



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
June 5, 2018 1:30pm

7. APPLICATION: Farmstead | Preliminary Development Plan

Project Number: 201712270044

Location: Located west of Jackson Pike (SR 104), approximately a half mile north of London-Groveport Road (PID 160-000201, 160-000204, 160-000205, 160-000960, 160-001296)

Proposal: A preliminary development plan for 415 single-family homes and 120 attached single-family homes

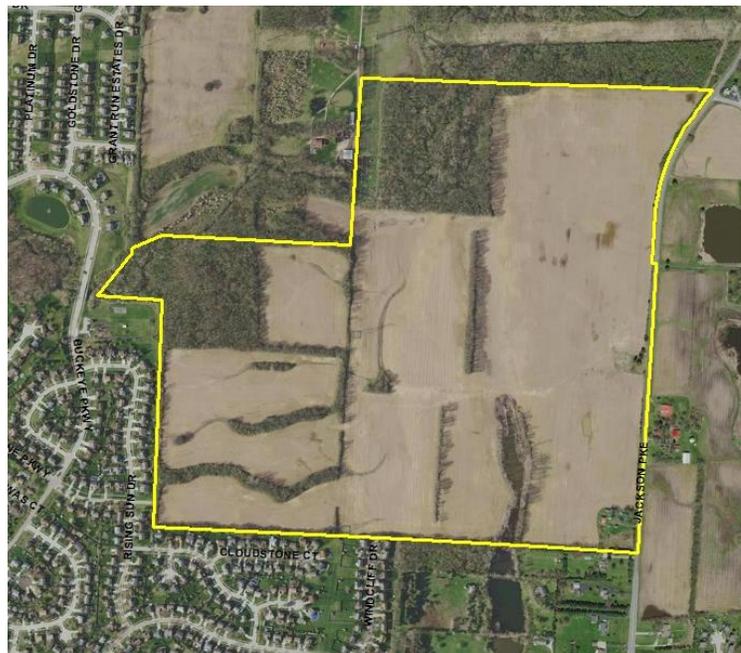
Applicant: Jason Wisniewski, Grand Communities, Ltd., 3940 Olympic Boulevard, Suite 100, Erlanger, KY 41018

Relevant Plans, Policies and Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- GroveCity2050 Community Plan — Future Land Use Map and Transportation Improvement Map

Project Summary

The applicant is requesting approval of a preliminary development plan for a new residential development on approximately 208 acres of land on the west side of Jackson Pike (SR 104), approximately a half mile north of London-Groveport Road (Parcels 160-000201, 160-000204, 160-000205, 160-000960, and 160-001296). The development, Farmstead, is proposed to contain 415 single-family homes and 120-attached single-family homes, for a total of 535 units proposed for the site and an overall density of 2.57 dwelling units per acre. The site is proposed to be designed as a farmhouse-themed community, incorporating different single-



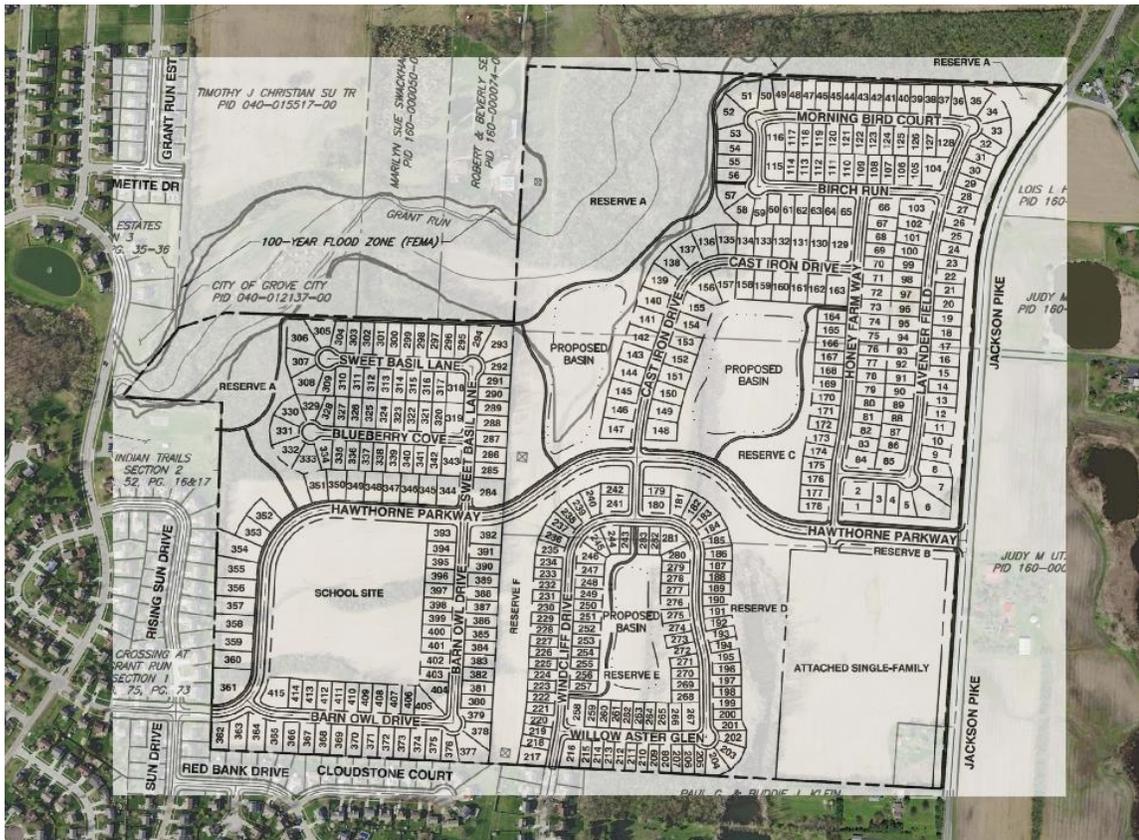
family home types, passive and active open spaces, and area reserved for an elementary school. The Future Land Use Map in the GroveCity2050 Community Plan shows this site as a transition from Suburban Living, Low Intensity (similar to the densities of the Indian Trails and Meadow Grove subdivisions) in the western portion to Conservation Development (lower densities with more open space preserved) in the eastern portion.

The properties to be developed are currently within unincorporated 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 standards text has been submitted for conceptual review and will be further reviewed as part of the rezoning application.

Site Plan

The 208-acre site is proposed to have three (3) points of access, with two (2) points through an extension of Hawthorne Parkway from the Indian Trails subdivision to Jackson Pike, and a third from the extension of Windcliff Drive. Hawthorne Parkway will remain 32 feet in width with an 80-foot right-of-way as is currently existing and will be widened with a median at the Jackson Pike intersection, which is proposed to be signalized. Separate subdivision streets, including Windcliff Drive, are proposed off Hawthorne Parkway which will be 28 feet in width with 60-foot right-of-ways and will access each of the subareas. Approximately 19 of the proposed homes will be permitted driveway access onto Hawthorne Parkway, across from the school site, creating a similar street character found in the majority of the Indian Trails subdivision. Both the extension of Hawthorne Parkway to Jackson Pike and the connection to Windcliff Drive are shown on the GroveCity2050 Community Plan Transportation Improvement Map. According to the plan, the Hawthorne Parkway extension is recommended to be a Neighborhood Connector, which are meant to connect neighborhoods with more heavily traveled roadways.



There are nine (9) subareas proposed with seven (7) detached single-family subareas (A through G), an attached single-family subarea (H), and a proposed school site (I). Proposed single-family lot widths range from 50 feet for the cottage-style homes in Subarea C to 80 feet for the Manor homes in Subarea B. Subarea H is proposed to have attached single-family homes with 30-foot minimum lot widths. A layout of Subarea H has not yet been submitted and will be reviewed as

part of the final development plan. Below is a table showing the amount of lots proposed for each subarea, including the type of home style proposed, and minimum required lot width.

Subarea I is proposed for a future elementary school for South-Western City School District. In the case the school is not developed the applicant has indicated that a maximum of 25 homes could be developed in this subarea.

Subarea	Home Type	Min. Lot Width	# of Lots
A	Village	60'	143
B	Manor	80'	35
C	Cottage	50'	105
D	Village	60'	59
E	Village	80'	19
F	Village	70'	17
G	Village	60'	37
H	Attached Single Family	30'	120



A variety of sidewalks and paths are proposed on the site. Sidewalks at 4 feet in width are proposed along both sides of each street, unless another path type is proposed, and will connect into the existing sidewalks on Hawthorne Parkway and Windcliff Drive. Shared use paths, either 4 feet or 6 feet in width, proposed to be constructed of concrete, asphalt, mulch, or grass are proposed through the site's reserves and will connect different sidewalks and bike paths, including connecting to the existing Indian Trails Park just west of the site. An 8-foot bike path is proposed along the north side of Hawthorne Parkway and along the west side of Jackson Pike, further connecting the city's bike path network.

Six (6) reserve areas (A through F) are proposed throughout the site, encompassing approximately 67-acres and providing space for two (2) detention ponds, trails, existing tree stands, and other recreational uses. Portions of Reserves A and F are within a 150-foot electric utility easement and portions of Reserve A are within the 100-year floodplain, both of which are located on the western portion of the site. Discounting the portions of open space in the floodplain

and within the electric easement, the site has a total of 30.11-acres of usable open space, which is above the required 27.45 acres based on the number of units proposed on the site (22.08-acres needed for the 415 single-family detached homes and 5.37-acres needed for the 120 attached single-family homes).

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; however, preliminary review of the stormwater data has raised concerns on the amount of stormwater diversion across the property. It is recommended that another stormwater basin be located in the eastern portion of the site. Staff will work with the applicant during the final development plan review to determine an appropriate location for this pond, potentially as part of an entrance feature at Hawthorne Parkway and State Route 104 in Subarea H.

Traffic Study

A traffic impact study was submitted showing the anticipated trip generation and distribution from this development. It is anticipated that 30% of traffic from the development will be to/from the north on SR 104, 30% to/from Buckeye Parkway (north), and 25% to/from the west on SR 665. It should be noted that the traffic impact study was submitted the day before the Planning Commission packet distribution deadline, making it difficult for staff to review and route it to necessary departments and reviewers in enough time for input on the proposal. Because of this, the traffic impact study will be further reviewed as part of the rezoning application.

Landscaping

A preliminary landscape plan was submitted showing the proposed location for mounding, street trees, and preservation areas throughout the site. Mounding and other landscaping is proposed along Jackson Pike, with additional landscaping proposed along Hawthorne Parkway. Street trees are proposed along these roadways as well. An amenity area containing landscaping and meadow areas are proposed in Reserve C. Natural Succession Areas leaving areas undisturbed and in their natural state with meadows and tree stands are proposed in Reserves A, D, E, and F.

The preliminary zoning text addresses landscaping requirements on the site as well, and the Urban Forester has identified some areas needing revision including adding street trees to all streets, not just Hawthorne Parkway, and increasing all minimum tree calipers to 2-inches, as well as other plantings size requirements.

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 preliminary zoning text addresses general parking requirements for the site. Each home is required to have a minimum two (2) car garage. All subareas are permitted to have front and side-entry garages, with the exception of Subarea E (homes fronting on Hawthorne Parkway) which are required to have side-entry garages. Driveways are permitted to be a maximum of 18' in width. Additional information including on-street parking will need to be addressed during the rezoning and final development plan phases; however, it should be noted that on-street parking will only be permitted on one side of the street on the proposed 28-foot-wide roadways for proper fire access.

Buildings

Four (4) separate home types are proposed with this site, as previously noted in the subarea chart. Subarea C will contain cottage homes permitting a 1,400 square foot minimum for a one-

story and an 1,800 square foot minimum for two-stories, similar to the home sizes found in other approved patio home developments and the R-2 district. Subareas A, D, E, F, and G will provide village home styles that will permit home size minimums of 1,200 square feet for one-story and 1,800 square feet for two-story homes, which are similar to the square footages in the R-1 through R-2 districts. Subarea B will contain the manor home styles, similar to estate homes, with similar home sizes found in the SF-3 district, and will permit a minimum of 1,800 square feet for one-story homes and 2,100 square feet for two-story homes. Subarea H will contain the attached single-family units and permits a minimum of 700 square feet for one-bedroom units, 1,000 square feet for two-bedroom units, and 1,300 square feet for three-bedroom units. Renderings show between two (2) to eight (8) two-story units being provided per building. The proposed unit sizes in Subarea H meet or exceed the requirements for the multi-family districts.

Each of the home types offers different models, but overall all of the subareas are required to utilize harmonious palettes, with materials such as brick veneer, stone, cultured stone, stone veneer, fiber cement board, stucco, EIFS, and other siding such as wood and vinyl. Examples of home models submitted by the applicant are displayed below.

Cottage Home Examples



Village Home Examples



Manor Home Examples



Attached Single-Family Example



Lighting

The preliminary zoning text addresses lighting including providing lighting along the streets and pathways. The text states that only LED fixtures and light posts decorative in nature will be permitted. Additionally, landscape lighting is addressed in the text stating that landscaping lights are permitted on properties as long as they are concealed and directed away from any exterior streets and adjacent properties. Lighting requirements will be reviewed further during the rezoning and final development plan stages.

Signage

A variety of signs have been proposed as part of this submittal, including sales office and parking signage. Sales office and information signage will have white lettering on black backgrounds and will also contain the Fischer Homes logo in white lettering and a red background. Parking signage will include white lettering and a black background. Each of these signs is proposed to be mounted on a cedar post. Details for a movable flex stand open sign for model homes and the sales center have also been provided. Staff is supportive of the usage of these signs as long as they are temporary and removed once the home has been sold and the office is closed.

Information regarding any proposed monument signs including sign renderings or proposed locations were not included with this submittal. The preliminary zoning text states that any signage on the site will be required to meet Grove City Code unless otherwise approved by City Council. Additional site signage will be reviewed as part of 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: The proposed development meets the recommendations of the GroveCity2050 Community plan for density and for future land use. The site will provide additional bike path connections to extend existing paths and continue the city's bike path network. Approximately 32 percent of the site will be dedicated open space, providing more recreational space and passive open space. Additionally, the site will provide space for a future elementary school, which is another amenity that will be utilized by the community.

- (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 Can Be Met: A number of deviations from Code are requested with this development from roadway widths to minimum lot widths in certain subareas; however, staff believes these deviations will result in a quality development by offering a variety of housing options and calming traffic for improved pedestrian safety. Additionally, staff believes that the proposed development meets the intent and recommendations of the GroveCity2050 Community Plan and the Southeast Area Plan for density and land use. Additional site details including a traffic analysis, signage, landscaping, and other details will be reviewed during the rezoning and final development plan phases.

- (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 will connect with the existing Indian Trails subdivision to provide further roadway connectivity for this site, and for other surrounding subdivisions,. The development will also expand the city's bike path network, creating more areas for trail connections, including connecting a trail with the existing Indian Trails Park. Additionally, the proposed development meets the recommendations of the GroveCity2050 Community Plan for land use and density.

- (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 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: Three (3) separate points of access will be provided on this site, including the extension of Hawthorne Parkway to Jackson Pike, which will be a signalized intersection. A traffic study has been completed, and will be reviewed as part of the rezoning and final development plan phases.

- (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: A preliminary landscape plan has been submitted, showing the overall intent for how the site will be landscaped and screened. A more detailed landscape plan and standards will be reviewed as part of the rezoning and final development plan phases. 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.

GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

- (1) **The City's small town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.**

Finding is Met: The GroveCity2050 Community Plan recommends this site be used for Suburban Living, Low Intensity and Conservation Neighborhood, and the proposed site meets these land uses, as well as the density recommendation of the Southeast Area Plan. This site is proposed to have 67 acres in reserves, which is approximately 32 percent of the site, providing areas for active and passive open space. Moreover, the future elementary school on the site provides an additional community amenity to the site and surrounding area.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: Staff believes that the building materials stated in the text and shown on the provided renderings, including brick, stone, stucco, vinyl, and others, can create an attractive and quality development, as well as the proposed site layout with landscaping. Further detail on the site and home designs will be reviewed as part of the rezoning and final development phases.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

Finding is Met: This site will create more connectivity in the street network and trail network. Hawthorne Parkway is proposed to be extended to the east to create a new intersection with Jackson Pike, which will provide an additional access point for this site and other neighboring subdivisions. The proposed paths and sidewalks on the site will connect with the existing sidewalks in the Indian Trails subdivision and with the existing Indian Trails Park and are proposed to go throughout the site, including along Jackson Pike to allow a future bike path along the roadway to ultimately provide trail connectivity to the Scioto Grove Metro Park.

- (4) **Future development that will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

Finding is Met: The site will incorporate 67-acres (32 percent) of green/open space throughout the site, which will be used for pathways, stormwater detention, and for preservation, with existing tree stands and meadow areas preserved.

- (5) **Development provides the City with a net fiscal benefit.**

Finding Can be Met: Residential land uses do not generally provide the City a fiscal benefit, as revenue primarily comes from income tax from workers employed within the City; however, the increase in property value from the quality development of the site (dictated through the standards set in the zoning text) will be an overall benefit to the community.

Recommendation

Staff is supportive of the general use, layout and densities proposed on the submitted preliminary development plan, noting that outstanding concerns in terms of the zoning text and other more

detailed items 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 as submitted.