



## ITEM 5: 202110210063 – Trail View Run & Treetop Trail View- Rezoning (Text Amendment)

### Site Location

South of Borror Rd east of Buckeye Parkway in the Trail View Run Subdivision. (PID 040-015517 & 040-015516).

### Proposal

This amendment to the current text will allow for fencing around individual lots instead of being restricted to the entry feature and around pool areas.

### Current Zoning

PUD-R (Planned Unit Development Residential)

### Future Land Use

Conservation Neighborhood

### Property Owner

D.R. Horton Indiana LLC

### Applicant/Representative

Molly R. Gwin- Isaac, Wiles & Burkholder

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

- Zoning Code Section 1138.04
- CR-32-18 Trail View Run Development Plan
- C-28-18 Trail View Run Rezoning

### Staff Recommendation

Approval as Submitted

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### Case Manager

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### Summary

This proposal is an amendment to the current text to allow for fencing around individual lots instead of being restricted to the entry feature and around pool areas.

### Zoning Map



### Next Steps

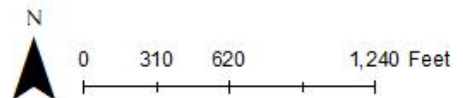
Upon recommendation from Planning Commission, the rezoning will move forward to City Council for approval.

# 1. Context Map

South of Borror Rd east of Buckeye Parkway in the Trail View Run Subdivision. (PID 040-015517 & 040-015516).



202110210063  
Trail View Run & Treetops Trail View Run  
Rezoning ( Text Amendment)



## 2. Analysis

The applicant is requesting approval of an amendment to the zoning text for Trail View Run located south of Borror Rd and east of Buckeye Parkway. The original zoning text was approved with the PUD-R rezoning of the site, approved by Ordinance C-28-18 on June 18<sup>th</sup>, 2018.

The proposed revisions are to the fence requirements section of the zoning text (Section V(g)). The original text limited fence location to entry features, courtyards, and around pools as required by building and other regulations; however, the applicant is requesting this language be amended to permit fences on individual lots for the purpose of enclosing yard space. The text limits fence locations to rear yards of a lot up to the midpoint of the house and ornamental railings, walls or fences located adjacent to single-family home entrance platforms or steps. The maximum height of fences is proposed to be 48" in the rear yard and 36" adjacent to entrance platforms or steps.

The proposed amendment would limit fence materials to wood, vinyl, wrought iron, high quality aluminum, stone, and brick, while prohibiting chain-link and wire mesh. Each fence is subject to the deed restrictions as established by the homeowners' association and would require approval from the Design Review Board established by the homeowners' association.

## 3. Recommendation

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

## 4. Detailed History

### 2021

City Council accepted the plat for Trail view Run Phase 3A at the August 2nd meeting with Ordinance C-40-21

### 2020

City Council accepted the plat for Trail view Run Phase 3B at the November 2nd meeting with Ordinance C-56-20.

City Council accepted the plat for Trail view Run Phase 1 at the July 7th meeting with Ordinance C-22-20.

City Council accepted the plat for Trail view Run Phase 2 at the July 7th meeting with Ordinance C-23-20.

### 2018

City Council approved the rezoning of 1419 & 1399 Borror Road from SF-1 to PUD-R at the June 18th meeting with Resolution C-28-18.

### 2018

City Council approved the development plan for Trail View Run located at 1399 & 1419 Borror Road at the May 7th meeting with Resolutions CR-32-18.

### 2017

City Council approved the preliminary development plan for Trail View Run located at 1399 & 1421 Borror Road at the August 7th meeting with Resolution CR-29-17.