sidewalks/paths. An additional 39 trees are proposed around the retention ponds. Another 1,050 shrubs are proposed throughout the site and others at the entrances to the site, but most are not depicted on the landscape plan. Similarly, trees are proposed throughout The Cottages (with 220 total or two per dwelling unit) along the streets, sidewalks/paths and at entrances. An additional 51 trees are proposed around the retention ponds. Another 550 shrubs are proposed throughout the site and around entrances, but most are not depicted on the submitted plan.

Additional items, including details such as species, size and height of plantings, all proposed plantings shown on the plan, tree planting typicals, a tree preservation plan and an irrigation plan around entry features will be included with the final development plan.

Parking

The majority of the homes proposed in the development will have two (2) car garages with only 10% of the apartment homes preliminarily proposed to have a one (1) car garage. Each home will also have a driveway that can accommodate one (1) to two (2) additional vehicles. The Residences (Subarea A) will also provide 89 additional off-street visitor parking spaces throughout the site. Each of these parking spaces will be 180 square feet in size (9'x20'), which meets the minimum size requirement.

While adequate visitor parking has been provided for The Residences, no extra parking is proposed within The Cottages (Subarea B). Staff believes additional spaces should be added around the site to provide some additional parking beyond that provided in garages and driveways, particularly as streets are not wide enough to accommodate on-street parking.

Buildings

Buildings within Subarea A (The Residences) will be single-story, with each building containing six (6) apartment units. Preliminary development standards state that each unit will be a minimum of 1,070 square feet and conversations with the applicant indicate that all units will provide two-bedrooms. The maximum proposed building height will be 35', and each building will have shingled, pitched roofs of 6/12-12/12 with the garages permitted to have 4/12 roof pitches. Building frontages along Orders Road are proposed to be finished in 20% masonry. Other proposed materials include cultured stone and vinyl siding (utilizing a combination of lap, board/batten and shake). While staff is supportive of the proposed materials, staff is not supportive of the amount of masonry and feels that at least 50% of the frontages on Orders Road should be finished in masonry with masonry also used on the other frontages. Additionally, to provide more architectural interest, staff believes the buildings should utilize a combination of materials and colors. Plans currently show 11 of the buildings having rear-loaded garages with the remainder having front-loaded garages.

Buildings within Subarea B (The Cottages) will have a maximum height of 35' with a minimum square footage of 1,500. All buildings will feature two-car garages and are proposed to be finished in a variety of materials including hardi-plank, stucco, cultured stone and vinyl. Preliminary renderings or elevations were not submitted for this subarea, however staff will expect more clarification on architectural detail, including potential percentages of various materials, for buildings within this development with the rezoning and final development plan applications.



Lighting

Site lighting will include decorative street lighting fixtures located on alternating sides of the streets. Lighting specifications will be reviewed as part of the final development plan.

Signage

A variety of signs have been proposed as part of this submittal. Two (2) monument signs are proposed for The Residences with one (1) at the Haughn Road entrance and the second at the Orders Road entrance. One (1) monument sign is proposed for The Cottages at the Haughn Road entrance. Each monument sign is proposed to feature a 24.5 square foot sign face and a stone base with a stone cap. Two (2) stone columns with stone caps, eight (8) feet in height and three (3) feet in width, containing the Brown's Farm logo ("BF") will also be located at each of the four (4) entrances.

Additional signs are proposed for the leasing center, sales center and model home which will be located throughout the site and will be supported either by a black monopole or two (2) black posts. All sign faces, including those on the large front monument signs will be finished in black with white lettering. Staff is generally supportive of the proposed signage; however, a more detailed review of signs will be conducted with the final development plan.

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: While many of the properties around the proposed use are single-family, with some on large lots, staff feels that the proposed use will be integrated well into the community with setbacks, screening and expansion of existing bike paths, and will not be detrimental to surrounding uses.

- (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: Roadways throughout the proposed development do not meet the typical width requirements for residential roadways; however no on-street parking is proposed on roadways and staff believes the proposed widths will safely carry traffic throughout the development.

- (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 integrate into existing and future developments in the area, through extending trails and roads to the project's edge for future extension. Additionally, the proposed uses are compatible with future land uses for the area, shown on the future land use map in the GroveCity2050 Community Plan.

- (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 multi-family and single-family residential uses are in conformance with the future recommended land uses in the GroveCity2050 Community Plan and with the general use intent of the area.

- (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 Can Be Met: The proposed development will have access points onto Haughn and Orders Roads allowing for appropriate circulation throughout the site. Anticipated traffic counts were submitted as part of this application, but a full traffic study will be needed for the rezoning application to analyze the traffic impact on surrounding areas.

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

Finding Can Be Met: The preliminary utility plan shows how the proposed development will access utilities as well as general stormwater management. A more detailed review of utilities will be conducted with the review of the final development plan.

- (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: Some additional landscaping/screening and parking will be needed on the site, as well as some additional information needed for utilities; however overall the proposed development will create and sustain a 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 building, parking spaces, landscaping, and utilities can be completely developed within seven years.

Recommendation

Staff is generally supportive of the submitted preliminary development plan, noting that a number of issues will be further examined and resolved with the rezoning and final development plan applications. Therefore, 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 annexation items shall be filed with Franklin County.
2. The applicant shall work with the City regarding roadway improvements around the site's access points along Haughn Road south of Orders Road.
3. The applicant shall investigate the feasibility of reconfiguring access points to Orders Road.