



## ITEM 2: 202406270025 – Farmstead Phase 11 - 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 20 lots, 1 reserve and dedicated right-of-way.

### Current Zoning

PUD-R (Planned Unit 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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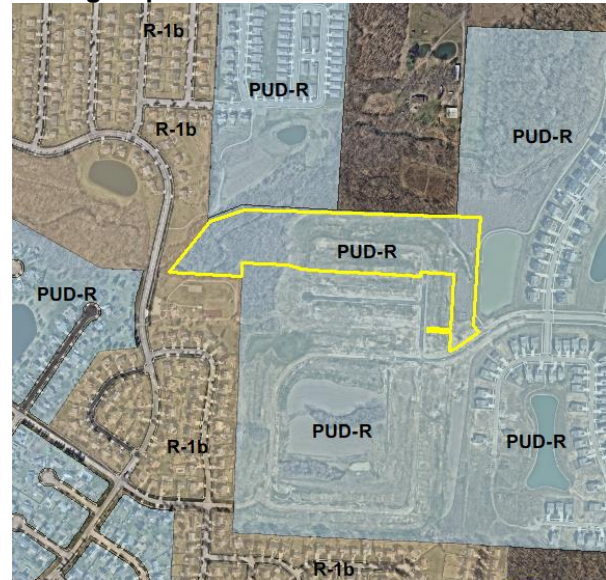
### Case Manager

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### Summary

This proposed Plat for Farmstead Phase 11 contains 20 lots, 1 reserve and dedicated right-of-way for a new roadway and roadway extension on 15.174 acres.

### Zoning Map



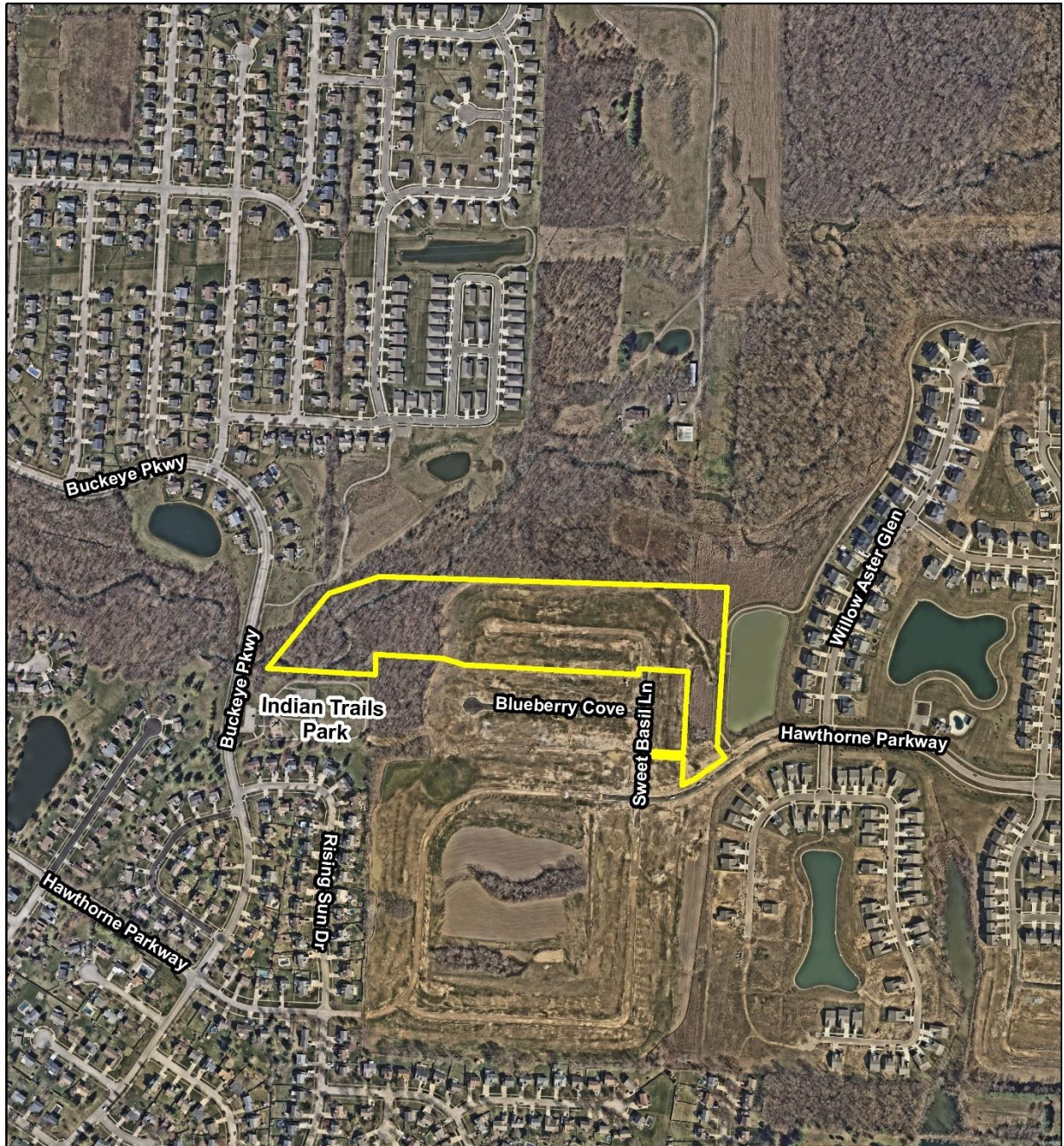
### Next Steps

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



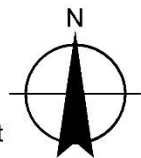
## 1. Context Map

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



202406270025  
Farmstead Phase 11  
Plat  
PID# 040-016097

0 375 750 1,500  
Feet



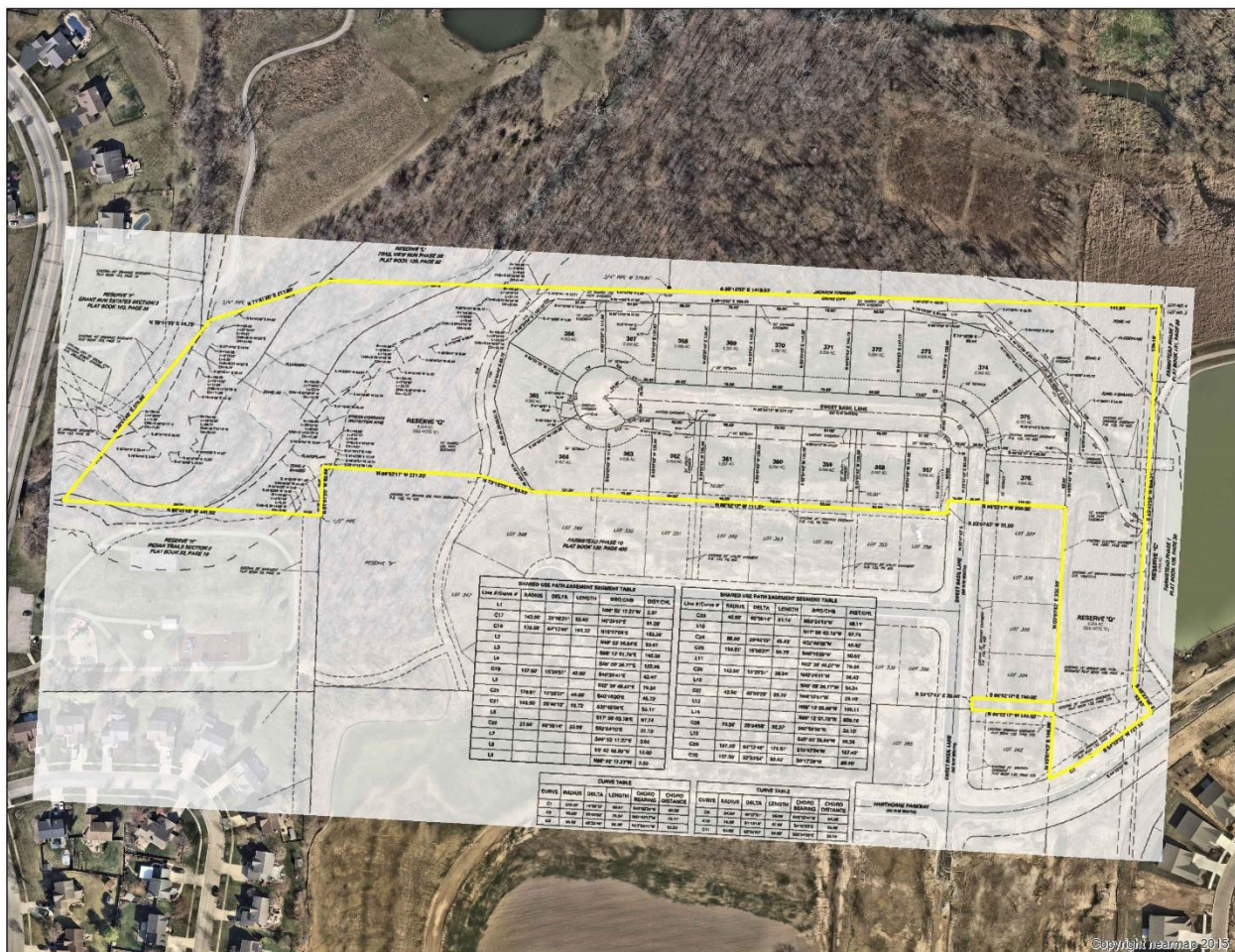


## 2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 11, north of Sweet Basil Lane and Blueberry Cove, 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 20 lots, 1 reserve, and right-of-way dedication for an extension of Sweet Basil Lane, on 15.174 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, to be owned and maintained by the City of Grove City. This reserve will act as an extension of Indian Trails Park and allow for the extension of the Farmstead shared-use path, creating a connection to the park and the rest of the City's trail network.

## 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 4<sup>th</sup> meeting with Ordinance C-68-18.

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