



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – October 7, 2024 at 6:00 PM

CASE NUMBER: #Z-2024-0130

APPLICANT: Michael D. Bull, Esq

EXISTING ZONING: PR-6 (Planned Low Density Residential)

REQUEST: A request by Michael D. Bull, Esq for a Modification to the Development Plan at 0 Crow Avenue, Parcel #185-002871, #185-002872, #185-002873, #185-002874, #185-002875, and #185-002876.

DESCRIPTION:

The applicant is proposing to complete the development of Newport Village Section 5. The proposed development of this section includes the construction of a Cul-De-Sac at the end of Crow Avenue, as well as, the construction of six (6) two-family dwellings on the six (6) previously platted parcels. As a part of the proposal to develop this area, the applicant is seeking some modifications to the existing development text approved in 1979.

Ordinance 31-79 required that the houses in Newport Village be single-family dwellings, with a two (2) car garage or a one (1) car garage, and an additional pad for an additional automobile. The applicant is proposing to construct two-family dwellings, each with a single car garage, and a driveway that can accommodate another vehicle. Ordinance 31-79 also required that the first floor of a two-story dwelling have at least 750 square feet in the first level of the structure. The applicant is proposing to build two-story dwellings with first floors no less than 630 square feet.

In addition to the modification of the text in Ordinance 31-79, the applicant is requesting that the Development Plan be modified to not require basements as per Section 1155.04(2)(B) and to reduce the required 25 foot side yards (50 feet total) to a minimum 8 foot side yards (18 total).



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As a part of the staff review, it was found that the parcel line dimensions and the bearings shown on the applications site plan are not exactly the same as the recorded plat for Newport Village Section 5. The application for zoning approval will be reviewed to determine compliance with the recorded plat and not the site dimensions reflected in this application. Finally, this site plan does not reflect an access easement to parcels 185-002877, 185-000637, and 185-000638.

CONCLUSION:

If Planning Commission chooses to approve the Modification to the Development Plan, the following conditions should be considered:

1. That prior to the issuance of a building permit or a Certificate of Zoning compliance for any parcel in Newport Village Section 5, that an access easement to parcel 185-002877 no less than 16 feet in width be provided, dedicated, and recorded.
2. That prior to the issuance of a building permit or a Certificate of Zoning compliance for any parcel in Newport Village Section 5, that an access easement to parcels 185-002877, 185-000637 and 185-000638 no less than 16 feet in width be provided, dedicated, and recorded. Such easements shall include the requirement that above-grade structures, fences, and any physical obstructions that block access, shall not be allowed within the easement area.
3. That the approval of any Certificate of Zoning compliance be consistent with the recorded plat of Newport Village Section 5.



Engineering Department

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MEMORANDUM
Office of the City Engineer

Date: September 25, 2024

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Mike Poirier, Chief Building and Zoning Official

Re: **CASE # Z-2024-0130-Request for Modification to Development Plan Approval – Crow Ave prop**

Case – Z-2024-0130 Request for Modification to Final Development Plan Approval

Site address:	0 Crow Ave (6 vacant lots at end of Crow)
Containing parcel (s):	185-002871, 185-002872, 185-002873, 185-002874, 185-002875, 185-002876
Current Zoning:	PR-6 - Planned Low Density Residential
Proposed Zoning:	no change
Current Use:	Vacant land

Request: Applicant (Michael D. Bull, Esq, for Top Gun Investments, LLC)) is requesting approval of a Modification to Final Development Plan for the referenced parcels, for several items, as noted below.

Comments:

The applicant is proposing to complete a housing development in an open space of land at the southwest end of Crow Avenue. The open space being a part of this development includes a land area of about 2.2 acres that was subdivided by Plat and recorded as such in 2006. The platted land, which included six lots and a reserve, is identified as Newport Village Section 5. This development would finish construction of the road (cul-de-sac) extension of Crow Avenue and install a public water main extension, public sewer main extension, and storm sewer system for the area to serve these residential units. Engineered design plans for the subdivision development (grading and surface drainage) and construction of the roadway, water, sanitary sewer and storm sewers, were completed and approved by the City of Groveport (and for sewer, by City of Columbus) in 2005. Construction plans are on file with the City and have been shared with the potential developer.

As to the Modifications: the applicant requested modification to the Development Plan, as follows:

- Two-family dwellings (two on each lot created with the subdivision Plat) having first floors no less than 630 square feet, being less than the required 750 Sq. ft. Ordinance 31-79 required houses in Newport Village

to be single-family dwellings with minimum square footage of 750 sq. ft.

- Dwelling units without basements, which are required per Section 1155.04(2)(B).
- Reduction of side-yard distance from 25-foot (50 ft total) to 8 foot (18 ft total).
- Parking: modification requested to allow 2 car parking for each dwelling, totaling 4 car parking on each lot, due to two-dwelling units being proposed.

Review of the proposed Development

1. **Site access & internal site traffic circulation:** extension of the road and new cul-de-sac turn around is appropriate and required per City's roadway design standards. The design of the Crow Avenue roadway extension is made part of the Newport Section 5 "Street, Storm, Water and Lighting Improvement Plan", that is discussed below. Site access and traffic circulation is reasonable and judged feasible.
2. **Water, Sanitary and Storm Drainage and Stormwater Management:**
 - a. **Water, Storm and Sanitary Sewer, Lighting:** As referenced above, the land subdivision construction design for the Newport Section 5 "Street, Storm, Water and Lighting Improvement Plan" for the development, was prepared and approved in 2005. Newport Section 5 "Sanitary Sewer Improvement Plan" for the development, was also prepared and approved in 2005 by both the City of Groveport and City of Columbus. Obviously, feasibility is established.
 - i. **Water:** Water would be provided from the City of Groveport water distribution system, with a new section of 8-inch diameter water main being constructed with this project. It is required that this be dedicated to the City when construction is complete.
 - ii. **Storm and drainage:** With the development, a storm sewer collection pipe system would be constructed and dedicated to the City. This collection system would be designed to support collection of drainage from the development and from the street system. Any concerns with this area being wet or having poor drainage, should be mitigated with a new collection system. The new collection system would connect to the existing City storm sewer system that was installed with previous sections of Newport Village.
 - iii. **Sanitary:** With the development, sanitary sewer collection pipe system, would be constructed and dedicated to the City. As per City of Groveport Chapter 925.08(a)(1), construction of the sewer requires the Developer to enter into a Developer's Agreement with the City.
 - b. It is noted that due to the age of the above-referenced subdivision design plans, both the "Newport Section 5 "Street, Storm, Water and Lighting Improvement Plan" and Newport Section 5 "Sanitary Sewer Improvement Plan", shall be updated to current City of Groveport, City of Columbus and Ohio EPA design standards for roadway, water, sanitary sewer and drainage/storm sewers. Construction of the infrastructure for this development shall follow these updated plans, as approved by the City of Groveport and where appropriate, by the City of Columbus.
3. **Soil Investigations.** The applicant engaged a professional engineer to undertake a subsurface exploration and geotechnical evaluation on the project site. It is understood this was done to support the request for Modification of the Development Plan for not requiring basements. The conclusions reached by this professional geotechnical engineer, in my opinion, reasonably support the request for not requiring basements due to potential construction challenges and potential building, risk should basements be required.

Having seen the report on this investigation, the updated design plans for Newport Section 5 ("Street, Storm, Water and Lighting Improvements", and "Sanitary Improvements"), shall include provisions for improving

stability (per latest edition of the City of Columbus Construction and Materials Specifications) of the soil subgrades for the roadway-base and sewer manhole foundation systems. These provisions shall be referenced on the design plans and shall be complied with during construction of roadways and utilities for this project.

Conclusion - Case Z-2024-0130:

Engineering Staff suggest that, if this application is recommended for approval by Planning and Zoning Commission, the following conditions be made a part of that approval:

1. A Development Agreement be established and entered into between the City of Groveport and Developer before site development begins, to memorialize requirements of the Developer to complete design, construction, and dedication to the City of Groveport, the following improvements that support the development: Sanitary sewer system extension, Crow Avenue roadway improvements, storm sewers, water mains, and street lighting.
2. The 2005-approved "Newport Section 5 - Street, Storm, Water and Lighting Improvement Plan" and 2005-approved "Newport Section 5 - Sanitary Sewer Improvement Plan", shall be updated to the current City of Groveport and City of Columbus design standards (including provisions for improving soil stability of the street subgrade and utility system) and be approved by both agencies, before construction of the development.



Department of Development
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MEMORANDUM

Date: September 25, 2024

To: Mayor Lance Westcamp
Planning and Zoning Commission Members

From: Michael Loges, Development Director

Copy: Mike Poirier, Chief Building and Zoning Official

Re: Case #Z-2024-0130 Request for a Modification to the Development Plan

Site Address(es): 0 Crow Avenue
Containing Parcel(s): 185-002871, 185-002872, 185-002873, 185-002874, 185-002875, and 185-002876

Current Zoning: PR-6 (Planned Low Density Residential)
Proposed Zoning: PR-6 (Planned Low Density Residential)
Current Use: Vacant

Request: Applicant is requesting to modify the Development Plan in order to construct six (6) on slab, two-dwelling unit structures [and related public and private appurtenances] for a total of 12 dwelling units in an area once expected to be developed as Section 5 of the Newport Village subdivision.

DEMAND FOR HOUSING

The past decade has been one of historic growth for Central Ohio, and that growth is expected to continue for the foreseeable future – with the Mid-Ohio Regional Planning Commission (MORPC) projecting the region to have as many as 3 million residents by 2050. Not only is the region growing; it is changing. Increases in both the young adult and 65 and older populations are shifting housing preferences. Furthermore, the highly competitive real estate market and a persistently high poverty rate have led to more vulnerable groups struggling to find housing in neighborhoods of their choice.

Relative to demand, the availability and production of homes in Central Ohio has reached an all-time low, creating increased competition among both homeowners and renters. Increased competition is the result of several related factors: recent unprecedented population growth; historically low rates of housing production; and lingering effects of The Great Recession. Central Ohio's tight housing market can make finding and maintaining housing a challenge for anyone.

PRELIMINARY MARKET ANALYSIS EXCERPT

Since the mid-1990s, Groveport has evolved from a predominantly rural farming community into a warehousing and logistics powerhouse in Central Ohio thanks in part to its proximity to most US and many Canadian markets, modern highway infrastructure, Norfolk Southern's Rickenbacker Intermodal Terminal, and Rickenbacker International Airport. There is currently more than 25 million square feet of warehouse and distribution space under roof within the City's borders. Our community now benefits from the presence of a long list of global companies such as Hyundai, Eddie Bauer and PacSun, Honeywell, and Gap employing thousands of our friends and neighbors.

By the end of 2022, however, industrial development had consumed much of the City's remaining available land for development. Tightly bounded by the Village of Obetz to the west, the City of Canal Winchester to the east, and the City of Columbus to the north, Groveport officials began to explore opportunities for continued growth south of the City, between Pontius and Richardson Roads, south of Hayes Road.

As the City of Groveport plans for its future, it solicited proposals from qualified firms in late 2023 to develop a targeted plan for future commercial, industrial, and residential growth for this area of more than 3,000 acres. The City awarded a contract for professional services in early 2024 to OHM Advisors. Ultimately, the resulting study and action plan will help guide decision-making in regards to future annexation, capital improvements, development, business attraction, and may support new housing options – including multi-family development – in our community.

Early conclusions about the market feasibility of varying types of development are based on analyses of the existing and anticipated markets within a Primary Market Area (PMA). Identifying a PMA is essential to these analyses, as it establishes market conditions and development potential relative. The delineated PMA is also used to derive a demographic and economic analysis. As part of the ongoing Southeast Franklin County Area Plan, the Groveport Residential/Commercial PMA (**EXHIBIT A**) was determined based on interviews with area real estate, planning and housing professionals; analyses of area mobility patterns; and determinations made by analysts for DiSalvo Development Advisors (DDA) in the field. The Residential/Commercial PMA includes the City of Groveport, the Village of Lithopolis, and portions of Canal Winchester, Obetz, and Columbus.

DEMOGRAPHICS

- The City of Groveport's population increased by 11.8% from 2010 to 2020, slightly below that of the PMA (13.9%), but relatively comparable to the Columbus Metropolitan Statistical Area (MSA). ESRI projects the City of Groveport will have a population growth within the next five years of 8.3%, three times that of the Columbus MSA.
- The median age in the City of Groveport is 42.8, significantly above the Columbus MSA's 36.9. Nearly half of Groveport's population is Gen X, Baby Boomers, and the Greatest Generations. Groveport and the PMA have much lower shares of Millennials compared to the Columbus MSA.

- Household growth, a better indicator of housing demand than population, was 1.6 percentage points higher in the City of Groveport than the Columbus MSA. ESRI projects Groveport as having the highest five-year household growth.
- Within the Columbus MSA, homeowners represent 60.7% of the households and renters 39.3%. Groveport and the PMA have renter household shares of 27.2% and 22.9% of the households, significantly below the regional average. Renter households are projected to significantly increase in Groveport and the PMA within the next five years.
- Groveport residents' 2024 estimated median household income is \$85,745, 7% higher than the region and 13% lower than households in the PMA. Groveport's youngest households under the age of 25 and households 65 and older have comparable median incomes with the PMA.

RESIDENTIAL ANALYSIS

There are eight multifamily properties with eight or more units in Groveport, representing approximately 70% of the renter-occupied housing in the city. The remaining rentals are approximately three dozen duplexes, five triplexes, and approximately 100 single-family rentals.

Older properties like Orchard Grove and Hendron Park offer too few amenities in common areas, to attract many of the younger renters who work or live in the area. Most Millennials reside in rental housing and often seek out modern apartment properties with comprehensive amenity packages.

Within the City of Groveport, two of the three multifamily properties built since 1998 are low-income senior housing developments operating from waiting lists. **Greenfield Place** (283 Green Ave.) operates under the U.S. Department of Housing and Urban Development's Section 202 program, which offers rental assistance to qualifying senior and disabled households. The program provides funding, called a capital advance, to construct, acquire, or rehabilitate multifamily properties that serve very-low-income individuals 62 years of age or older. In addition to the capital advance, properties receive a renewable Project Rental Assistance Contract (PRAC) which covers reasonable and necessary operating expenses beyond the tenant's portion of the rent. The waiting list is 1 to 1.5 years long. **Groveport Senior Village** (5124 Hendron Rd.) was built in 2014 and operates under the Low-Income Housing Tax Credit (LIHTC) program. The property includes 50 two-bedroom apartments with attached garages. Management indicated rents range from \$536 to \$925 for households with incomes between 30% and 60% of Area Median Income ("affordable housing"). Seniors wanting to rent at the property can expect a multi-year wait.

Within the Groveport Residential/Commercial PMA, **Buckstone Flats** is a 288-unit luxury apartment property that opened in November 2023. The property is 31.60% occupied and is leasing at a rate of ten units per month. This is considered low for a Class A rental multifamily development, which typically has twice the rate. There has been a recent management change, and new leasing staff have indicated an increase in interest from prospective renters. DDA attributes the slow initial absorption rate predominantly to its remote location to quality shopping combined with the high rental rates of \$1,325 to \$1,899 necessary for relatively large unit sizes. The closest

grocery stores are a 10- to 11-minute drive to the struggling Great Southern shopping mall, and the Kroger in Groveport is an estimated 14-minute drive. **Redwood Groveport** (5056 Red Ivy Dr.) is a 140-unit attached ranch home community that opened in July 2023. The units are two-bedroom/two-bath with attached two-car garages. Rents among three available floorplans range from \$1,724 to \$1,824 per month. According to management, the property is 61.43% occupied, with an absorption rate of 6.6 units per month, on the lower end of Redwood's typical lease-up rates. Redwood has a "sister" property in Obetz that opened in January 2023. It is 77% occupied and has a lease-up rate of approximately five units per month.

Outside the Groveport Residential/Commercial PMA, **The Orchards** (310 Rathmell Rd.), a new 162-unit Class B property in Columbus opened in February 2023 and is 60% occupied. The property's lease-up rate is approximately 16 units per month. The two- and three-bedroom rents are 90% and 95% of Buckstone Flats. **The Baylor** (3995 South Hamilton Rd.) is northwest of the US Hwy 33 and Hamilton Road interchange. The property was built in 2021 and has 288 units. According to management, the property is 95.14% occupied, which is a healthy occupancy rate. A comparison of published rents at The Baylor with Buckstone Flats shows higher overall rents per square foot at The Baylor, despite slightly smaller units and less common area amenities.

LOOKING FORWARD

Ideally, the housing produced serves the diverse housing needs of the residents who live there. Despite a strong population growth rate, Groveport has the lowest share of people living and working in the community. Lack of housing alternatives contributes to high commute rates (98.2%) and people seeking housing outside the area. No new multifamily options with common area amenities such as a pool, fitness center, and sports courts. New single-family home options have been limited to one subdivision over the past few years. No licensed residential care facilities (RCFs) or assisted living facilities exist within the City of Groveport. This is abnormal for a region growing as quickly as Central Ohio.

To respond to the region's increasing population growth, the overall pace and volume of housing production must increase. That said, building more homes alone will not ensure a more equitable and inclusive region. Policymakers and other stakeholders must intentionally prioritize equity when developing housing solutions and making investment decisions to meet the needs of all Central Ohioans, including the region's most vulnerable residents. The region has committed to promoting housing as a platform for equitable growth. Addressing the region's core housing issues while achieving that vision means accelerating the pace of housing production while also: supporting people that are currently underserved in the region's housing delivery system; diversifying the types of housing; expanding and enhancing financing tools; and expanding where housing options are available across the region.

CONCLUSION

As it relates to Case #Z-2024-0130 and the request for zoning amendment sought by the Applicant, I recommend that the Planning and Zoning Commission approve all facets of this modification request to advance the proposed investment and create more housing options in the community.

EXHIBIT A

Groveport Residential/Commercial PMA

