



ITEM 2: 202409030037 – Farmstead Phase 5B - 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 25 lots, 1 reserve and 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 application is a Plat for Farmstead Phase 5B contains 25 lots, 1 reserve and dedicated right-of-way for a roadway extension on 9.965 acres.

Zoning Map



Next Steps

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

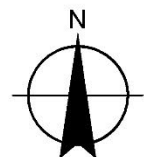
1. Context Map

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



202409030037
Farmstead Phase 5B
Plat
PID# 040-016097

0 125 250 500 Feet

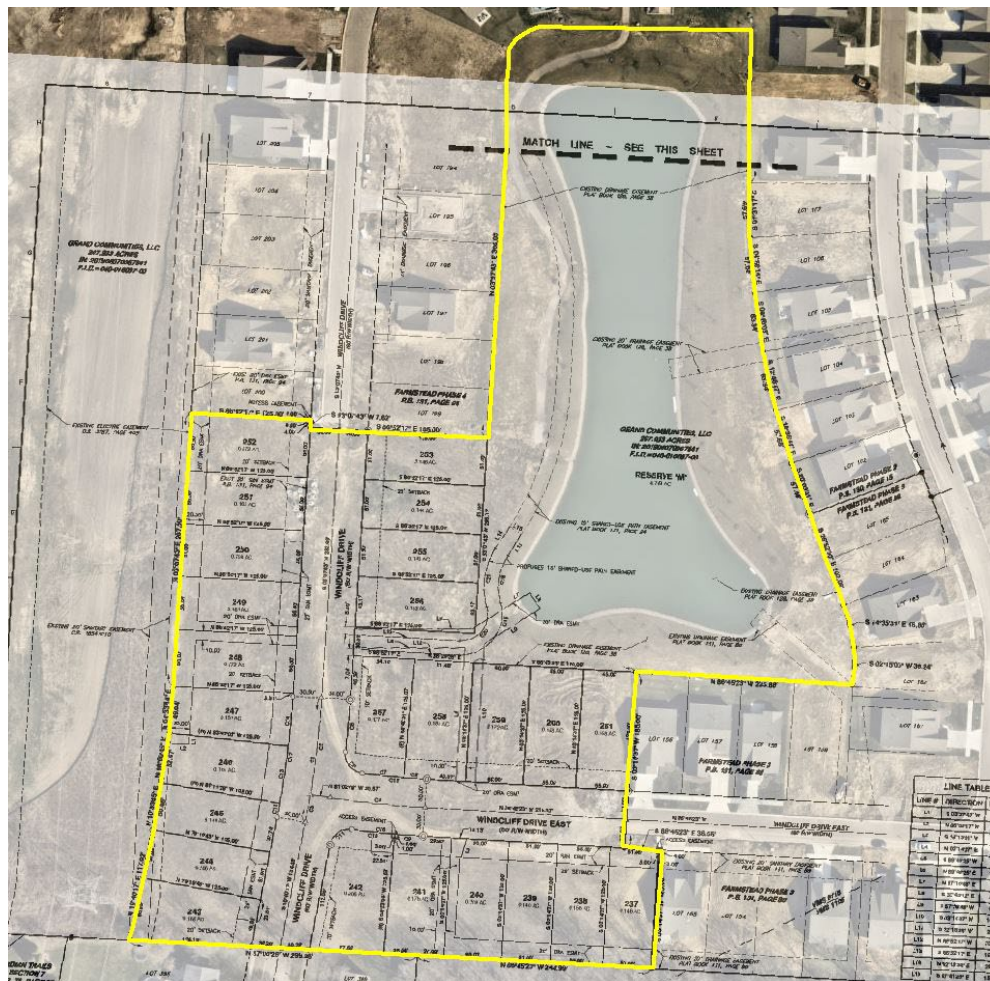


2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 5B, south of Windcliff Dr E. and Willow Aster Glen, 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 25 lots, 1 reserve, and right-of-way dedication for an extension of Windcliff Dr E. and Willow Aster Glen, on 9.965 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 containing the existing pond, to be owned and maintained by the homeowner's association. The shared-use path will be extended from the existing path within the reserve area.

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.