



ITEM 1: 202406270024 – Farmstead Sub Area H - Phase 4 - Plat

Site Location

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665). (PID 040-016097).

Proposal

A Plat containing 26 lots, 1 reserve and a dedicated right-of-way

Current Zoning

PUD-R (Planned Unit Development - Residential)

Future Land Use

Conservation Neighborhood

Property Owner

Grand Communities LLC.

Applicant/Representative

Troy Cameron, Grand Communities, LLC.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-68-18 – Farmstead Zoning Text
- Resolution CR-01-19 - Development Plan

Staff Recommendation

Approval as Submitted

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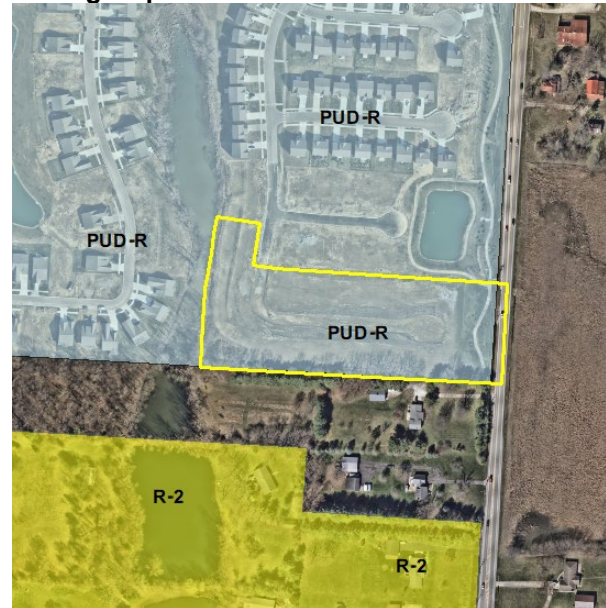
Case Manager

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Summary

This proposed Plat for Farmstead Sub Area H - Phase 4 contains 26 lots, 1 reserve and dedicated right-of-way for a new roadway and roadway extension on 5.685 acres.

Zoning Map

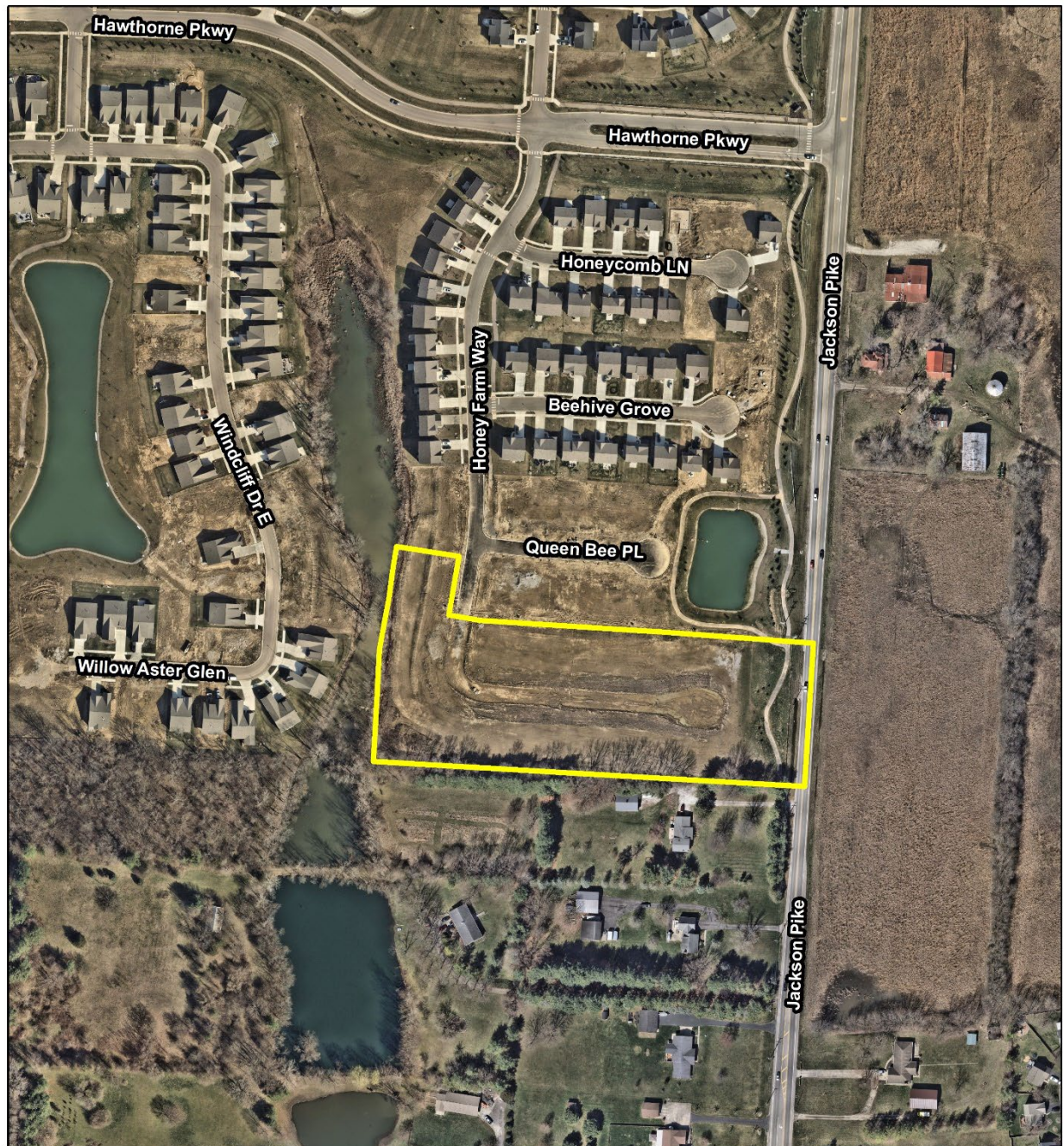


Next Steps

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

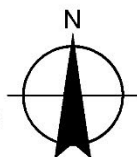
1. Context Map

Farmstead subdivision, west of Jackson Pike (SR 104) north of London Groveport Road (SR 665) (PID 040-016097).



202406270024
Farmstead Sub Area H - Phase 4
Plat
PID# 040-016097

0 125 250 500 Feet

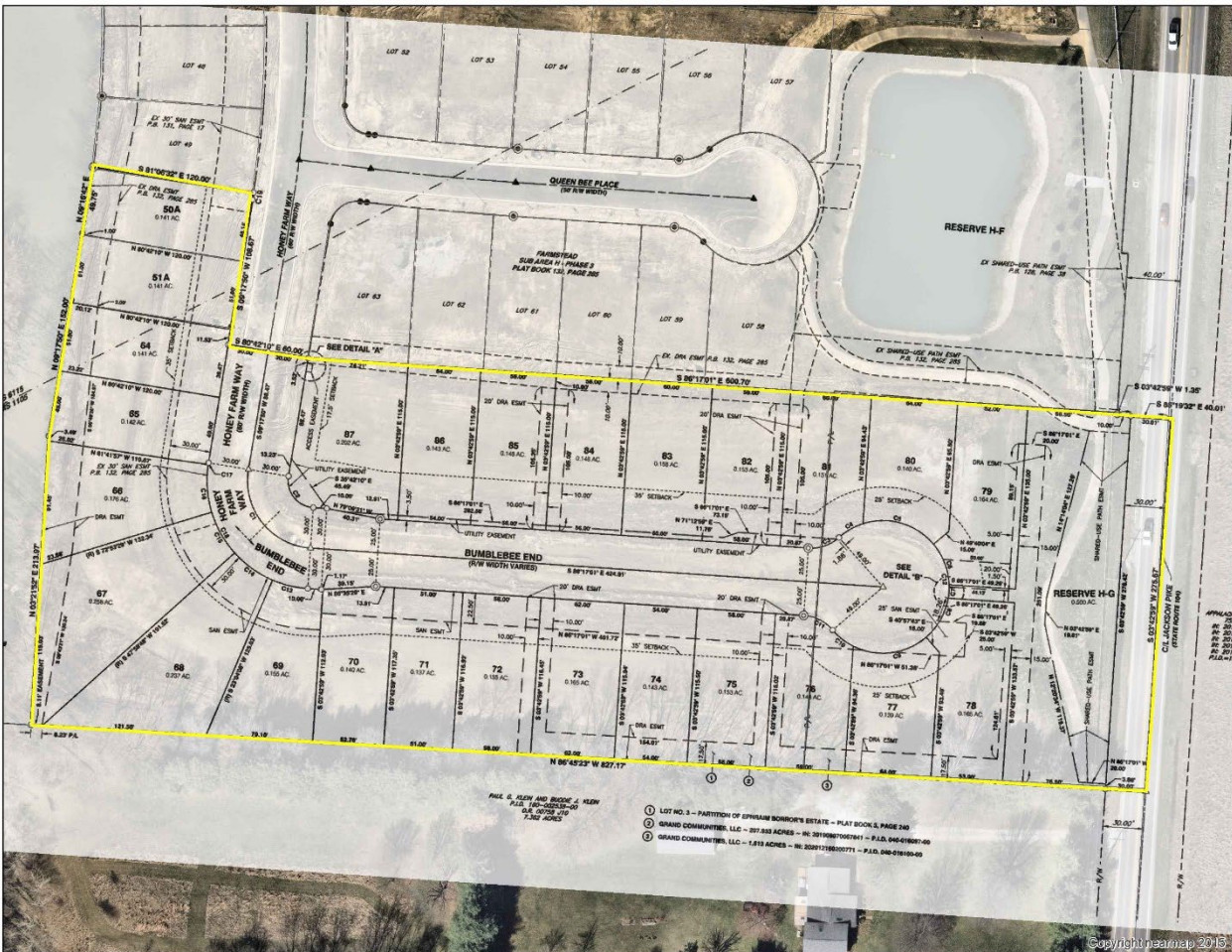


2. Analysis

The applicant is requesting approval of a plat for Farmstead Sub Area H - Phase 4, south of Hawthorne Parkway and Honey Farm Way, in the Farmstead subdivision. City Council approved the Development Plan for Farmstead in March of 2019, and this plat will formalize the right-of-way and parcels shown on the Development Plan.

The plat includes 26 lots, 1 reserve, and right-of-way dedication for an extension of Honey Farm Way, and a new roadway, Bumblebee End on 5.685 acres. All proposed lots meet the lot size requirement established in the approved zoning text for Farmstead. Additionally, the street layout and easements match what was shown on the approved Development Plan. One reserve will be created with the proposed plat along Jackson Pike, to be owned and maintained by the homeowner's association. This reserve includes a shared-use path easement, which will allow for the extension of the existing shared-use path along Jackson Pike.

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 upon annexation to PUD-R for Farmstead at the March 4th meeting with Ordinance C-68-18.

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