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## 105-unit Grove City housing development lands City Council approval

Dec 18, 2019, 7:00am EST

An age-restricted housing development will soon be built in Grove City.

After several months of deliberation, the Grove City Council has approved plans for the \$15 million Sugar Maple Commons development at Holton Road and Jackson Pike. Developer Treplus Communities LLC has proposed a 105-unit housing complex on the 21-acre site.

The development will total 200,000 square feet across 30 buildings which will be age-restricted to adults 55 and older. It includes 1,200-square-foot one-bedroom units and 1,400-square-foot two-bedroom units in a "modern farmhouse" design that incorporates one-story buildings with an agrarian feel and architecture.

Each unit has an attached garage and the community will be served by a clubhouse, community garden wetland pond and other features. It's across from the Scioto Grove Metro Park and near the Pinnacle Golf Club.

Treplus – founded by siblings [Jane Arthur Roslovic](#), [Ann Arthur Cook](#) and [Geoffrey Arthur](#) – is on a building spree of communities for active adults, people 55 and older looking to downsize from a home. The developer first opened Redbud Commons in Pickerington and has since been developing Burr Oak Commons in Delaware, Hawthorne Commons in Dublin, and another project in suburban Dayton.

"Our communities are situated near key amenities and allow active adults to travel, be near family, and remain in their neighborhoods with a great quality of life without all the responsibilities of home ownership," Arthur Roslovic said in a statement.

Construction on Sugar Maple Commons will start early spring with leasing to start at the new site in the fall.



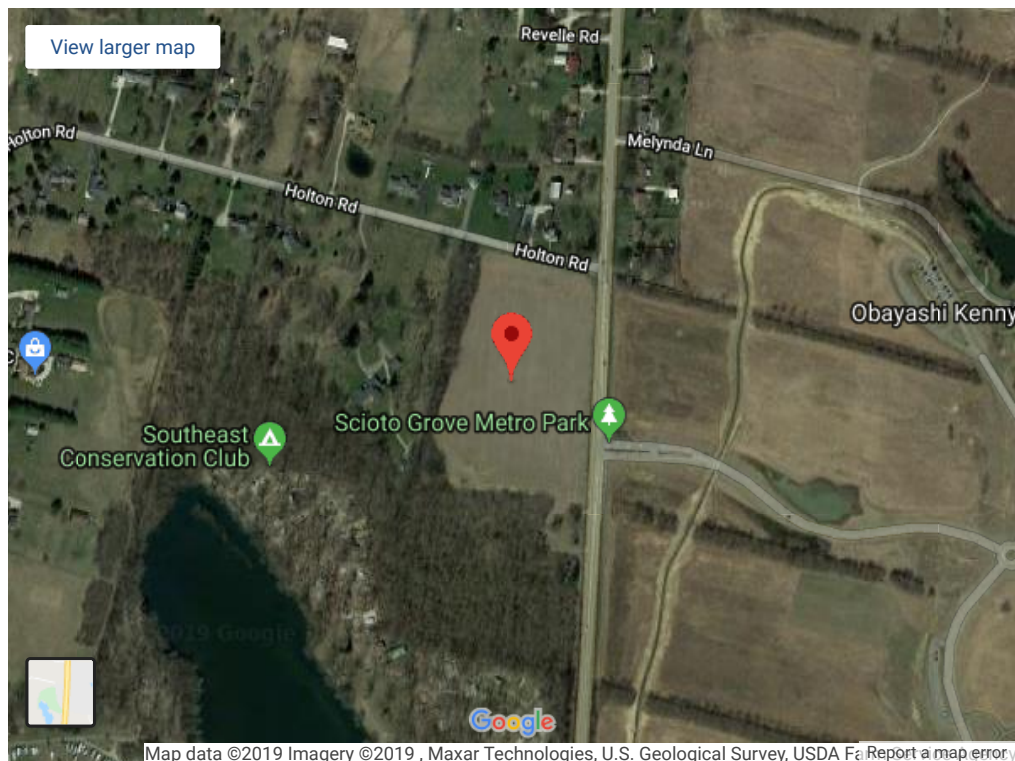
ARCHITECTURAL ALLIANCE

Sugar Maple Commons will be a 105-unit age-restricted community in Grove City.

The project was originally turned down by Grove City Council in April over concerns about architecture and the realignment of Holton Road to create a signalized intersection at Jackson Pike. Council approved the rezoning of the land last month.

The land is owned by Davidson Phillips Inc. and is today undeveloped. The Riverwalk subdivision was proposed for it in 2005, shortly before the Great Recession, but that project failed to materialize. In 2017, an apartment complex was pitched, but Grove City turned that project down.

American Structurepoint, Faris Planning & Design and Architectural Alliance are the design team for the Treplus project.



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