



ITEM 4: 202207010043- Hickory Creek- Final Development Plan

Site Location

North side of Orders Road, West of Southern Grove Drive (PID 040-009246)

Proposal

An 81-unit community on 35.25 acres

Current Zoning

SF-1 (Single-Family Residential)

Future Land Use

Suburban Living (Low Intensity)

Property Owner

Homewood Corp

Applicant/Representative

Jim Hilz, Pulte Homes of Central Ohio LLC

Applicable Plans, Policies, and Code Section(s)

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

Staff Recommendation

Approval with one stipulation

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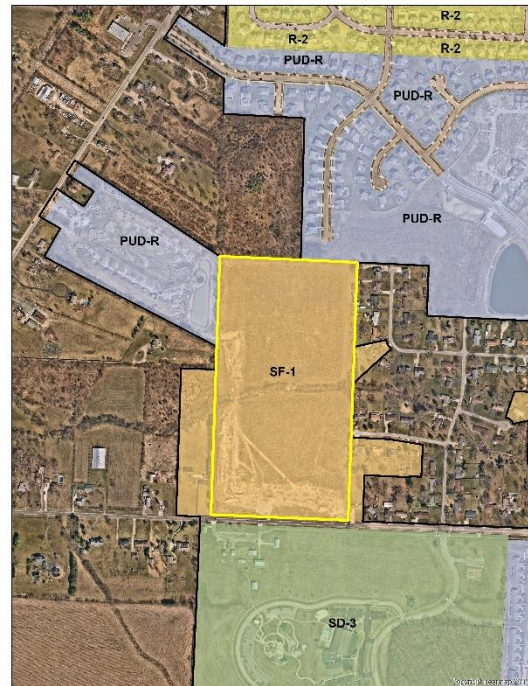
Case Manager

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Summary

This proposal is for an 81-unit community and associated site improvements on a 35.25-acre parcel on Orders Road.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Development Plan can move forward to City Council. After City Council approval, the applicant can submit Final Engineering plans for review.

1. Context Map

This property is located on North side of Orders Road, 625 feet West of Southern Grove Drive (PID 040-009246).



202207010043
Hickory Creek
Final Development Plan
PID 040-009246



2. Analysis

The applicant is requesting approval of a Final Development Plan for a residential community consisting of 81 free standing condominium homes in two subareas on a 35.25-acre parcel. City Council approved the preliminary development plan for the development with Resolution CR-27-22 at the May 16th, 2022, meeting. Planning Commission made a recommendation of approval to City Council for the rezoning of the site to PUD-R with a zoning text at the August 2nd, 2022, meeting. The rezoning had its first reading at the August 15th, 2022, City Council meeting and is scheduled to have its second reading at the September 19th, 2022, City Council meeting.

The site was previously rezoned to PUD-R in 2015, and a residential subdivision was also approved (Hickory Creek Estates) in 2016. However, the subdivision was never built, and both the plan and PUD-R rezoning have expired. The proposed development includes 81 units between the two subareas for a density not to exceed 2.29 dwelling units per acre (du/ac), which is identical to the number of units and density previously approved for the site in 2016.

The site is surrounded by other single family residential properties, including Holton Run to the north, Hidden Chase to the west and the Jackson Township subdivision Southern Grove to the east. The GroveCity2050 Future Land Use and Character map recommends this site be used as Suburban Living, Low Intensity which lists single family housing as a primary recommended use.

Site Plan

The proposed development includes patio/condominium homes in two subareas. Subarea A is proposed along the site's eastern property line and will be comprised of 80-foot-wide lots measuring a minimum of 10,000 square feet. The proposed 80-foot-wide lots will provide a transition between the Southern Grove subdivision to the east and the proposed development. Subarea B will comprise the remainder of the development and have lots between 57-60 feet in width, measuring a minimum of 7,125 square feet.

The site will have one access point along Orders Road. The preliminary development plan showed the proposed site entrance in line with Haley Way, intersecting with Orders at the southeast portion of the site, but based on feedback received from Planning Commission and City Council, the entrance location was shifted further west to break up the straight stretch of roadway. Upon entering the site from Orders Road, the entrance road (Hickory Creek Drive) stubs into Haley Way, and vehicles can either turn left to access a cul-de-sac, or right to access most lots and connect to the existing portion of Haley Way in Holton Run to the north. An additional cul-de-sac is proposed off Haley Way in the northern half of the site. A stub street is proposed to allow for bicycle and pedestrian connectivity to Williamsburg Court in the Southern Grove Subdivision, with treatments like those connections between Holton Run and Southern Grove including fencing, bollards, and landscape planters. All streets are proposed to be public and will be 28 feet in width.

The zoning text for the site requires that traffic calming measures be integrated into the streetscape where block lengths exceed 800 feet in length, and plans show

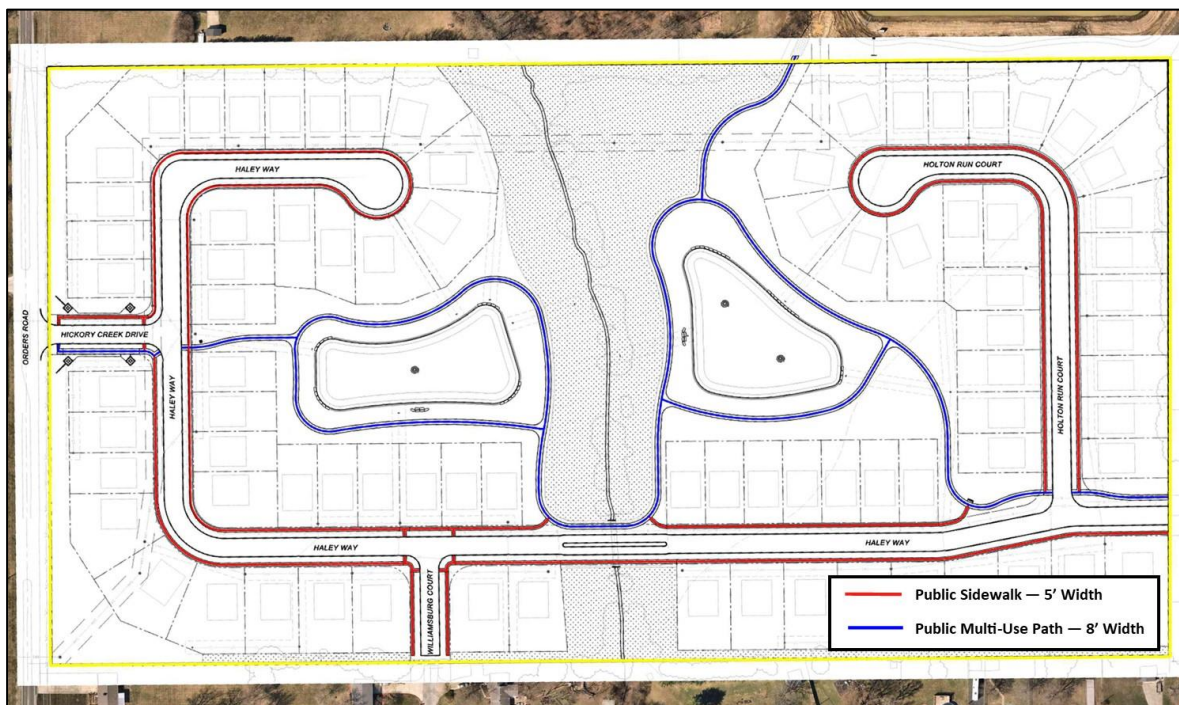


that a median is proposed where Haley Way crosses the Holton Run stream. The proposed median narrows traffic lanes to 12 feet in width each direction with a 6-foot wide median.

Open Space and Trails

Per Code, 4.42-acres of open space is required to be dedicated based on the number of units proposed in the development. A total of 11.9-acres of open space is provided. Of the provided open space, 9.5-acres meets code requirements for open space, discounting areas such as floodplain and other space that per code does not count towards the requirement, but that will remain as open space, which accounts for another 2.4 acres. The open space within the development is to be owned by the City of Grove City and maintained by the Homeowner's or Condominium Association.

The plan also includes several 8-foot-wide multi-use paths throughout the site, to provide connectivity across the site and provide residents with an additional recreational amenity. The multi-use pathways are routed through the reserve areas and provide connections to the Holton Run subdivision to the north, the Hidden Meadows development to the west, and Orders Road to the south. In addition to the multi-use paths, 5-foot-wide sidewalks are proposed on both sides of all roadways throughout the development.



Sidewalks and Multi Use Path Exhibit

Landscaping

The proposed development meets all landscaping requirements outlined in the zoning text for the site. Proposed site landscaping includes street trees along both sides of all roadways (public and private), supplemental landscaping and plantings in reserve areas, and around the proposed retention ponds. The proposed plantings shown at the retention ponds meet the planting requirements outlined in the City's Stormwater Design Manual.

Per the zoning text, the existing vegetation along the eastern property line is to be augmented with additional deciduous or evergreen trees as needed. The landscape plan shows that this requirement is met, with new trees proposed along the property line.

An entry feature is proposed at the entrance to the site from Orders Road. The entry feature will include a combination of trees, shrubs, and other ornamental plantings as well as hardscape and signage.

Mounding will be installed along the site's Orders Road frontage to provide screening. The mounding will vary in height between four (4) to six (6) feet and include plantings along the mounding for additional screening. These plantings will include a double, staggered row of evergreen trees, six (6) feet in height minimum, at twenty (20) feet maximum spacing, One deciduous tree, two (2) inch caliper minimum per forty (40) feet of frontage, and two (2) deciduous shrubs or ornamental grasses, per forty (40) feet of frontage.

Buildings

Architectural standards and requirements are outlined in the zoning text for the development, and the text allows for elevations to be introduced in the future, subject to meeting the standards outline in the text.

Roadway Improvements

Plans for the widening of Orders Road were designed as part of the previous plan approval in 2016, and the City and applicant have had discussions about the applicant making contribution for the future installation of these improvements as part of a city Capital Improvement Plan (CIP) project. The costs associated with these public improvements, including the extension of a waterline across the property's Order Road frontage, have recently been updated based on current cost. Further discussion will be needed to determine the appropriate contribution towards these improvements.

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 site is proposed to have a combination of different lot widths between 57 feet and 80 feet, which could not be achieved with the current SF-1 zoning of the site. The residential nature of the proposed plan aligns with the future land use identified for the area, and the site is designed to ensure that the development is appropriately integrated into the surrounding area, including site design, lot size, open space, and trail connectivity.

(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 development plan meets the regulations outlined in the proposed zoning text for the site which includes some deviations from standard zoning code, including lot width, to permit the proposed housing type. Staff believes the proposed exceptions are warranted as reducing the lot widths allows for more open space to be publicly dedicated throughout the site.

(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 single-family land use of the proposed development is compatible with the land uses surrounding the proposed development which includes Holton Run to the north, Hidden Chase to the west, and Southern Grove to the east. The proposed site layout includes 80-foot-wide lots along

the site's eastern property line to provide a transition from the lots in Southern Grove to the proposed development. Additionally, the proposed use and density are in line with the recommended land use in the GroveCity2050 Community plan.

(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 GroveCity2050 Future Land Use and Character Map recommends that this site be used as Suburban Living, Low Intensity which lists single-family residential as a primary recommended use. Additionally, the number of proposed units (81 units) and proposed site density of 2.29 du/ac are identical to the plan previously approved for this site in 2015. Staff believes that the proposed use of the site meets the land use recommendations listed in GroveCity2050 and is in conformance with the development intent for the area.

(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 internal street network will be sufficient to manage traffic on site. Improvements to Orders Road were designed in 2016 as part of the previously approved application, and the applicant has made a commitment to provide a contribution towards future Orders Road improvements as part of a future city project.

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

Finding is Met: The proposed development can be adequately serviced by utilities. Additionally, the applicant has made a commitment towards contributing to the extension of the existing water line along Orders Road.

(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: The proposed development includes more landscaping than is required by code and provides adequate screening and buffering from Orders Road. Additionally, all stormwater retention areas are designed to meet the requirements outlined in the City's Stormwater Design Manual. Staff believes that the proposed landscaping will contribute towards a desirable and stable environment.

(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 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: The proposed development will add 81 owner occupied ranch homes to the city, bringing new residents to the community. Additionally, the trail connections and open spaces provided will offer additional recreational amenities to residents.

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

Finding is Met: The zoning text for the site establishes architectural standards to ensure quality development. The text states that front elevations of all homes include not less than 25% masonry cladding and requires that all home elevations include a minimum of two architectural elements. The open space provided on the site, including the Stream Corridor Protection Zone, will also contribute to an attractive and unique environment. Landscaping including street trees will further contribute to the quality design of this development.

(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 development will integrate multi-use pathways throughout, which will connect to other recent development in the area including Holton Run to the north and Hidden Chase to the west. This will expand the City's trail network and provide additional opportunities for safe recreation within the community.

(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 proposed development exceeds the amount of open space required by City code (9.99-acres provided). In addition to the open space, 1.93-acres of green space are provided. This green space includes areas that are open space but could not be counted under code requirements, such as the stream corridor preservation zone. The open space and green space provided totals 11.92-acres, or approximately 33% of the site.

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

Finding is Met: While residential development does not generally provide the City with a net fiscal benefit, the proposed development will raise the value of the property, and the new residents of the development bring the potential to support the city's local businesses and employment base.

5. Recommendation

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

1. The applicant shall participate in the cost of improvements to Orders Road and waterline extension, to be installed as a future City project. The specific contribution amount to be determined through further discussion between the applicant and the City.

6. Detailed History

2004

City Council approved a Preliminary Development Plan for Holton Park with Resolution CR-02-04. This plan was for an 81-lot single family development on the property and included a development text.

2015

City Council approved the rezoning of the site SF-1 to PUD-R with Ordinance C-84-15.

City Council approved a Development Plan for the site with resolution CR-66-15. The plan was based on the Preliminary Development Plan from 2004 and included 81 single family lots. However, the plan was never built and has since expired.

2022

City Council approved the Preliminary Development plan for Hickory Creek with Resolution CR-27-22 at the May 16th meeting.

Planning Commission made a recommendation of approval to City Council for the rezoning of the site to PUD-R with a zoning text at the August 2nd, 2022, meeting. The rezoning had its first reading at the August 15th City Council Meeting and is scheduled to have its second reading at the September 19th City Council meeting.