



The City of Grove City, Ohio

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

5. APPLICATION: Trail View Run | Rezoning (SF-1 to PUD-R)

Project Number: 201712270047

Location: 1399, 1401 & 1419 Borrer Road (PID 040-015516, 040-015517, and 040-015699)

Proposal: To rezone three properties from SF-1 to PUD-R for a new residential subdivision

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

Relevant Code Section(s):

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

Project Summary

The applicant is proposing to rezone three parcels on the south side of Borrer Road, approximately 0.5 miles east of Buckeye Parkway from SF-1 (Single Family) to PUD-R (Planned Unit Development- Residential) in order to develop the Trail View Run subdivision. The area to be rezoned is approximately 49.58 acres in size and includes two (2) properties fronting Borrer Road (parcels 040-015699 and 040-015516) and a third that is located adjacent to the south (040-015517). The applicant is proposing to develop 121 homes on the site, with 79 single-family homes and 42 detached condominiums/patio homes.

The site is bordered by a property zoned SF-1 (Single Family) to the northwest and multiple properties zoned R-1b (Single Family) within the Grant Run Estates development to the west. The site is bordered by properties to the east and south zoned SURB (Suburban Residential) in Jackson Township.



The application was previously presented to Planning Commission at the February 20 Planning Commission meeting and was postponed. The zoning text has since been revised to address many of staff's previous concerns including inconsistencies with lot requirements and landscaping; however, a handful of issues still remain to be resolved. A development plan application has also been submitted for the proposed project that utilizes the standards outlined in the proposed text.

Zoning Text Review

Standards are outlined for two (2) subareas as part of the proposed PUD; one with single family homes (Subarea A) and a second with detached patio homes/condominiums (Subarea B). Subarea A (single family homes) is proposed to have 70-foot-wide lots and other lot requirements similar to the standards utilized in the adjacent Grant Run Estates subdivision to the west, zoned R-1b. Subarea B (condominiums) is proposed to have 50-foot-wide lots for the individual patio homes.

The proposed text limits the proposed density in the development to 2.5 dwelling units per acre, resulting in a density higher than desired for the area based on future land use plans for the area contained in the GroveCity2050 Community Plan. The Southeast Area Study, contained in the GroveCity2050 Community Plan, recommends a "step down" in density along Borrer Road between Buckeye Parkway and Jackson Pike. The Grant Run Estates development adjacent to the west has a density of approximately 2.3 dwelling units per acre. While staff is supportive of the proposed lot size and type of dwellings, staff is not supportive of having a density higher than the density found in the adjacent development (of 2.3 units per acre).

The proposed text states that "open space shall be provided as depicted on the Final Development Plan and shall meet the requirements of Section 1101.09(b); Subject to Council granting a variance to allow all open space being dedicated to the City (as depicted on the City's Master Parks Plan) to be counted towards the open space requirements." This statement refers to the large open space in the southern portion of the site, much of which cannot be counted toward meeting the requirements of 1101.09 due to being located within the floodplain. Staff believes this statement is poorly worded and confusing. Per the Text, City Council is provided the authority to grant deviations as stated in the General Provisions.

Standards are included for the building architecture and exterior finish materials which include requiring cultured stone, vinyl, fiber cement, and brick. While staff is supportive of the usage of these materials as they have been used on homes in other recently approved developments, individual models/elevations of homes to be utilized in the development will still be expected to be submitted for approval as part of the development plan to ensure that all homes within the subdivision exhibit the desired level of architectural detail.

The landscaping section of the text discusses a number of items including providing a 20' No Disturb Zone on the rear portion of properties along the western property line of the site, the planting of street trees, and the responsibility of the HOA to replace trees that are dead or dying. While staff is supportive of most of the provided landscaping on the site, staff is not supportive of the landscaping provided per lot and the proposed street tree regulations. The City is currently researching potential amendments to the street tree requirements contained in Code section 1136.09(b) to remove the responsibility of purchasing, installing and maintaining street trees from the City. Staff recommends that the applicant incorporate standards in the zoning text that reflect these new requirements for street trees that will result in the same number of trees within the development, but shift the responsibility for their installation and maintenance to the private developer and/or property owner. Because of this, Section V(i)(1) should be removed from the text, referencing current Code requirements. Additionally, Section V(i)(3) should be amended to require four trees per residential unit, with one tree required between the sidewalk (or street if a

sidewalk is not present) and the front of each residential home. The text should also note that the owner, builder or developer shall pay to the City's Community Environment Fun a fee in the sum of six (6) dollars per lineal foot of curb/street pavement frontage for the purpose of purchasing, planting and maintaining trees on public properties.

The signage section provides requirements for an entry feature and other signs for the site and indicates that signs on the site shall meet the requirements of Chapter 1145. However, there are not requirements in Chapter 1145 that address signs for residentially zoned properties. This section will need to be updated to include that signage shall be approved as part of the Final Development Plan and any signage not shown on that plan shall be submitted for review and approval by the Development Department.

Recommendation

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the following stipulations.

1. The maximum permitted density on the site shall be 2.2 dwelling units per acre.
2. General Site Development Standard V(d) (Open Space) shall be amended to remove the sentence "Subject to Council granting a variance to allow all open space being dedicated to the City as depicted on the City's Master Parks Plan) to be counted towards the open space requirement."
3. General Site Development Standard V(i)(1) shall be removed from the proposed zoning text.
4. General Site Development Standard V(i)(3) shall be amended as follows: "~~Three~~ **Four** trees shall be provided per residential unit ~~that meet the requirements of Section 1136.09. One shade tree~~ **(2-inch caliper minimum)** shall be provided between the **sidewalk (or street if a sidewalk is not present)** and the front of each residential home ~~to function as the street tree. All other trees and plantings shall be arranged within the front, side or rear yard areas with emphasis on the front facades. One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the home.~~
5. A new standard should be added to General Site Development Standard V(i) stating that "The owner, builder or developer shall be required to pay to the City's Community Environment Fun a fee in the sum of six (6) dollars per lineal foot of curb/street pavement frontage for the purpose of purchasing, planting and maintaining trees on public properties.
6. General Site Development Standard V(k)(2) (Signage) shall be amended to state "Any additional signage not included on the final development plan shall be reviewed and, if deemed appropriate for the site, approved by the Development Department.