

## ITEM 3: 202502280005 – Farmstead Phase 7 - Plat

### Site Location

West of Hawthorne Parkway and Sweet Basil Lane  
(PID 040-016097).

### Proposal

A Plat containing 17 lots, 1 reserve and dedicated right-of-way

### Current Zoning

Planned Unit Development – Residential (PUD-R)

### Future Land Use

Suburban Living, Low Intensity

### Property Owner

Grand Communities, LLC

### Property Incentives

None

### Applicant/Representative

Troy Cameron, Fischer Homes

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-68-18
- Resolution CR-01-19

### Staff Recommendation

Approval as Submitted

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### Case Manager

Terry Barr, AICP, Development Planner  
614-277-3022  
tbarr@grovecityohio.gov

### Summary

This proposed Plat for Farmstead Phase 7 contains 17 lots, 1 reserve and dedicated right-of-way for a new roadway on 20.821 acres.

### Zoning Map



### Next Steps

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



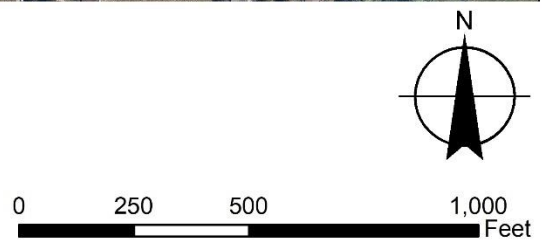
## 1. Context Map

The property is located within the Farmstead subdivision, west of Hawthorne Parkway and Sweet Basil Lane (PID 040-016097).



**GROVE**  
1852 **CITY** OHIO

202502280005  
Farmstead Phase 7  
Plat  
PID# 040-016097



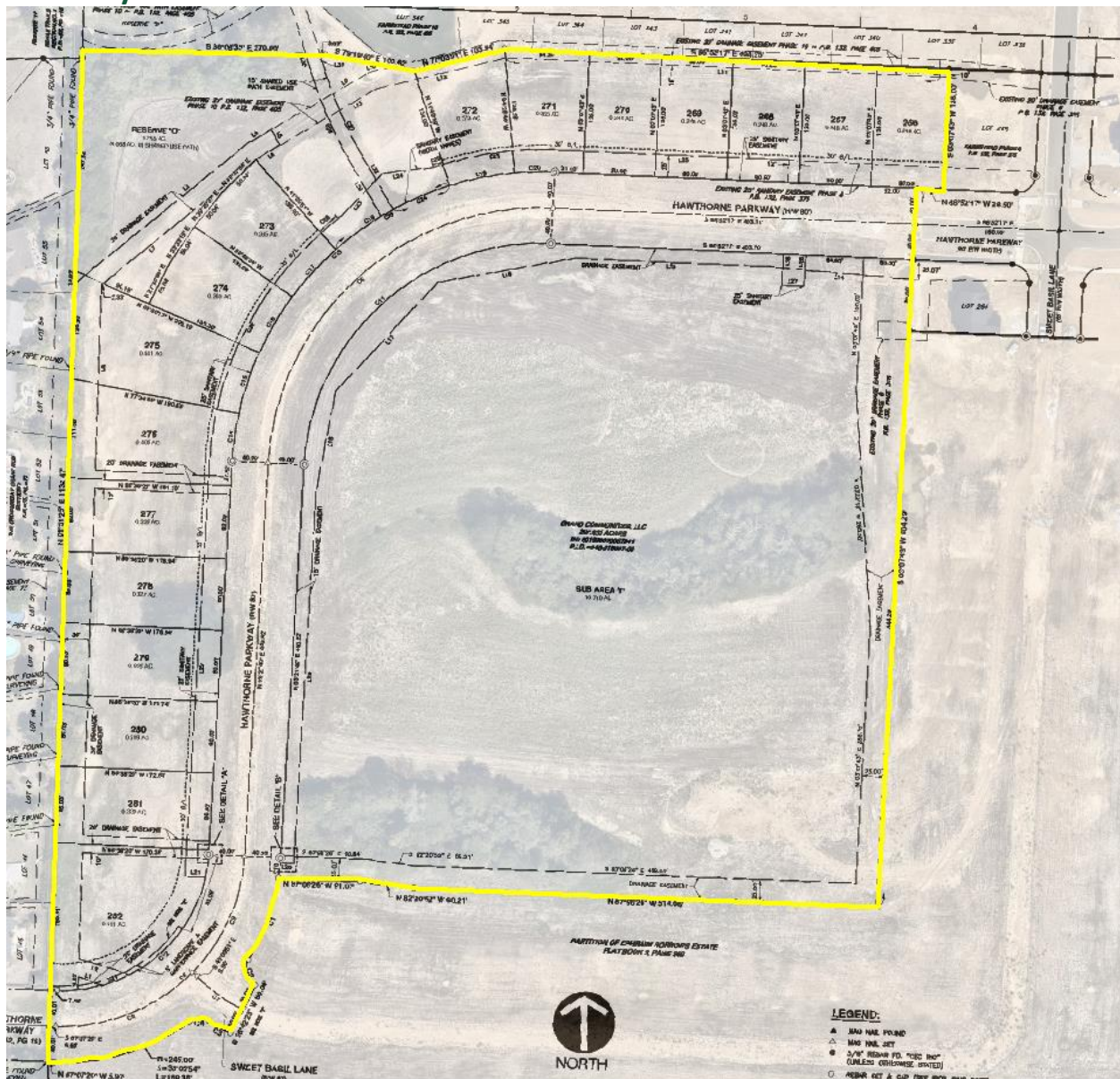


## 2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 7, in the western section of the Farmstead Subdivision. City Council approved the Development Plan for Farmstead in March 2019 with Resolution CR-01-19, and this plat will formalize the right-of-way and parcels shown on the Site improvement Plan.

The plat includes 17 lots, 1 reserve, and right-of-way dedication for the Hawthorne Parkway road extension, on 20.821 acres. All proposed lots meet the lot size requirement established in the zoning text approved with Ordinance C-68-18. One reserve will be created with the proposed plat containing a 15-foot shared use path that connects to the Indian Trails Park and trails in Farmstead Phase 10. Additionally, a 10.71-acre parcel will remain south of the Hawthorne Parkway extension, matching the development plan approved with Resolution CR-01-19.

## 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 and zoning text for Farmstead at the March 4<sup>th</sup> meeting with Ordinance C-68-18.

### **2019**

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