



ITEM 7: 202006300035 – Pinnacle Quarry (Rezoning - SF-1 to PUD-R)

Site Location

Southwest corner of White Road and Jackson Pike (Parcels 160-001492, 160-002631, 160-000056, 160-002459, and 160-002507)

Proposal

To rezone the recently annexed 70-acre site from SF-1 to PUD-R

Zoning

SF-1 (Single Family Residential)

Future Land Use

Suburban Living (Low Intensity)
Parks/Open Space/Preservation

Property Owner

Heidi M Pack Trust and Frank X Burgstaller

Applicant/Representative

Joe Ciminello, Ciminello's Inc.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan

Staff Recommendation

Approval as submitted

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Case Manager

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Summary

The applicant is requesting to zone the recently annexed 70-acre site from SF-1 to PUD-R (Planned Unit Development – Residential) in order to develop a residential subdivision with two subareas.

Zoning Map



Next Steps

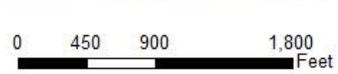
Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the Rezoning goes into effect 30 days after Council approval.

1. Context Map

This site is located in the southwest corner of the White Road and Jackson Pike intersection (160-001492, 160-002631, 160-000056, 160-002459, and 160-002507).



202006300035
Pinnacle Quarry (Rezoning - Zoning Upon Annexation)
White Road and Jackson Pike



2. Analysis

The applicant is requesting a rezoning from SF-1 (Single-Family Residential) to PUD-R (Planned Unit Development – Residential) for five properties recently annexed into Grove City to develop an approximately 70-acre residential subdivision. The site comprises the former Heimat Haus Event Center and some undeveloped agricultural land adjacent and to the north of the Pinnacle Club. These properties were recently approved for annexation into Grove City from Jackson Township at the July 20, 2020 City Council meeting, and the annexation will take effect on August 20, 2020. The Preliminary Development Plan for the proposed residential subdivision, Pinnacle Quarry, was approved by City Council at the April 6, 2020 meeting. Since that time, the applicant has worked with staff to address issues with the Preliminary Development Plan including the site layout and roadway network and provide more clarification on the overall intent of the development. A zoning text has been provided that addresses the site layout and detailed requirements for the site.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Suburban Living, Low Intensity on the majority of the site, which includes single-family housing as a primary recommended use, and a small portion of the site is recommended for Parks/Open Space/Preservation. Staff believes that the proposed site will meet the recommendations of GroveCity2050 by providing a combination of single-family residential and park space on the site. A 10-acre portion of the southeast corner is proposed to be a future City park that will not only be used to connect the site's sidewalk and trail network to the City's for more connectivity but is to be programmed with different outdoor activities and a shelter house.

The site is surrounded by a variety of different residential districts. The single-family properties to the west and north are located in Jackson Township and zoned SURB. The properties to the east are also located in Jackson Township and zoned as RR (Rural Residential). The property to the south is the Pinnacle Club Golf Course, which is integrated into the Pinnacle Club residential development and is zoned PUD-R. One additional property to the north across White Road is zoned PUD-R as well and is used as senior housing as part of the Lamplighter Senior Village. Staff believes that the addition of the proposed residential development will integrate well into the surrounding area, allowing for a transition between the different types of residential housing to the west and the more rural properties to the east.

Zoning Text

The proposed zoning text states that two separate subareas are proposed as part of the development. Subarea A is proposed in the northern 42 acres of the site and may contain a maximum of 187 fee simple single-family homes, and Subarea B is proposed in the southern 18 acres of the site and may contain a maximum of 36 condominium or fee simple single-family homes.

Subarea A

The text states that the intent of Subarea A is to provide single-family residential lots that are similar to those in The Landings, Links and Woods at Pinnacle developments. Each lot is required to be a minimum of 52 feet in width, which is similar in size to properties at The Landings (to the west, with primarily 60-foot wide lots) and The Greens at Pinnacle (located on the west side of Buckeye Parkway with primarily 50-foot wide lots). Each home is also to be a minimum of 1,400 square feet for one-story homes and 1,700 square feet for two-story homes, which is comparable to the sizes of homes that have been recently approved in the Farmstead and Trail View Run developments. Additionally, the

frontage or side of homes visible from a public or private street will be required to utilize a combination of at least three different architectural design elements such as dormers, bay windows, chimneys, shutters and porches, as well as a combination of façade materials including brick, stone, stucco, HardiePlank and vinyl.

Subarea B

The text states that the intent of Subarea B is to provide an active adult and senior living style community. The lots may be fee simple or condominiums and are proposed to be a minimum of 70 feet in width. Each home is required to be a minimum of 1,400 square feet, and located close to the roadway (at least 15-feet away) with the garage set further back to give more of a pedestrian-friendly feel to the subarea. As with Subarea A, the homes will be required to integrate different architectural elements and materials including hardi-plank, stucco, cultured stone, brick, cultured brick and vinyl (at least 0.044" in width) with the same requirement for at least three different architectural elements on frontages or sides visible from a public or a private street. The applicant submitted an exhibit showing general building placement on lots within this subarea to show the intended character of this area.



Site Requirements

Roads in Subarea A will be public and at least 28 feet in width, to allow for on-street parking, and the roads in Subarea B will be privately owned and maintained and be at least 26 feet in width. Sidewalks and trails are to be provided throughout the site, and their final proposed location will be shown on the Final Development Plan. Street trees are to be planted by the developer and maintained by the HOA and will be located on each side of the roadways, which deviates slightly from other Pinnacle Club developments where the HOA installs and maintains.

Two entrances are proposed into the site; one off of Jackson Pike and a second off of White Road. Turn lanes and other roadway design elements will be shown on the Final Development Plan and be as warranted on the traffic study. The applicant has submitted preliminary traffic counts but is working on revisions and completing the entire study for the Final Development Plan. The traffic study and necessary off-site improvements from the proposed development involve coordination between the applicant, the City of Grove City and the Ohio Department of Transportation.

Entrance features are proposed at each of the access points. These will include the same black four-rail fencing used at the entrances of other Pinnacle developments, landscaping and signage for the site. The final design for these features will be shown on the Final Development Plan.

The zoning text specifies a 10-acre City park in the southeast corner of the property. This park is proposed to be programmed and will include an extension of the City's bike path along Jackson Pike and may include a sledding hill, pitch and putt golf course, pool, picnic area and shelter house.

3. 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: Staff believes the standards set by the proposed zoning text will result in a high-quality development in character with the existing Pinnacle Club subdivision. In addition to new residential opportunities, the proposed text requires a 10-acre portion of the site to be dedicated to the City for a public park allowing for recreational opportunities, bike path connectivity and other community amenities. Additionally, staff believes that the proposed development will allow for a transition from the more rural character of SR 104 to the east and more suburban character to the west, by providing a combination of residential home lots, as well as green space. The layout of the site will be reviewed as part of the Final Development Plan.

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

Finding is Met: The proposed zoning text lists several design elements that will be integrated into the site to create a high-quality design. Homes will be required to utilize a combination of brick, stone, HardiePlank and stucco, as well as a combination of different architectural elements including bay windows, dormers, porches, chimneys, dormers and other features on sides facing

a street to create more architectural interest. Renderings and elevations to show specific examples of the homes were not submitted for review as part of the Rezoning and will need to be included as part of the Final Development Plan.

(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: The proposed zoning text states that bike paths/trails will be included throughout the site and will be shown on the Final Development Plan. Additionally, the text states that the two front entrances into the site will be designed based on what is warranted from the traffic study. While these items are currently incomplete, staff believes that the site can provide safe connectivity for both vehicular and pedestrian traffic. Furthermore, the applicant has worked with staff to address different connectivity issues that arose during the Preliminary Development Plan, including providing more access to the proposed park and clarification on constraints on the site in regards to the roadway network, due to the site's topography. Currently, the traffic study is being finalized and a review of the study will occur during the Final Development Plan phases.

(4) Future development 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 Project Narrative notes that the proposed development will be designed around an abandoned stone quarry, the differentiating topography and natural features including a portion of Republican Run / Grove City Creek. The proposed zoning text indicates that a variety of landscaping is proposed throughout the site. This will include entrance features, street trees on both sides of each roadway, preservation of existing trees and the 10-acre City park. Based on the Preliminary Development Plan and Rezoning reviews, the applicant has shown there will be an emphasis on preservation throughout the site, and staff believes that with the addition of the park, other reserves and other site landscaping, the site can be the high quality expected of new development in the community. A more in-depth review of the proposed site's layout and design will occur during the Final Development Plan phase.

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

Finding is Met: Although residential sites do not provide a net fiscal benefit to the City, as they create public roads and utilities requiring maintenance and because the City's revenue primarily comes from income tax from workers employed within the City, staff believes the proposed residential development will be a benefit to the community in multiple other aspects. Due to the proximity of the proposed development to retail and employers, residents will have the opportunity to live, work and shop in the same community. Additionally, the overall increase in property value from the site's development will be an added benefit to the community.

4. Recommendation

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

5. Detailed History

1900

The home at 4485 Jackson Pike (adjacent and to the north of The Heimat Haus) was constructed.

1971

The Heimat Haus began operation on the site providing event space for parties and picnics. It has recently ceased those operations and the site is no longer used.

1986

The home at 1179 White Road (adjacent and to the northwest of The Heimat Haus) was constructed.

2020

City Council approved the Preliminary Development Plan for the Pinnacle Quarry development with Resolution CR-10-20.

The annexation of the properties from Jackson Township to Grove City was approved by City Council at the July 20, 2020 meeting with Ordinance C-15-20.