



ITEM 3: 202202080012 – Farmstead Subarea H Section 3 -Plat

Site Location

Farmstead Subarea H Section 3 (PID 040-016097).

Proposal

This proposed plat contains 17 lots, one reserve and dedicated right-of-way for new roadways.

Current Zoning

PUD-R (Planned Unit Residential)

Future Land Use

Conservation Neighborhood

Property Owner

Grand Communities LLC

Applicant/Representative

Darrel Plummer, Civil & Environmental Consultants

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-68-18
- Resolution CR-16-20

Staff Recommendation

Approval as Submitted

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Case Manager

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Summary

This proposed Plat for Farmstead Subarea H Phase 3 contains 17 lots, one reserve and dedicated right-of-way for new roadways, Queen Bee Place, on 4.889 acres.

Zoning Map



Next Steps

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

1. Context Map

Farmstead Subarea H Section 3 - PID 040-016097.



202202080012
Farmstead Subarea H Section 3 Plat
040-016097



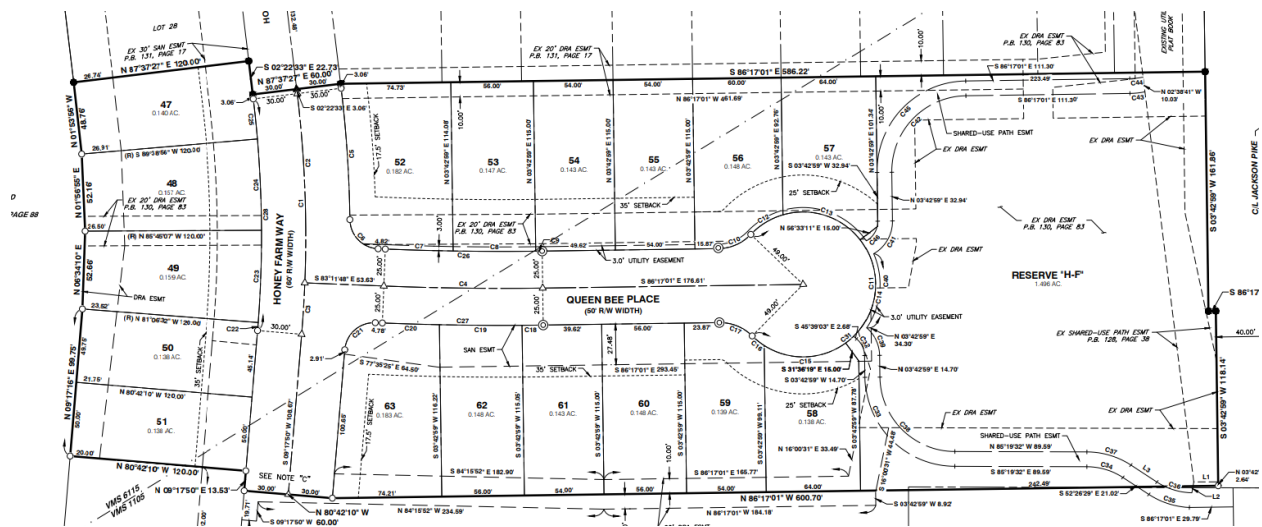
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2. Analysis

The applicant is requesting approval of a Plat for Subarea H Phase 3 located in the Farmstead subdivision, west of Jackson Pike (State Route 104). City Council approved the Development Plan for Farmstead Subarea H in May of 2020, and the Plat will formalize the right-of-way and parcels shown on the Development Plan.

The Plat includes 17 lots, one reserve, and right-of-way for one roadway extension, Honey Farm Way, and one new roadway, Queen Bee Place. Additionally, a 1.496-acre reserve is located between Jackson Pike and the eastern terminus of Queen Bee Place. This reserve will contain a pond and shared use paths as shown on the approved Development Plan, to be owned and maintained by the Homeowner's Association.

Many easements proposed within the Farmstead Subarea H Phase 3 Plat have been approved with previous Plats for Farmstead Subarea H, as they are part of a larger connected network. All proposed lots meet the lot size standard as listed in Resolution CR-16-20 of a minimum of 50' in width and a minimum size of 6,000 square feet. Additionally, the street layout, reserve, and easements match the approved Development Plan.



3. Recommendation

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

4. Detailed History

2018

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

2020

City Council approved the Development Plan for Farmstead Subarea H at the May 18th meeting with Resolution CR-16-20.