



ITEM 4: 202211300064 – Harris Property – Preliminary Development Plan

Site Location

Northwest corner of London Groveport Road and Borrer Road (PID's 040-017497, 040-017498, 040-017499)

Proposal

A Preliminary Development Plan for a new 323-unit community

Current Zoning

SF-1 (Single Family Residential)

Future Land Use

Suburban Living (Medium-High Intensity)

Property Owner

Paul Harris Jr.

Applicant/Representative

Joe Ciminello, Ciminello Land Company

Applicable Plans, Policies, and Code Section(s)

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

Staff Recommendation

Approval with one stipulation

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. PUD Analysis.....	6
4. GroveCity2050 Analysis.....	7
5. Recommendation.....	8
6. Detailed History	9

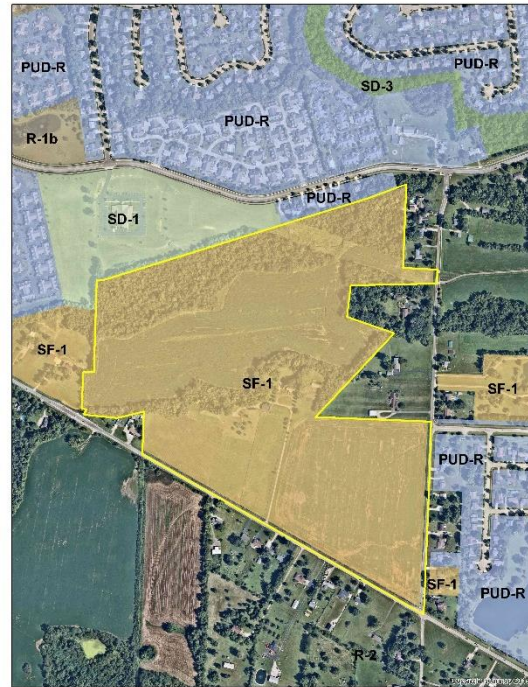
Case Manager

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Summary

This proposal is a Preliminary Development Plan for a new 323-unit community on a 96.29-acre parcel at the northwest corner of London Groveport Road and Borrer Road.

Zoning Map

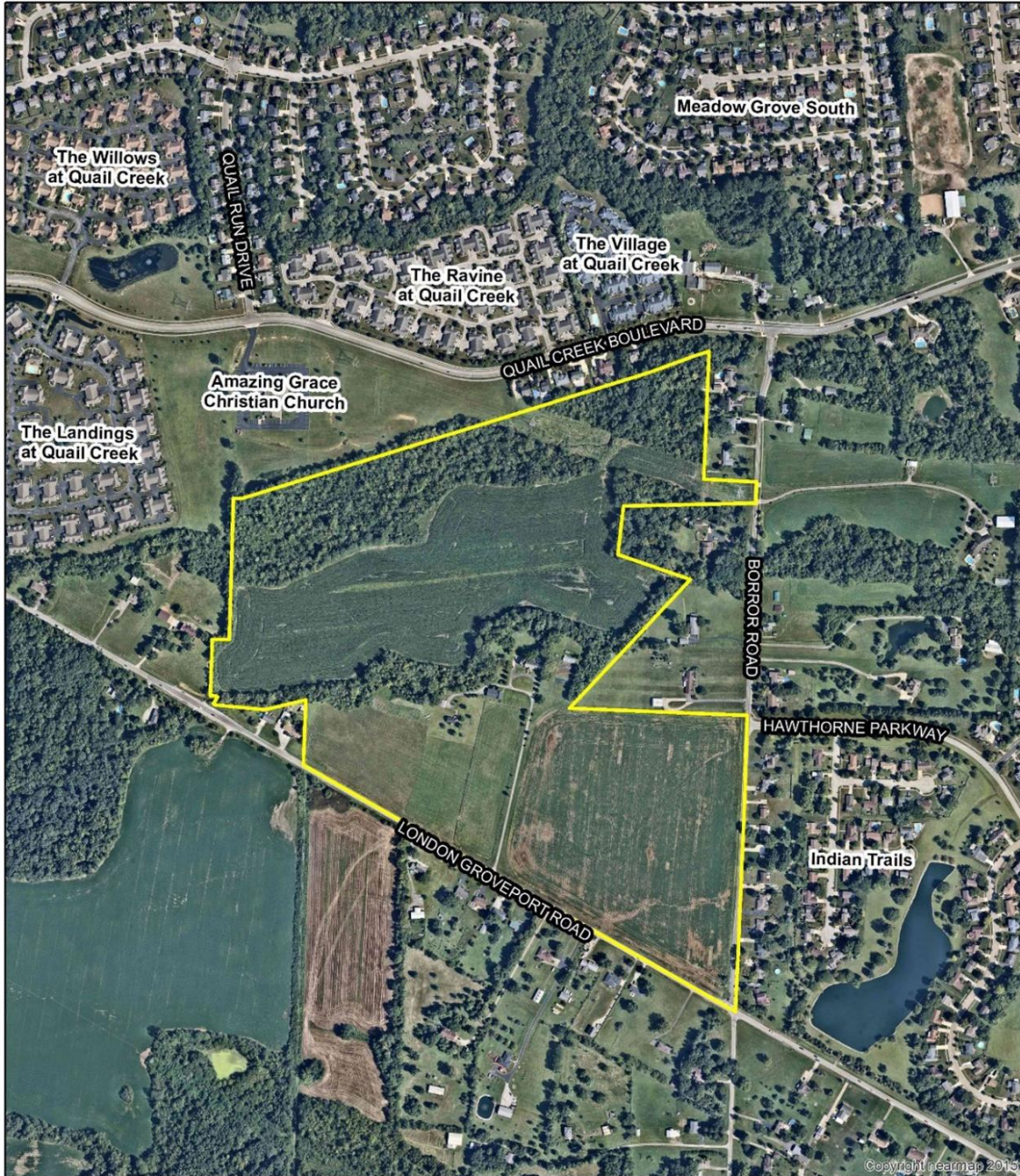


Next Steps

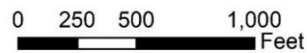
Upon recommendation from Planning Commission, the Preliminary Development Plan can move forward to City Council. After City Council approval, the Rezoning and Final Development Plan can be reviewed.

1. Context Map

This property is located at the Northwest corner of London Groveport Road and Borrer Road (PIDs: 040-017497, 040-017498, 040-017499)



202211300064
Harris Property
Preliminary Development Plan
PIDs: 040-017597, 040-017498, 040-017499



2. Analysis

The applicant is requesting approval of a Preliminary Development Plan for a residential community consisting of 323 units in two phases. The 96.29-acre site is located at the northwest corner of London Groveport Road and Borrer Road. The GroveCity2050 Community Plan Future Land use and Character Map recommends this site be used as Suburban Living, Medium-High Intensity, which promotes a variety of housing types including single-family, single family residential attached and multi-family residential.

A preliminary development plan for this site went before Planning Commission at the November 8th, 2022, meeting and was withdrawn at City Council on November 21st. That plan included three subareas offering free-standing single-family, single-family townhomes and attached ranch homes. The current application has been revised based on feedback received from Planning Commission. Major changes include the elimination of the single-family townhomes, as well as switching the location of the single family and attached ranch homes to have the single-family homes located at the southeast corner of the site.

The purpose of the Preliminary Development Plan is to be conceptual and to assess if the proposed use of a site and basic layout are appropriate for the area, with more in-depth reviews occurring with later applications (such as Rezoning, Final Development Plan, and Final Engineering Plans). Staff is supportive of the general layout and density, as it exhibits the general character and development patterns for the area identified in the GroveCity2050 Community Plan.

Site Plan

The proposed development will be accessed off an extension of Hawthorne Parkway. Currently, Hawthorne Parkway terminates at Borrer Road in the Indian Trails subdivision; however, the applicant is proposing to extend Hawthorne Parkway across Borrer Road to establish a connection with London Groveport Road, matching future roadways shown on the approved Grove City Thoroughfare Map. The site is proposed to have two phases each offering a different product, which will be accessed by private roads branching off Hawthorne Parkway.

Phase A, located between London Groveport Road and the Hawthorne Parkway extension is proposed to contain free-standing single-family homes on private streets. A total of 118 lots are proposed in the 33.91-acre section of the development.

Phase B, located at the northern half of the site, is proposed to contain ranch homes fronting on either public or private streets. These townhomes will include garages accessed from private roadways. A total of 205 ranch homes are proposed in this 57.22-acre section of the development.

In addition to these phases, materials state that the existing home (Harris House) on the property is intended to be used as a single-family residence or repurposed to serve the community with commercial and/or recreational uses.

The gross density of the proposed development is 3.35 dwelling units per acre (du/ac). The individual densities of each of the proposed phases is lower than the density of other area developments with the same future land use designation, including the Landings at Quail Creek and the Ravine at Quail Creek.

Buildings

Architectural standards and requirements will be established and finalized during the rezoning process. However, based on other recent development in the area, staff expects front elevations of buildings to include not less than 25% brick, stone or cultured stone, exclusive of windows, door openings and garage doors.

The applicant has also provided preliminary information on the proposed home types. Per the draft zoning text included in the application materials, the homes in Phase A (Free standing single family) are to be a minimum of 1,400 square feet. Lot widths will be a minimum of 50 feet. All homes will have at minimum a two-car garage. The maximum permitted building height is 35 feet.

Phase B will include attached ranch homes, which are proposed to be a minimum of 1,100 square feet. These ranch homes will be in buildings of between 4 and 8 units. All homes will have at minimum a two-car garage. The maximum permitted building height is 35 feet.

Roadways

In addition to the extension of Hawthorne Parkway, the applicant is proposing terminating Borror Road north of London Groveport Road, through installation of a cul-de-sac. Potential changes to the intersection of Borror Road and SR665 as indicated on plan sheets will need to be coordinated with the Ohio Department of Transportation (ODOT). Discussion will also need to take place with ODOT regarding the installation of a traffic signal at the new proposed intersection of Hawthorne Parkway and London Groveport Road. Any improvements to Borror Road will need to be coordinated with Jackson Township as this road is outside Grove City's jurisdiction.

Proposed roadways, both private and public, will have a minimum pavement width of 28 feet from face-of-curb to face-of-curb. Parking will be permitted on only one side of the proposed streets that are 28 feet in width. No parking would be permitted on any street narrower than 28 feet.

Plans show a 20-foot-wide emergency access drive off Borror Road to the northwest corner of Subarea B. This access drive will be routed through the power line easement and is proposed to contain removable bollards per the city's standard drawing C-GC-81.

A traffic impact study will be required as part of the rezoning application to determine what roadway improvements will be required to accommodate the proposed development.

Open Space and Trails

Per code requirements for Open Space dedication, 15.48-acres of open space are required, based on the number of residences proposed. A total of 21.4-acres of open space are provided, which is equivalent to 23% of the site area. In addition to the open space, another 25-acres of open area and green space is included in the proposed development, including areas in the 100-year floodplain and Stream Corridor Preservation zone which cannot be counted toward required open space per Code.

Multi-use pathways are shown running along the Hawthorne Parkway extension as well as through the site's central open space area. Staff's expectation is that most of the central open space will be dedicated to the city for recreational purposes and trail connectivity. Additionally, in areas where future trails will cross open space that will remain private, public access easements will need to be dedicated over the trails to ensure public access and connectivity. In addition to the multi-use pathways, a sidewalk network is proposed across the site promoting further connectivity between the phases.

Further discussions will need to take place with the applicant to investigate the potential for a trail to be added along the site's west property line, which would allow for future trail extensions to provide an additional connection to the Quail Creek Boulevard trail and to the trail currently terminating at northeast corner of London Groveport Road and Hoover Road.

Landscaping

Landscaping standards will be established during the rezoning process to address planting requirements, street trees, entry features and other landscaping associated with the development.

The illustrative plan shows street trees along both sides of the proposed roadways, and staff expects this standard will be included in the future zoning text. Standards to ensure appropriate screening along property lines where adjacent to existing residential area will be examined with the rezoning application. In areas where homes back up to a public right of way, mounding and evergreens will need to be installed to screen the back of homes from the right-of-way.

All retention basins installed along with this development will need to comply with the planting requirements outlined in the City's Stormwater Design Manual.

Stormwater

While stormwater details are preliminary during this stage of the PUD process, the applicant has indicated that variances will likely be needed from some requirements outlined in the Stormwater Design Manual, noting the amount of floodplain included on the site. Staff is supportive of granting variances from the manual, provided the function of the proposed basins will not be negatively impacted, and the aesthetics of the basins meet or exceed the design standards outlined in the City's manual. The functionality of the proposed stormwater basins will be examined 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 (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 Can Be Met: The site is proposed to have a combination of different housing types, including, single-family and attached ranch homes which could not be achieved under 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, in terms of density and built character, and the final plan will be designed to ensure that the development is appropriately integrated into the surrounding area.

- (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: Several deviations from Code are requested, including single-family lot widths, variety of housing types, and deviations from the City's Stormwater Design Manual. However, Staff is supportive of the proposed deviations, noting that the resulting development is in line with the GroveCity2050 Community plan and will result in a development in character with other area developments.

- (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 proposed development is in line with the future land use identified for the area in the GroveCity2050 Community Plan and will be designed to integrate into the existing area including through a Hawthorne Trail extension and new trails which will allow for connectivity between existing trails in the area. Additionally, the proposed development will provide a transition between the condominium development to the north and west of the site and the single-family residential to the east of the site.

- (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, Medium-High Intensity which promotes a variety of housing types including single-family, and multi-family residential. The proposed development includes multiple housing types and meets the land use recommendations listed in the GroveCity2050 Community Plan.

- (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 Can Be Met: The internal street network will be sufficient to manage traffic on site. However, a traffic study will need to be completed during the rezoning process to assess the need for potential improvements to London-Groveport Road and/or Borrer Road to ensure safe access to the development and reduce potential negative impacts to existing roadways. Additionally, further discussion and coordination will be required with ODOT and Jackson Township to discuss these improvements as well as the addition of a traffic signal at the new proposed Hawthorne Parkway and London Groveport Road intersection.

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

Finding Can Be Met: Utilities are only preliminarily reviewed during the Preliminary Development Plan, and further review of the water main and all other proposed utilities will be conducted during the final development plan and final engineering plan phases

- (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 Can Be Met: Streets, utilities, and landscaping details will be finalized during the Final Development Plan. However, staff believes that the information provided indicates the ability to meet this standard. Additional information will be provided as part of the final development plan.

- (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 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 Can Be Met: The future land use for the area is designated in GroveCity2050 as “Suburban Living- Medium-High intensity” which is to be comprised primarily of multi-family residential in various forms where the development takes a more traditional neighborhood form, where different residential types are connected in a walkable pattern. The proposed development is in line with this intended character and will bring new housing opportunities to the area as well as recreational amenities through the proposed open space and trails.

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

Finding Can Be Met: While architectural standards will be established during the final development plan, the applicant has provided draft architectural standards which are in line with the standards typically required for new developments. Additionally, the site will include more open space than required by code and appropriate landscaping which will contribute to an attractive distinctive public and private realm.

(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: A traffic study will be conducted with the rezoning application to assess potential roadway improvements that would be required because of the proposed development. Additionally, the applicant has indicated that the trail network through the site will be publicly accessible, expanding the City’s trail network and promoting additional connectivity.

(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 site is designed to minimize the impacts on the stream corridor and exceeds the open space that is required per code. Approximately 23% of the site (24.1-acres) will be preserved as open space, with another 25-acres remaining as passive green space.

(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 growing commercial tax 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 Preliminary Development Plan with the following stipulation:

1. The applicant shall work with staff to determine appropriate screening standards between the proposed development and existing homes and where lots back to public rights of way.

6. Detailed History

2022

City Council approved the annexation of the 96.69-acre site into the City with Ordinance C-43-22. The property was zoned SF-1 (Single Family Residential) upon its annexation.

The previous Preliminary Development Plan for the site was recommended for disapproval by a vote of 2-3 at the November 8th Planning Commission meeting, and) was withdrawn at the November 21st City Council meeting (Resolution CR-66-22).