



ITEM 1: 202203030016 – Farmstead Phase 5A - Plat

Site Location

Farmstead subdivision, east of Jackson Pike (SR 104) north of London Groveport Road (SR 665).

Proposal

This proposal is to create 25 residential lots, one reserve, and dedicated right-of-way for new roadways on 20.345 acres.

Current Zoning

PUD-R (Planned Unit Development Residential)

Future Land Use

Suburban Living, Low intensity

Property Owner

Grand Communities LLC

Applicant/Representative

Darrel Plummer- Civil Environmental Consultants

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- C-68-18 Farmstead Rezoning
- CR-01-19 Farmstead Development Plan

Staff Recommendation

Approval as Submitted

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Case Manager

Terry Barr, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is to allow for Farmstead Phase 5A Plat to create 25 single-family home lots, one reserve, and right-of-way for the extension of Honey Farm Way and Lavender Field as well as a new roadway, Morning Bird Court.

Zoning Map



Next Steps

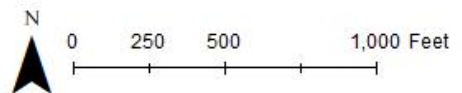
Upon recommendation from Planning Commission, the Plat will move forward to City Council for approval.

1. Context Map

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665).



202203030016
Farmstead Phase 5A Plat



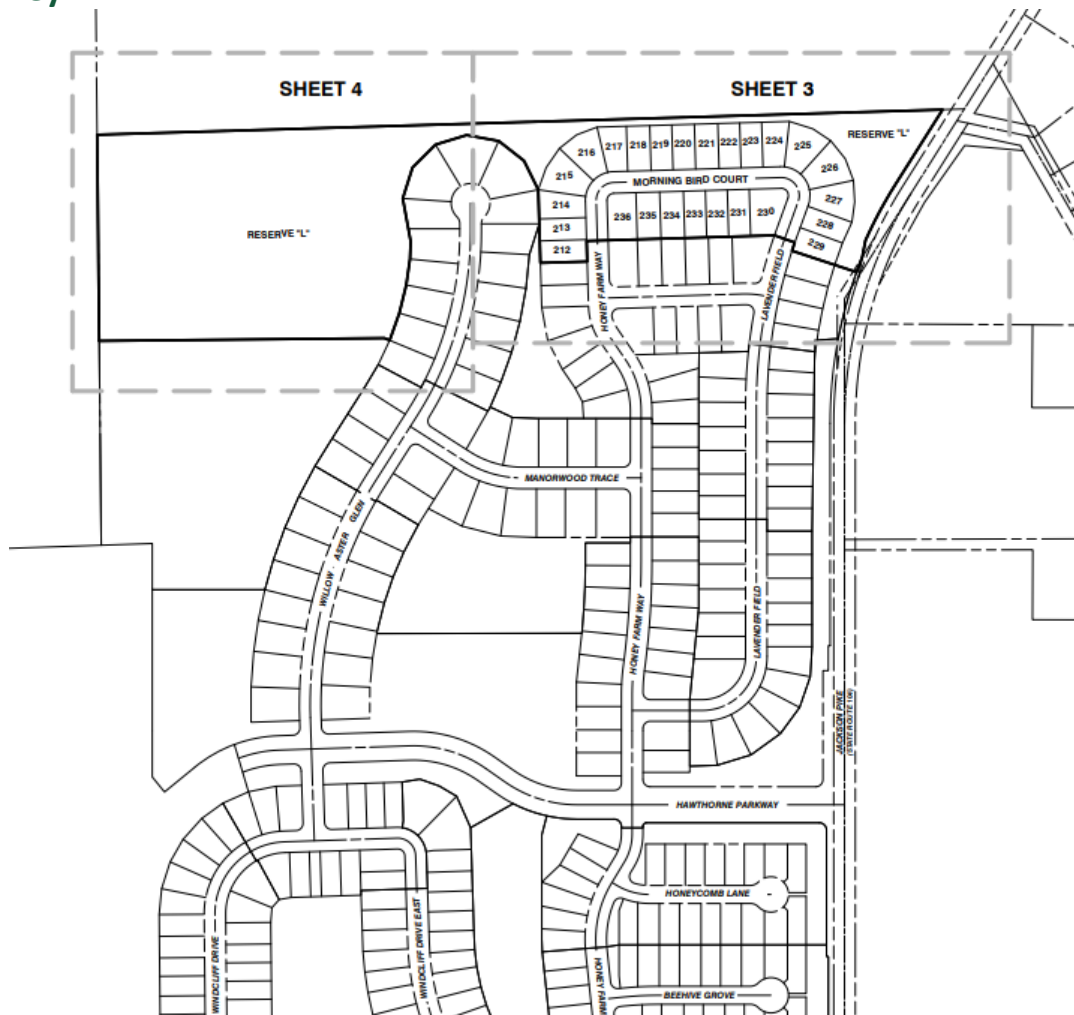
2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 5A located west of Jackson Pike (SR 104) and north of Hawthorne Parkway. City Council approved the development plan for Farmstead in March of 2019 with Resolution CR-01-19, and this plat will formalize the rights-of-way and parcels shown on the development plan. A plat for Farmstead Phase 5 was previously reviewed by Planning Commission in February 2022 and received a recommendation of approval; however, the applicant has chosen to divide the area into two sub-phases. The lot and reserve configurations as well as rights-of-way proposed with Phase 5A match what was reviewed previously with Phase 5, with the addition of two small access easements for the centralized mailbox units (CBUs) on Morning Bird Court.

The proposed plat includes 25 lots, one reserve, and right-of-way for the extension of two existing roadways and one new roadway. The area to be platted is in the northeast portion of the site, with the 25 lots accessed off extensions of Lavender Field, Honey Farm Way, and a new roadway, Morning Bird Court.

All easements associated with shared use paths proposed within the area to be platted have been approved with previous plats for Farmstead, as well as a number of drainage easements. The proposed 14.038-acre Reserve "L" to be created by the plat will be owned and maintained by the Homeowners Association.

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

2019

City Council approved the Rezoning to PUD-R at the March 4th meeting with Ordinance C-68-18.

City Council approved the Final Development Plan for Farmstead at the March 4th meeting with Resolution CR-01-19.

City Council approved the Farmstead Phase 1 Plat at the November 18th meeting with Ordinance C-62-19.

2021

City Council approved the Farmstead Phase 2 Plat at the June 6th meeting with Ordinance C-29-21.

City Council approved the Farmstead Phase 3 Plat at the August 2nd meeting with Ordinance C-38-21.

City Council approved the Farmstead Phase 4 Plat at the August 2nd meeting with Ordinance C-39-21.

2022

Planning Commission recommended approval of a plat for Farmstead Phase 5 at the February 8th meeting. The application was withdrawn at City Council in order to split Phase 5 into two sub-phases.