



ITEM : 202103050018 – Farmstead Subarea H Phase 1 (Plat)

Site Location

In the southeast corner of the Hawthorne Parkway and Jackson Pike intersection (Parcel 040-016097)

Proposal

A plat for Farmstead Subarea H Phase 1

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Conservation Neighborhood

Property Owner

Grand Communities, LLC

Applicant/Representative

Michael Ward, Civil & Environmental Consultants

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08
C-16-20 Farmstead Subarea H Development Plan

Staff Recommendation

Approval as Submitted

Contents

Page

1. Context Map	2
2. Analysis	3
3. Survey	3
4. Recommendation	4
5. Detailed History	4

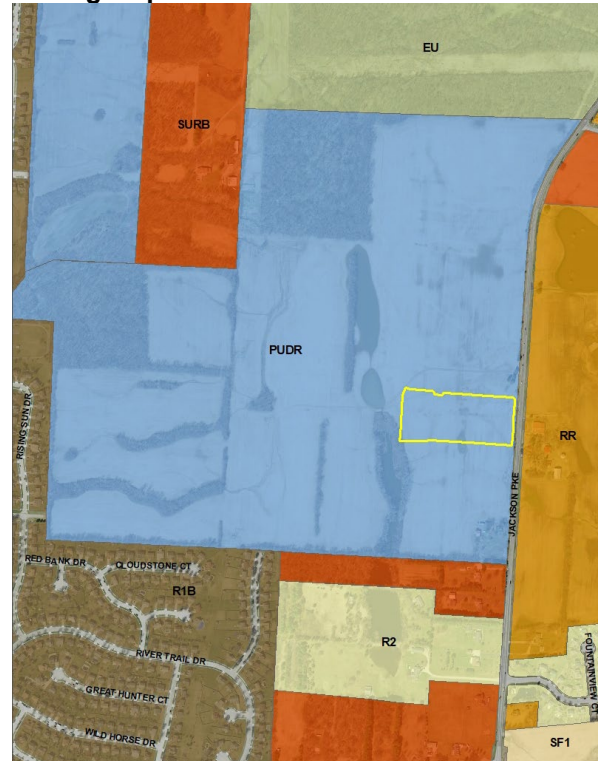
Case Manager

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Summary

The applicant is requesting approval of a Plat for Farmstead Subarea H Phase 1 to create 23 single-family home lots and three reserves on 6.239 acres.

Zoning Map

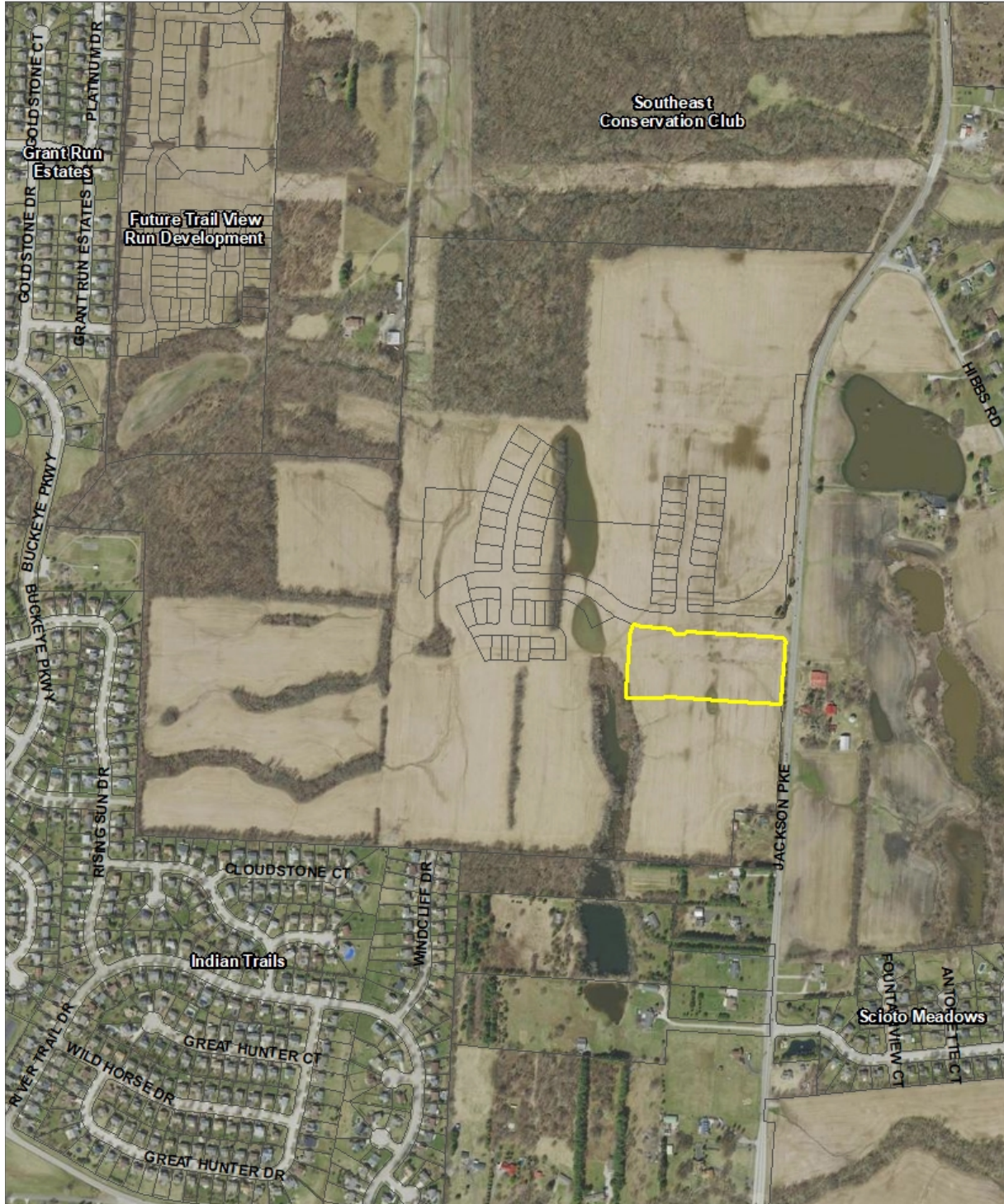


Next Steps

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 in the southeast corner of the Hawthorne Parkway and Jackson Pike intersection, approximately a half mile north of London-Groveport Road (040-016097).



202103050018
Farmstead Subarea H Phase 1 - Plat
Jackson Pike & Hawthorne Parkway



2. Analysis

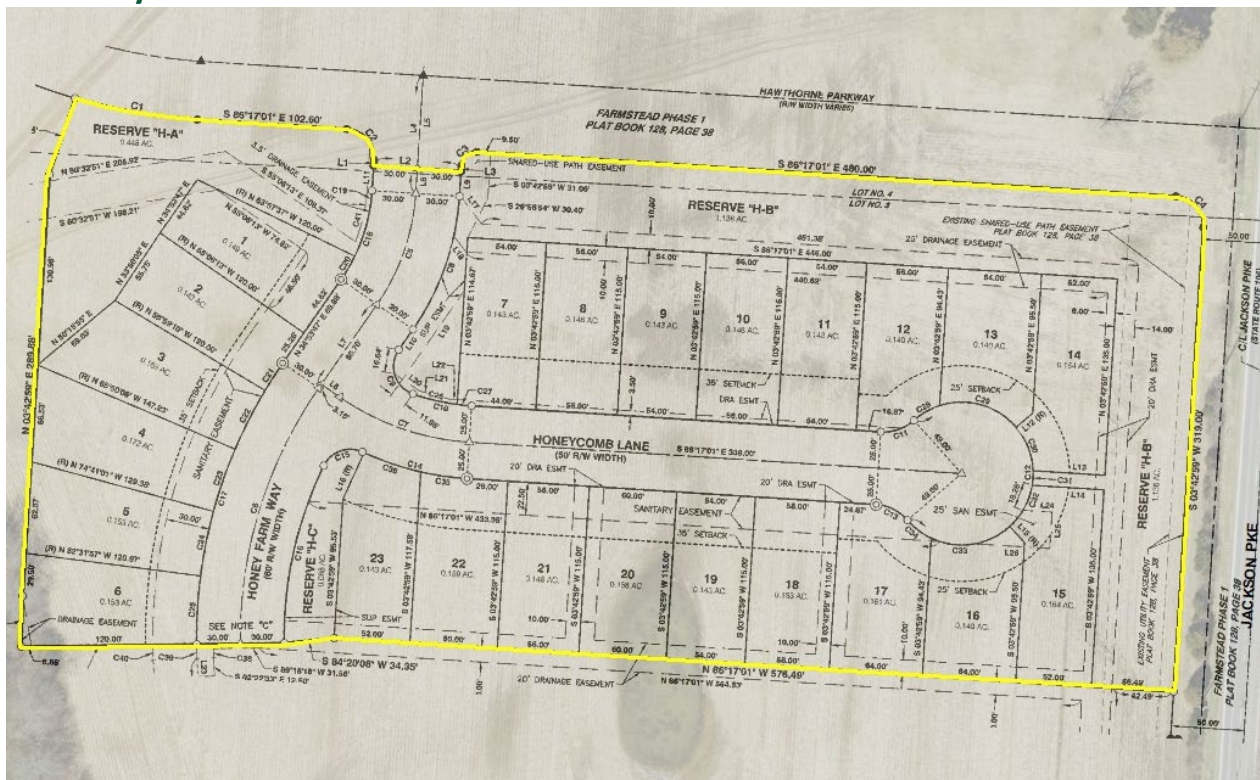
The applicant is requesting approval of a Plat for Farmstead Subarea H Phase 1 proposed to contain 23 single-family home lots, three reserves, and two roadways in the northernmost portion of the subarea. City Council approved the Development Plan for Subarea H in May 2020, which also included a Development Text for the subarea that dictated the development for this portion of the Farmstead subdivision.

The lots meet the requirements per the approved Development Text, which requires each to be at least 50 feet in width and a minimum of 6,000 square feet in area. Each lot also meets the layout as approved on the Subarea H Development Plan.

The right-of-way for two roadways is also included as part of Phase 1, including the expansion of Honey Farm Way to the south of Hawthorne Parkway and a new roadway, Honeycomb Lane. Both roadways meet the layout as approved on the Development Plan and Final Engineering Plans.

Three reserves are proposed within Phase 1 encompassing a total of 1.672 acres. Each of the reserves, H-A, H-B, and H-C, are proposed to be owned and maintained by the Farmstead Homeowners Association. Reserve H-B contains a Shared-Use Path Easement for the future installation of a multi-use path along Hawthorne Parkway and Jackson Pike. Staff is supportive of the plat as it meets the requirements of the approved Development Plan, Development Text, and Final Engineering Plans.

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, was approved in March 2019 with Resolution CR-01-19.

2020

City Council approved the Development Plan and Development Text for Subarea H in March 2020 with Resolution CR-01-19.