



ITEM 2: 201904230021 – Meadow Grove Estates North (Rezoning – Text Amendment)

Site Location

Between Holton and Borrer Road and east and west of Buckeye Parkway

Proposal

A Rezoning to amend the zoning text for Meadow Grove Estates North

Zoning

PUD-R (Planned Unit Development- Residential)

Future Land Use

Suburban Living (Low Intensity and Medium to High Intensity)

Property Owner

Rockford Homes

Applicant/Representative

Corey Theuerkauf, Rockford Homes

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- C-119-05 (Amended with C-71-16)
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with one stipulation

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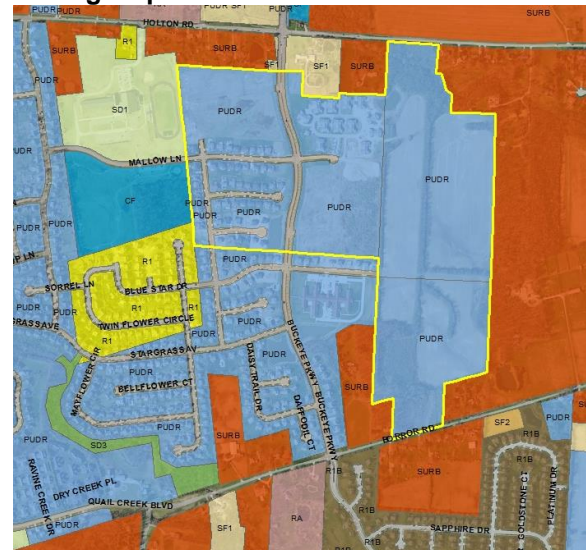
Case Manager

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Summary

The applicant is requesting approval of a Rezoning to amend the zoning text for Meadow Grove Estates North. The text amendment includes the fencing section only and will be revised to permit metal fencing around a lot's perimeter instead of only permitted around pools.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the text amendment goes into effect 30 days after Council approval.

1. Context Map

This site is located between Holton and Borrer Roads and east and west of Buckeye Parkway.



201904230021
Meadow Grove Estates North
Rezoning (Text Amendment)

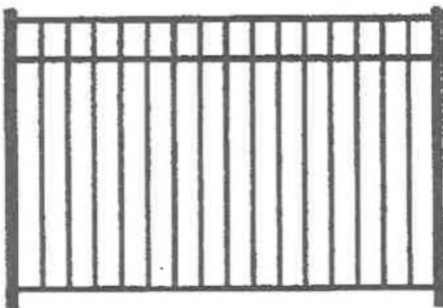


2. Analysis

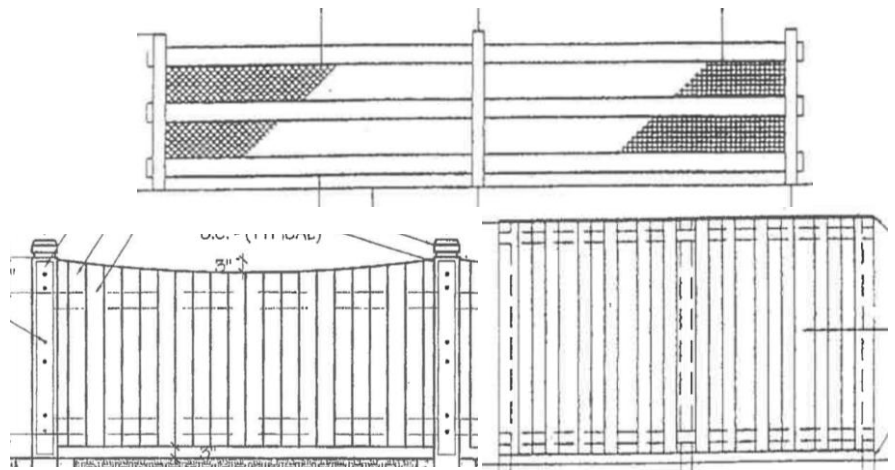
The applicant is requesting approval of a rezoning for Meadow Grove Estates North, located between Holton and Borrer Roads and on both sides of Buckeye Parkway. The site is currently zoned as PUD-R (Planned Unit Development – Residential) and no changes are proposed to the district’s geographic boundaries, only to the site’s zoning text. The proposed rezoning is to amend the fence section of the site’s zoning text. Currently, the text states that metal fencing (including cast iron and aluminum) is only permitted around a pool and includes language from the current deed of restrictions. Based on resident preferences, the developer (Rockford Homes), is proposing to amend the text to also permit the metal fencing on the perimeter of lots that do not have a pool. Different types of wood fencing are also permitted in the text, and no changes are proposed to that section; however, staff is not supportive of expanding the wood fencing section to include stockade fencing. Currently, wood privacy fencing is permitted around decks, hot tubs, and patios, and staff would not be supportive of expanding the locations where this fencing is permitted, as it would detract from the character of the area. Additionally, the proposed text amendment will remove language that is taken specifically from the deed restrictions in the case they are amended in the future to prevent a mismatch between the documents. Staff is supportive of the proposed amendment as it will permit more high-quality fencing options (with the metal fencing) which have been used on sites around the Town Center, Pinnacle Estates, and Beulah Park. The proposed amendment and permitted fencing types are as shown below.

E. Fencing – The following fencing restrictions shall apply to all lots (as stated in the deed of restrictions). No fence or wall shall be constructed, placed or altered on any of said lots nearer to any street than the rear wall of the residence to be constructed on the lot. No fences or other forms of structures are allowed in no-build zones. Fences on a corner lot shall not extend beyond the building setback line as shown on the recorded plat. ~~Fences must be per exhibit showing three rails with wire mesh and privacy fences for decks and hot tubs.~~ ~~Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in ground pools.~~ **Fencing materials shall be as provided in the deed of restrictions and covenants of the association; provided, however, that chain-link fencing shall not be permitted.**

Permitted Metal Fencing Design



Permitted Wood Fencing Designs



3. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning with the following stipulation.

1. The proposed text amendment shall be revised to state the following:

E. Fencing – The following fencing restrictions shall apply to all lots (as stated in the deed of restrictions). No fence or wall shall be constructed, placed or altered on any of said lots nearer to any street than the rear wall of the residence to be constructed on the lot. No fences or other forms of structures are allowed in no-build zones. Fences on a corner lot shall not extend beyond the building setback line as shown on the recorded plat. ~~Fences must be per exhibit showing three rails with wire mesh and privacy fences for decks and hot tubs.~~

~~Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in ground pools.~~ **Fencing materials shall be as provided in the deed of restrictions and covenants of the association; provided, however, that stockade wood fencing around a property's perimeter and chain-link fencing shall not be permitted.**

4. Detailed History

2003

The site was annexed into Grove City in October 2003 under Ordinance C-76-03 and was zoned to SF-1 (Single-Family).

2006

The site was zoned to PUD-R in February 2006 as per Ordinance C-119-05.

The development plan for Meadow Grove Estates North was approved in February 2006 under Resolution CR-11-06.

2008

Construction of homes begins for the subdivision, which has been ongoing since.

2016

An amendment to the site's zoning text was approved in September 2016 with Ordinance C-71-16 to revise the section on garages.

2019

A development plan amendment application was submitted in February 2019 to revise the facades of the condominiums yet to be constructed in Phase 5. Planning Commission recommended approval of the amendment at the March 5, 2019 meeting. The amendment has been postponed from City Council meetings and is awaiting a decision from Council.