



ITEM 3: 202011040058 – Farmstead Phase 2 (Plat)

Site Location

West side of SR 104, approximately 2,100 feet north of SR 665 (Parcels 040-016097 and 040-016100)

Proposal

A plat for Phase 2 of the Farmstead Residential Subdivision

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Conservation Neighborhood

Property Owner

Grand Communities, LLC

Applicant/Representative

Mark A Smith, CEC Inc.

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08
C-68-18 Farmstead Zoning Text

Staff Recommendation

Approval as Submitted

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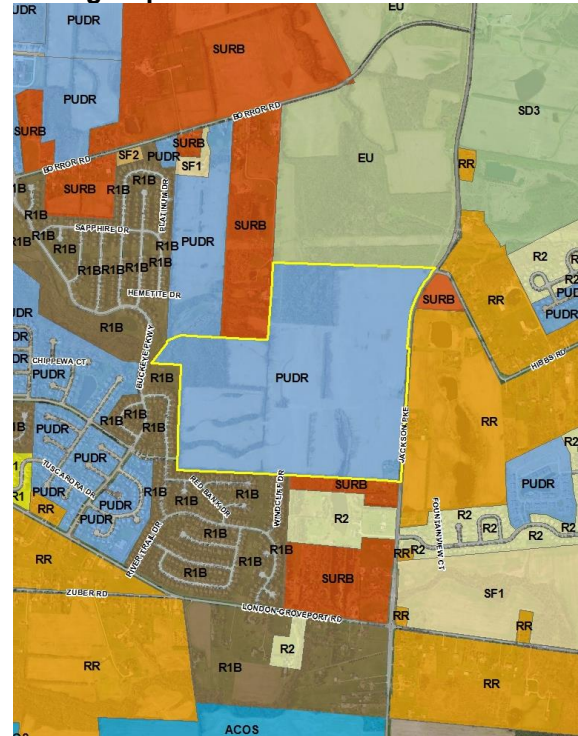
Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is requesting the approval of a Plat for Phase 2 of the Farmstead development including portions of three roadways, one reserve area and 62 lots.

Zoning Map

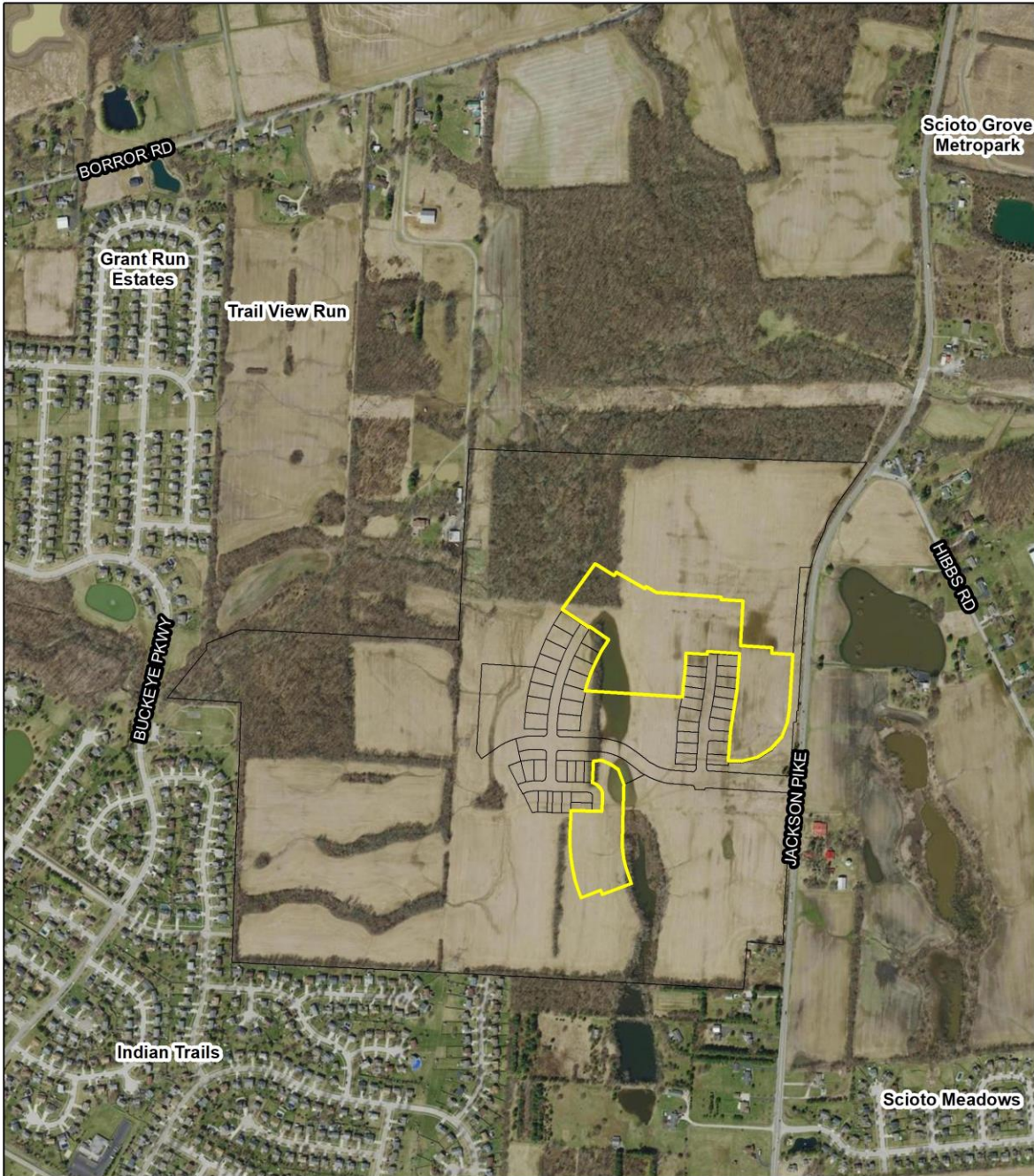


Next Steps

Upon recommendation from Planning Commission, the Plat will move forward to City Council. If City Council approves the application, the plat will go into effect 30 days later.

1. Context Map

This proposed site is located on the west side of Jackson Pike, approximately 2,100 feet north of London-Groveport Road (040-016097 and 040-016100).



202009300053
Farmstead Phase 2
Plat
PID: 040-016097

0 250 500 1,000
Feet



2. Analysis

The applicant is requesting approval of a Plat for Section 2 of Farmstead. The proposed Plat will extend three roads previously approved as part of Section 1 and create one new roadway. Each proposed roadway has a 60-foot-wide right-of-way. These roadways meet the requirements of the approved Farmstead Zoning Text.

A total of 62 lots are included as part of this Plat with 23 in Subarea A, 18 in Subarea B, and 13 in Subarea C. Each lot meets the width and size requirements within the approved zoning text per subarea. The chart below shows a breakdown of the subareas and what is proposed as part of this Plat.

Subarea	Proposed Lots	Roadways	Description
A	23	1 (Lavender Field Extension)	Single-family homes with minimum lot widths of 60' and lot size of 7,200 sq ft
B	18	2 (Manorwood Trace, Willow Aster Glen Extension,)	Estate single-family homes with minimum lot widths of 80' and lot size of 10,000 sq ft.
C	21	1 (Windcliff Drive East Extension)	Cottage single-family homes with minimum lot widths of 50' and lot size of 6,000 sq ft.

One reserve area is included in this Plat, Reserve G, totaling 3.535 acres. This reserve is to be owned and maintained by the Homeowner's Association. The remaining lots and portions of roadways, as well as the remaining portions of the reserves will be placed on separate Plats for future review.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the plat as submitted.

5. Detailed History

2018

The preliminary development plan for the site was approved in June 2018 with Resolution CR-29-18.

2019

The rezoning for the site to PUD-R was approved in March 2019 with Ordinance C-68-18. This was a zoning upon annexation into the city, with the annexation also going into effect also early in 2019.

A Final Development Plan for the site, excluding Subarea H which is reserved for future multi-family development, was approved in March 2019 with Resolution CR-01-19.

City Council approved the Plat of Farmstead, Phase 1 with Ordinance C-62-19.

City Council approved Ordinance C-06-19 to allow the City Administrator to enter into a Developers Agreement with Grand Communities LLC for public improvements for the Farmstead Development

2020

A final development plan for Subarea H was approved in May 2020 with Resolution CR-16-20.