



ITEM 3: 201907310035 – Harrisburg Pike PUD (Preliminary Development Plan)

Site Location

East side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive. (Parcels 040-016103 & 040016104)

Proposal

A Preliminary Development Plan for an 80-unit, double-housing community to include gathering spaces, interconnected sidewalks, walking trails, and a wooded perimeter framing the community.

Current Zoning

SF-1 (Residential – Single Family)

Proposed Zoning

PUD-R
(Planned Unit Development – Residential)

Future Land Use

Mixed Neighborhood

Property Owner

Harrisburg Pike Investors LLC

Applicant/Representative

Forrest Gibson, Principal, OHM Advisors

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted.

Contents	Page
1. Context Map	2
2. Analysis	3
3. PUD Analysis	5
4. GC2050 Analysis	6
5. Recommendation	7
6. Detailed History	8

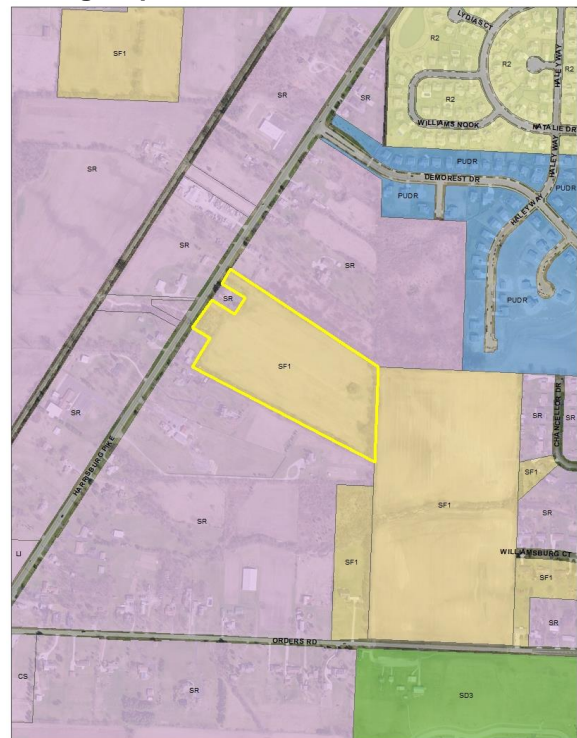
Case Manager

Jimmy Hoppel, Development Planner
614-277-3021
jhoppel@grovecityohio.gov

Summary

The applicant is requesting approval of a Preliminary Development Plan for a 15.8-acre site on a recently annexed vacant parcel. The proposed use for the site includes age-targeted, double-unit housing units, including a private roadway.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Preliminary Development Plan can move forward to City Council. After City Council, the Rezoning and Final Development plan can be reviewed.

1. Context Map

This property is located on the east side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive. (Parcels 040-016103 & 040016104).



201907310035
Harrisburg Pike PUD - Preliminary Development Plan
PID: 040-016103 & 040-016104

0 125 250 500
Feet



2. Analysis

Summary

The applicant is requesting approval of a preliminary development plan for a residential development. The residential community would be comprised of age-targeted, two-story, attached fee-simple single-family housing with two-car garages and optional basements. There would be 40 double-unit buildings, totaling 80 units.

The GroveCity2050 Community Plan and Future Land Use Map recommends this site be used as Mixed Residential, which includes attached single-family residential as a primary use. Staff believes that the proposed development meets the suggested Mixed Neighborhood character in regards to building height, setbacks, transportation network and open space. The proposed development will provide a unique housing option for the area.

Site Plan

The proposed site is 15.8 acres, including 4.8 acres of open space (only 4.4 acres required), which does not include the stormwater detention basin. The site includes 40 buildings of two-story, attached fee-simple single-family housing with two-car garages and optional basements, resulting in a total of 80 dwelling units and a density of 5.06 units per acre.

The site is proposed to be accessed via a proposed private roadway off of Harrisburg Pike that will form a continuous roadway that is looped through the site. A secondary emergency access is proposed from Harrisburg Pike near the northwest corner of the site. A five-foot pedestrian sidewalk will lead from the main entrance off Harrisburg Pike and will continue along the inside of the looped roadway and to the rear of the site connecting to a walking path around the stormwater detention basin. Two auxiliary/guest parking areas are provided near each end of the site, with six spaces each.

Depending on lot placement along the curvilinear looped roadway, lot dimensions will vary, but the minimum lot widths will be 68 feet wide and 112.5 feet deep, which will include both dwelling units. Lot coverage will be a maximum of 46 percent.

The perimeter of the site will preserve existing tree stands to provide for screening to adjacent single-family properties to the north and south. Two adjacent single-family properties along Harrisburg Pike will be partially or entirely surrounded by the proposed development and will be screened by existing tree stands as well as increased landscaping proposed by the applicant.

At the back of the community, the eastern side of the site, there will be a 0.9-acre stormwater detention basin, preliminarily designed to meet appropriate setbacks and retention levels. Final designs of the retention basin will be further determined throughout the final development plan and final engineering review.

Landscaping

A preliminary landscape plan was submitted showing the location of trees, plants and shrubs around the site. Much of the existing tree stands around the perimeter of the property will be preserved, as well as some scattered existing trees on the interior of the property. The applicant is proposing additional screening adjacent to the two single-family homes on the west side of the site. A more detailed review of landscaping, including the locations around buildings, service structures and entry features/signage, will be conducted through the final development plan. Proposed tree and shrub types include a wide variety of deciduous and evergreen species. The plan also includes perennials and ornamental shrubs and grasses. Staff is supportive of the variety selected as long as there is variation in where they are located to prevent a monoculture.

Landscaping around the proposed stormwater basin will include 19 ornamental trees, 5 new deciduous trees and one existing tree to be preserved. The pond will be surrounded by a walking path that will have six landscaped sitting areas as well.

Each two-unit building is proposed to have a total of 11 shrubs or perennials/grasses, which does not include additional landscaping space near the front entry that residents will be responsible for. The applicant has also proposed the equivalent of three trees per unit, some of which will be scattered around the site to enhance functionality and aesthetics. These trees do not include required street trees that have also been shown in the preliminary development plan.

All tree inventory, tree preservation plans, landscape plans and other associated landscaping requirements will be required and reviewed during the rezoning and final development plans, as needed, to ensure compliance with code and appropriate development.

Buildings

Each building will include two, two-story attached units with a two-car garage and optional basement. Six variations of front elevations have been proposed by the applicant. All include horizontal vinyl siding as the primary siding, while half of the elevations provide a second story accent siding that is a vertical board and batten. Brick and stone accents have been proposed around the foundation of the buildings. The proposed color of the siding will be low-chroma colors. Staff encourages the applicant to ensure that four-sided architecture is applied during the final development plan stages on all units. Staff is concerned about the appearance of the streetscape due to the prominence and repetitiveness of the garages on each unit. A proposed streetscape rendering will be requested for review at the final development plan stage and ensure architectural variety and a high-quality streetscape within the development.

Proposed Character Elevation



Signage

An entry feature sign with landscaping will be located at the main entrance of the property along Harrisburg Pike. The Preliminary Development Plan shows placement to the south of the entry. Specific design and material information regarding proposed signage has not been determined at this time. Signage will be reviewed during the final development plan.

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 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: Staff believes that the proposed uses are compatible with the surrounding areas. This proposed development would not be able to be achieved under any existing zoning district due to D-2 (zero-lot-line doubles) zoning requirements including minimum building width, front and rear yard setbacks and maximum lot coverage.

- (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 preliminary zoning text was submitted with the preliminary development plan, which deviates from standards including lot coverage, roadway widths and setbacks. Staff could be supportive of the proposed deviations, as the intent of a PUD zoning is to allow for some differences from the zoning code, given the context of the area and development trends. Staff is also supportive of allowing the more dense development with the reduced setbacks, as it will provide a unique housing type that is in demand among the targeted population, but currently lacking from Grove City housing stock. Further review and development of the standards of the site will occur with the review of the zoning text during the rezoning process and will be reviewed again during the final development plan for compliance.

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

Finding Can Be Met: The proposed development is generally compatible in use and design to the anticipated future development and land use of the area. The applicant has been in coordination with the property owner to the east in regards to stormwater and utility infrastructure installation and connection for future development of that property.

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

Finding is Met: GroveCity2050's Future Land Use and Character Map recommends this site be used as Mixed Neighborhood, with attached single-family residential as a primary use. GroveCity2050 also suggests a potential mix of neighborhood-scale office or commercial, institutional uses or open space. The current proposal includes open space. The proposed development would not be permitted in one of the City's established zoning districts due to restrictions on minimum building width, front yard and rear yard setbacks and maximum lot coverage.

- (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 Met: Staff believes that the proposed private street within the development can adequately carry the anticipated traffic of the 80 dwelling units proposed.

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

Finding Can Be Met: A preliminary utility plan was submitted for review that shows the general location of the site's proposed utilities. A further and more detailed review of the proposed utilities for the site will occur with 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 is Met: One phase of development is proposed. Staff anticipates full-site roadway circulation prior to residential occupancy, and required parking will be provided within the development of each of the residential units themselves.

- (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. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 and contains specific goals, objectives and actions to guide growth in the community. Five 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 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 Can Be Met: This age-target community will provide a type and style of housing that is in demand, but currently does not exist in Grove City. This is expected to attract new residents seeking this type of community and provide a desirable option for current residents seeking to stay in the community, but want to downsize and reduce yard maintenance.

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

Finding Can Be Met: Staff is overall supportive of the site's layout, including accessibility of the walking path and guest parking. The open space provided is more than what is required by Code, and the landscaping provides functional screening as well as aesthetic appeal.

- (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 Can Be Met: The site is proposed to be accessed via a proposed private roadway off of Harrisburg Pike that will form a continuous roadway looped through the site. A secondary emergency access is proposed from Harrisburg Pike near the northwest corner of the site. A pedestrian sidewalk will lead from the main entrance off Harrisburg Pike and continue along the inside of the looped roadway to the rear of the site, connecting to a walking path around the stormwater detention basin. Staff recommends the applicant consider coordinating with the

property owner to the east to connect the walking path in the future, once it is developed, to provide connectivity to Fryer 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 utilize open space with walking paths, as well as preserve much of the tree stand around the perimeter of the site. The site is not within the Historic Preservation Area (HPA) nor is there a historic structure on it, so it will not be held to historic preservation requirements.

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

Finding is Met: The proposed attached single-family dwelling units provide for an in-demand housing type. The density of the site provides for a higher number of taxable residences compared to typical single-family lots. The private street and open space will be constructed and maintained by the HOA, reducing the demand on City maintenance compared to a public road and City-maintained open space.

5. Recommendation

After review and consideration, and noting potential concerns regarding architecture, streetscape and specific planting locations that will be further examined during the final development plan phase, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the preliminary development plan as submitted.

6. Detailed History

2019

Parcels 040-016103 & 040-016104 annexed into Grove City and assumed zoning of SF-1.