



## ITEM 4: 201902070008 – Meadow Grove Estates North Reserve Condominiums (Development Plan Amendment)

### Site Location

North side of Borror Road, approximately 500 feet east of Buckeye Parkway (040-016039)

### Proposal

A Development Plan Amendment for the design of the Meadow Grove Estates North Condominiums

### Zoning

PUD-R (Planned Unit Development – Residential)

### Future Land Use

Suburban Living (Medium to High Intensity)

### Property Owner

Westover Communities, LLC

### Applicant/Representative

Corey Theurerkauf, Westover Communities LLC

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map
- C-119-05 Meadow Grove Estates North Zoning Text
- C-71-16 Amended Zoning Text
- CR-11-06 Meadow Grove Estates North Development Plan
- CR-32-08 Amended Development Plan

### Staff Recommendation

Approval as Submitted

### Contents

	<b>Page</b>
1. Context Map .....	2
2. Analysis .....	3
3. PUD Analysis .....	3
4. Recommendation .....	4
5. Detailed History .....	5

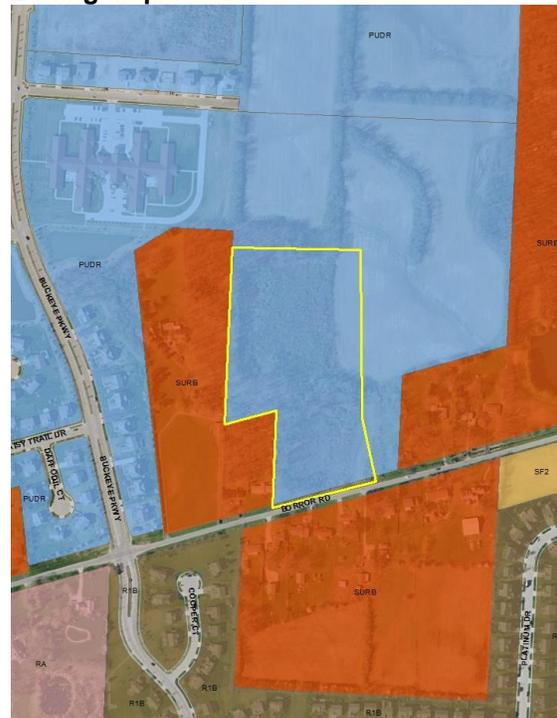
### Case Manager

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### Summary

The applicant is requesting approval of a Development Plan Amendment for the Meadow Grove Estates North condominium site to revise the size and façades of the proposed condominiums previously approved in 2006 under CR-11-06. No site changes are proposed as part of this amendment.

### Zoning Map



### Next Steps

Upon recommendation from Planning Commission, the Development Plan Amendment can move forward to City Council. If the application receives City Council's approval, the applicant can apply for building permits for the site.

## 1. Context Map

This property is located on the north side of Borror Road, approximately 500 feet east of Buckeye Parkway (040-016039).



201902070008  
Meadow Grove Estates North Reserve Condominiums -  
Development Plan Amendment  
Borror Road



## 2. Analysis

The applicant is requesting approval of a development plan amendment to revise the unit types for the Meadow Grove Estates North condominium site, located on the north side of Borrer Road, approximately 500 feet east of Buckeye Parkway (040-016039). In February 2006, the City approved the 44 unit condominium site as part of the original Meadow Grove Estates North. As originally approved, each structure was to contain two-units (two-family) with two-stories and three-bedrooms with an overall livable area ranging between 2,400 and 2,500 square feet (with a minimum of 1,800 square feet required). Each unit was originally finished in stone and vinyl with added architectural features including a bay window and large front doors. Homebuyer preferences have since changed, and the applicant is proposing to make some modifications to these units.

Proposed units will have three-bedrooms contained within the 1.5 story structure, with an overall livable area of approximately 2,100 square feet. In accordance with the development standards approved as part of Meadow Grove Estates North (CR-11-06), exterior finishes will include vinyl siding, stone water tables and shake siding accents. The stone will be a similar color of tan and gray to what was previously approved. The vinyl will be different shades of gray, which will be a slight departure from the previously approved light brown siding. In staff's opinion, the proposed architecture meets the architectural criteria as set for in the text and will result is a quality development. The applicant has indicated that there is a waiting list for the new design. Staff is supportive of the proposed changes as they will be meeting the market demand for the site and will still be in character with the nearby homes and meet the architectural requirements of the zoning text.



## 3. PUD 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 for Planned Unit Development districts 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 is Met:** The proposed condominiums are going to be designed to retain the required architectural components of the zoning text and will not impact approved layout of the site. These changes including the change to the square footage, are minor revisions that are meant to correspond with current market demand to provide what current condominium owners want and need in a home.

**(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 is Met:** The proposed condominiums meet the design requirements in the Meadow Grove Estates North zoning text and on the approved Development Plan.

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

**Finding is Met:** The proposed building changes are to meet the current market demand for condominiums and will have a similar façade to other nearby homes within the Meadow Grove Estates subdivision.

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

**Finding is Met:** The proposed redesign of the buildings still meets the character of the area utilizing similar materials and colors as other homes in the Meadow Grove Estates subdivision including the adjacent homes on Buckeye Parkway and Blue Star Drive, as well as the Meadow Grove Transitional Care Center. The proposed square footage of the homes will still meet the approved site plan for the area and will require no site changes.

**(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 is Met:** The proposed streets, as per the approved Development Plan from 2006, are suitable to carry anticipated traffic for the proposed development. No site changes have been proposed with this amendment.

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

**Finding is Met:** The existing and proposed utility services are adequate for this 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 is Met:** Adequate parking, landscaping and utilities are proposed to create a desirable and stable environment, which is in compliance with the approved zoning text for the site.

**(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 is Met:** The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

#### **4. Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan amendment as submitted.

## 5. Detailed History

### **2005**

The site was zoned to PUD-R with the rest of Meadow Grove Estates North through Ordinance C-119-05.

### **2006**

City Council approved the Development Plan for Meadow Grove Estates North under Resolution CR-11-06, which included this portion to contain 44 condominium units with two-stories, 2.5 bathrooms, three bedrooms, a two-car garage and at least 1,800 square feet in size (with the models proposed at 2,400 to 2,500 square feet, exceeding the minimum required square footage).

### **2008**

A Development Plan Amendment was approved under Resolution CR-32-08 for the Chestnut Farms condominiums design and unit size.

### **2016**

The Meadow Grove Estates North zoning text was amended under Ordinance C-71-16 to adjust the requirements for the garages.