



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Council Chambers
December 4, 2018 1:30pm

3. APPLICATION: Autumn Grove Section 3 I Plat Approval

Project Number: 201810230045

Location: Approximately 600 feet west of SR 62/Harrisburg Pike and 1,000 feet north of Rensch Road (040-012312)

Zoning: Single-Family Residential (R-2)

GroveCity2050 Future Land Use Designation: Suburban Living, Low Intensity

Proposal: A plat to create 39 single-family residential lots, to extend the rights-of-way of Demorest Road and Rishel Street with the Tanglebrook Subdivision to the north, to extend Limeberry Drive and to create a new street, Chickasaw Drive.

Applicant: Mark Scheel, Maronda Homes, 3148 Broadway, Suite 305, Grove City, Ohio 43123

Relevant Code Section(s):

- 1101.07, Development Standards – Submission Procedures
- 1101.08, Development Standards – Plan Content
- 1135.10 – Residential District Requirements

Project Summary

The applicant is requesting approval of a plat for Autumn Grove Section 3. The proposed plat contains 39 new residential lots on 16.59 acres of land west of Harrisburg Pike and north of Rensch Road. The plat includes the extension of two roadways, Demorest Road and Rishel Street, to connect into the Tanglebrook Subdivision to the north. Another existing roadway, Limeberry Drive, is proposed to be extended and connect with Rishel Street. One new roadway, Chickasaw Drive, is proposed and will intersect with Rishel Street and Demorest Road. One



new 2.45-acre reserve area (Reserve E) is proposed to be used as a drainage easement for stormwater management for the subdivision and will be maintained by the Autumn Grove Homeowners Association. The site is zoned as R-2 (Single-Family Residential) and each of the proposed lots are in conformance with the minimum R-2 lot size and configuration requirements.

The proposed roadway and lot configuration are generally consistent with the approved 2005 development plan for Autumn Grove and the construction plans for Autumn Grove Section 3 approved in August 2018.

Recommendation

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