



ITEM 3: 202112090072 – Farmstead Phase 5 - Plat

Site Location

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

Proposal

This proposal is to create 50 residential lots, two reserves, and dedicated right-of-way for new roadways on 30.31 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

Contents

Page

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

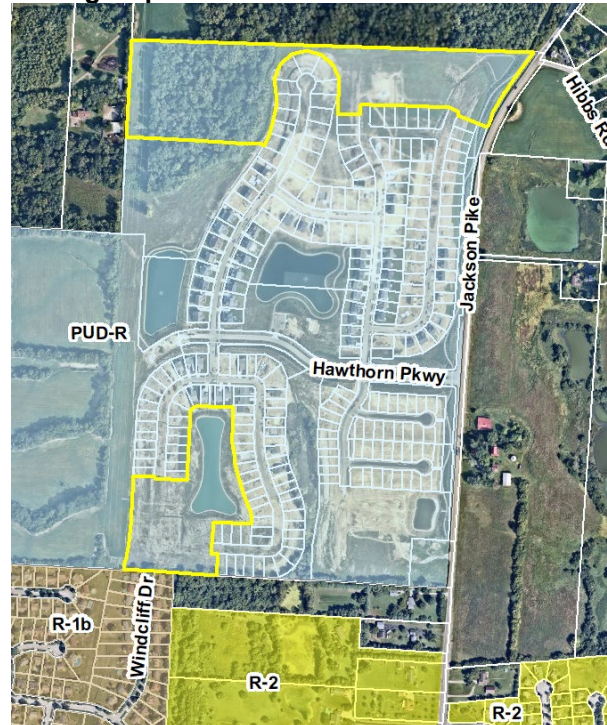
Case Manager

Terry Barr, Development Planner
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Summary

This proposal is to allow for Farmstead Phase 5 Plat that contains 50 lots, two reserves, and dedicated right-of-way for new roadways on 30.31 acres.

Zoning Map



Next Steps

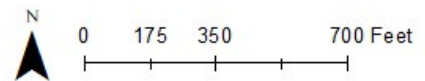
Upon recommendation from Planning Commission, the Plat will move forward to City Council for approval.

1. Context Map

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



210112090072
Farmstead Phase 5 Plat



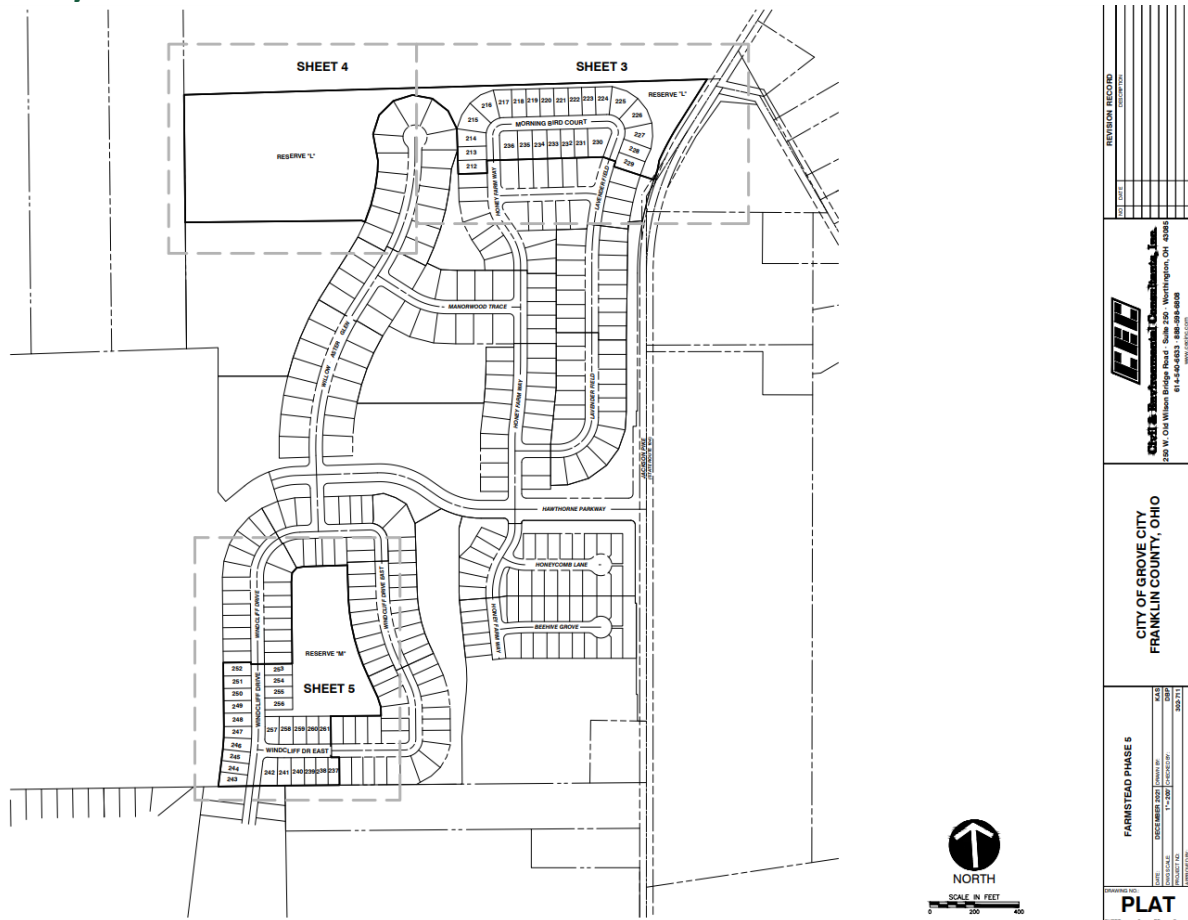
2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 5 located in the Farmstead subdivision west of Jackson Pike (SR 104) and north of London Groveport Road (SR 665). 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.

The Plat includes 50 lots, two reserves, and two roadway extensions. The Plat addresses development on the northern and southern portions of the site. The northern section has 25 lots, a 14.038-acre reserve with a shared use path, and the dedicated right-of-way for Morning Bird Court, a new roadway that connects the existing roads of Lavender Fields and Honey Farms Way. The southern section has 25 lots, a 4.749-acre reserve with a shared use path, and a new roadway that connects Windcliff Dr. and Willow Aster Glen.

All easements and shared use paths proposed within the Farmstead Phase 5 Plat have been approved with previous Plats for Farmstead, as they are part of a larger connected network. Both reserves to be created by the plat are to 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.