



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday, October 5, 2015 at 6:00 PM**

**CASE NUMBER:** #2015-12

**APPLICANT:** Todd Valentine of LW Associates

**EXISTING ZONING:** Rural (R)

**REQUEST:** A request by Todd Valentine, to rezone 7.4 acres of Parcel #185-002762 which is a 17.15 acre tract located at 5090 Hendron Road. This parcel is currently zoned Rural (R) and the applicant has requested a rezoning to Planned High Density Residential (PR-18).

**DESCRIPTION:** The applicant is requesting to rezone 7.4 +/- acres of a 17.15 +/- acre parcel from Rural to Planned High Density Residential (PR-18). The 7.4 +/- acre tract will be split off of the larger tract and will be platted as required in the PR-18 zoning regulations section 1135.01(e). The applicant is proposing to construct a fifty (50) unit senior housing apartment complex. The ten (10) buildings as proposed will be one story with either four or six units per structure. Each unit will consist of 905 square feet with one or two bedrooms and attached one and a half car garages. The complex will also have a community building and community gardens for the residence use.

**STAFF RECOMMENDATION:**

Staff has no objections to the granting of this zoning classification for this property. The City Comprehensive Plan along with the Future Land Use Map shows this area being developed for residential use. Staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan to determine if this is an appropriate zoning classification for this property.



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The future land use map for the community is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, land use maps do not necessarily recognize or follow property lines and are based upon broad use categories. As such, the future land use map does not dictate how specific parcels should be zoned in the future. Rather, the Planning Commission and City officials should consider the map to be one of several tools available to assist them in making land use recommendations and decisions.

The information contained on the map should always be supplemented by site-specific information. The Planning Commission may consider using the sample checklist provided in order to promote a systematic review of land use decisions. The checklist should be used for all rezoning requests to ensure that relevant land use issues are raised. Certain answers would not mandate a particular decision and not all of the questions are pertinent to every situation.

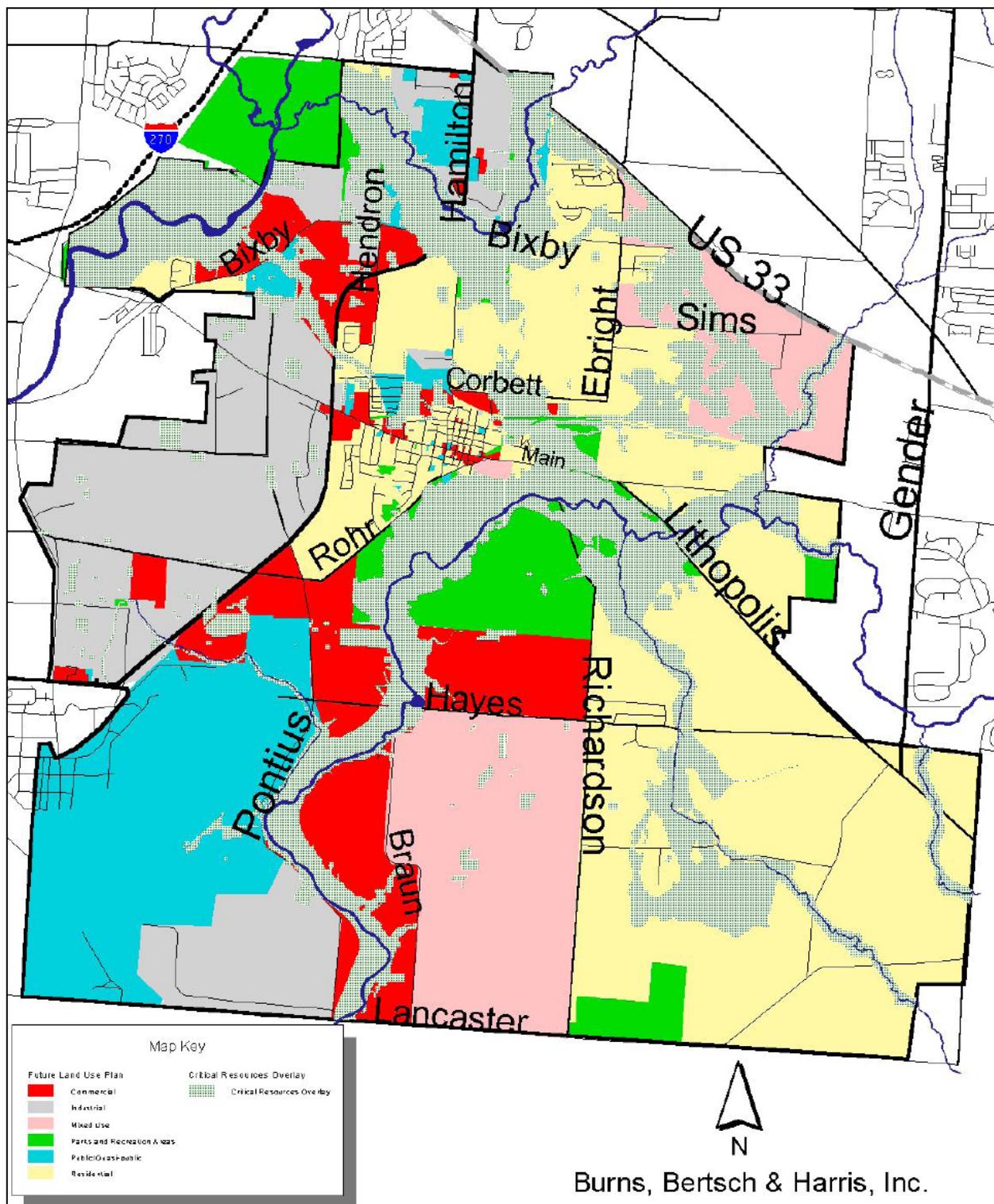
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
6. Are the present development boundaries logically drawn in relation to existing conditions?
7. Will the change adversely influence living conditions in the surrounding area?
8. Will the change create or appreciably increase traffic congestion?
9. Will the development seriously impact adjacent areas?
10. Will the development seriously affect the natural character of the land to the point of creating potential hazards?
11. Have the basic land use conditions changed?
12. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
13. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others of at the expense of the general welfare?
14. Are there reasons why the property cannot be used as it is presently planned or zoned?
15. Is the change out of scale with the area's needs? The City's needs? The region's needs?
16. Are there alternative undeveloped sites for the proposed use(s)?
17. Does the development comply with FAA regulations?



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Figure 9 – FUTURE LAND USE MAP





**Engineering Department**  
655 Blacklick Street  
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**MEMORANDUM**  
Office of the City Engineer

Date: September 29, 2015

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2015-12** -- Planning & Zoning Commission – October 5, 2015

**Case – 2015-12 Request for ZONING AMENDMENT**

Site address: 5090 Hendron Road  
Containing parcel (s): 185-002762  
Current Zoning: R - Rural

Proposed Zoning: PR-18 – Planned High Density Residential  
Current Use: Agriculture / Residential

Request: Applicant (Todd Valentine, LW Associates) is requesting approval to rezone a 7.4 +/- acre portion of the above-referenced tax parcels (see above) from R-zoning district to PR-18 zoning district.

**Comments:**

The 7.4 ± acre tract will be split off from the larger above-referenced tract. The applicant is proposing to construct a fifty (50) unit senior housing apartment complex. The project will include ten (10) buildings proposed to be one story with either four or six units per structure. Each unit will consist of 905 square feet with one or two bedrooms and attached one and a half car garages. The complex will also have a community building and community gardens for the residence use. The site will include curb-cut access to Hendron Road, which is a roadway under the jurisdiction of the Franklin County Engineer.

Engineering staff have no objection to granting the zoning classification. The proposed zoning district being a planned district, requires a Final Development Plan as part of the zoning approval. The request for Final Development Plan and technical aspects thereof, are discussed under a separate report by the City Engineer under Case 2015-13.

Please refer to the report by the Chief Building and Zoning official for more comments pertaining to this re-zoning application and his more thorough summary of the project and considerations the planning commission may wish to contemplate.



## PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, October 5, 2015 at 6:00 PM

**CASE NUMBER:** #2015-13

**APPLICANT:** Todd Valentine of LW Associates

**EXISTING ZONING:** Rural (R)

**REQUEST:** #2015-13 A request by Todd Valentine for a Final Development Plan at 5090 Hendron Road (Parcel# 185-002762).

**DESCRIPTION:** The applicant is proposing to rezone 7.4 +/- acres of a 17.15 +/- acre tract from Rural to Planned High Density Residential (PR18). The development plan submitted shows 10 buildings with either 4 or 6 units per building totaling 50 units. There will be 10 one-bedroom and 40 two bedroom units with attached garages. These buildings will be one story in height and be similar to the existing buildings in Phase 1. This phase will have a community building and community garden area for the residents use. The density for this project is seven (7) units per acre. Parking as proposed complies as to size and required number of spaces. The sign as shown is similar to the sign approved for phase 1. Landscaping as proposed does not comply with section 1176 Landscaping Regulations. The development plans notes that a detailed site lighting plan is to be documented as part of the site development plan so compliance with section 1154.06 Lighting Performance Standards could not be evaluated.

**CONCLUSION:**

Staff has no objection to approval of the development plan with the following conditions;

1. A landscape plan showing compliance with chapter 1176 Landscaping Regulations shall be submitted prior to final approval by Groveport City Council.
2. A site lighting plan showing compliance with section 1154.06 shall be submitted for approval when application for Certificate of Zoning Compliance is submitted.

The Planning Commission should also consider engineering comments and conditions before making its decision on this case.



**Engineering Department**

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Office of the City Engineer

Date: September 29, 2015

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2015-13** -- Planning & Zoning Commission – October 5, 2015

**Case – 2015-13 Request for FINAL DEVELOPMENT PLAN**

Site address: 5090 Hendron Road

Containing parcel (s): 185-002762

Current Zoning: R - Rural

Proposed Zoning: PR-18 – Planned High Density Residential

Current Use: Agriculture / Residential

Request: Applicant (Todd Valentine, LW Associates) is requesting approval of a Final Development Plan, pertaining to a 7.4 +/- acre portion of the above-referenced tax parcel (see above).

Intended Use: 50 units of Senior Housing on referenced 7.4 ± acre parcel split from Tax parcel 185-002762

**Comments:**

The proposed zoning district, being Planned High Density Residential (PR-18) requires a *Final Development Plan*. The development plan shows 10 residential buildings with a community building for the residents' use. This project is Phase 2 of Groveport Senior Village; Phase 1 was constructed in 2013-14. The Development Plan shows that each phase will have its own drive entrance with a connecting drive between the two phases near the east end of both phases. There is also proposed, pedestrian connection between the two phases.

The following summary addresses review comments related to the proposed *Final Development Plan*:

1. Site access & internal site traffic circulation: One (1) site access driveway from Hendron Road is proposed. Site layout appears to have similar circulation patterns as Phase 1 and with connectivity to Phase 1, traffic internal circulation is satisfactory. The site development will include internal site and Hendron Road roadside sidewalk facilities, showing accommodation for pedestrians including along Hendron Road.

The Hendron Road right-of-way adjacent to the site is in the jurisdiction of the Franklin County Engineer and County Commissioners. As such, site access is controlled by the County Engineer. The applicant should confer with Franklin County Engineer for requirements for a new access drive.

2. Site development / impact on record tax parcels: The proposed Development Plan indicates the parent tax parcel 185-002762 will be split by virtue of the establishment of the subject 7.4 ± acre parcel that will render the residual acreage from this parcel to be “land-locked” without road frontage, on the eastern side of the subject project site. This is not compliant with City of Groveport Development Standards; Chapter 1155.01, which requires a minimum lot road frontage (for Rural zoned acreage) to be 150 feet. Moreover, the County may object to the creation of a landlocked parcel. The applicant should confer with the Franklin County Engineer regarding appropriate steps to assure minimum road frontages are provided as a result of this project, which may require a combination of the residual acreage from 185-002762 and tax parcel 185-002763 that are both owned by the same individuals. City of Groveport requirements stipulate the project site must have a plat established, which can be the mechanism to resolve these issues.
3. Water and Sewer Utilities:
  - (a) Water: Feasibility is demonstrated.
    - a. Domestic/Fire: The Development Plan illustrates domestic and primary fire-fighting water supply to be provided with a new water tap from an existing City of Groveport Public 12-inch water main located in Hendron Road. The water tap connection will lead to a private water distribution line that is internal within the site, behind the proposed community building that includes building water services and fire hydrants. Phase 1 was arranged in a similar manner and also included a supplemental fire-fighting water source using a separate dry-hydrant piping arrangement that could draw in an emergency water supply for fire-fighting from that phase’s stormwater retention pond. A similar concept is presented in the Phase 2 Development Plan. This is reasonable.
    - b. Water Meter: The above-described private water distribution within the site will be private behind a water meter to be located in the proposed community building. This meter shall be a Sensus meter with radio-read technology to ensure compatibility with the City’s remote meter-reading system.
    - c. Future Public Water Main loop: The Development Plan shows a future public water main (labeled “loop” on the plan) located along the north edge of the site, in a west-east orientation. This future water main represents a critical water distribution feature for development along the Hendron Road corridor as it will when complete, provide for a looped connection between the existing public 12-inch water main in Hendron Road and an existing 12-inch water main located east of the adjacent rail road along Lowry Court. The looped public water main will also provide for establishing water service to the area east of the subject tract if and when that site develops. It will also provide for more steady pressures in the water system for domestic and fire flows for the area. As this and other development projects within the Hendron Road corridor (including the land area immediately east of the subject tract) will benefit from this water main extension, it is desirable for the subject project to accommodate the future water main and include dedication of a set aside area for this water main, in the form of easement with a width of at least 25 feet adjacent and parallel to the north property line of the subject 7.5 ± acre project tract, extended to the rail road ROW to the east. This easement should not be landscaped and thus, may be located on the north side of the parcel line.

- (b) Sanitary Sewer: Feasibility is demonstrated. Two aspects are discussed:
- a. Private sewer within the site: Development Plan illustrates an on-site (internal site) "private" common sanitary sewer will be constructed to receive effluent from building sewers.
  - b. Public sewer (extensions thru the site for off-site area): Development Plan illustrates a public sewer will be extended with this project in two locations: along western edge of the site along the Hendron Road frontage to the north and along the southern property line to the east. The Hendron Road frontage extension will provide for the connection of the above-described private sewer and future connections to the north. The eastern extension will accommodate future connections from the east. Both extensions are consistent in layout, with the overall sewer plan design completed for Phase 1.

Sewers shall be designed and constructed per requirements of the City of Columbus, City of Groveport and Ohio EPA. Public sewers shall be dedicated to public use with easements established thereon.

4. Storm sewers, Drainage, Stormwater Management: Feasibility is demonstrated. Drainage within the site is to be provided with a private storm collection system leading to a stormwater management facility to be privately owned and maintained. The design of the interior drainage system, stormwater management facility and outlets shall comply with the City's Stormwater Policy and Regulations. Easements shall be dedicated for flood routing as determined by City Engineer. Site drainage shall accommodate offsite drainage that passes through the site.

### **Conclusions – Case 2015-13**

Engineering staff have no objection to approval of this Development Plan and suggests if approved, the following conditions be made a part of that approval:

- 1) The Developer shall meet requirements imposed by the Franklin County Engineer in securing a driveway permit for the site.
- 2) Before City County approves the final Plat for the site, the Developer shall resolve the issue related to potential creation of a "landlocked" portion of the parent parcel (185-002762), in a manner satisfactory to the Franklin County Engineer and City of Groveport.
- 3) Water meters and related remote radio-read equipment shall be pre-approved by the City of Groveport before installation and shall utilize Sensus meter system used by the City for other residential settings.
- 4) Developer shall arrange dedication to the City of an easement with a width of at least 25 feet adjacent to and parallel with the north property line, for a future public water main, to run between the Hendron Road right-of-way and the rail road to the east. Easement shall not be landscaped.
- 5) Public sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements, along Hendron Road and east to the eastern property line of the subject 7.4 ± acre site. Sewers shall be designed and constructed per requirements of the City of Columbus, City of Groveport and Ohio EPA. Public sewers shall be dedicated to public use with easements established thereon.
- 6) The design of the interior drainage system, stormwater management facility and outlets shall comply with the City's Stormwater Policy and Regulations. Easements shall be dedicated for flood routing as determined by City Engineer during site design.