



## ITEM 1: 202005150025 – Autumn Grove Section 4 (Plat)

### Site Location

Northwest of the intersection of Demorest Road and Rishel Street (PID: 040-012312).

### Proposal

A plat for Section 4 of Autumn Grove

### Zoning

Single-Family Residential (R-2)

### Future Land Use

Suburban Living, Low Intensity

### Property Owner

Autumn Grove, LLC

### Applicant/Representative

Todd Lipshutz, Vice President, Maronda Homes

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

Zoning Code Section 1101.07

Zoning Code Section 1101.08

CR-19-04, Autumn Grove Development Plan

### Staff Recommendation

Approval as Submitted

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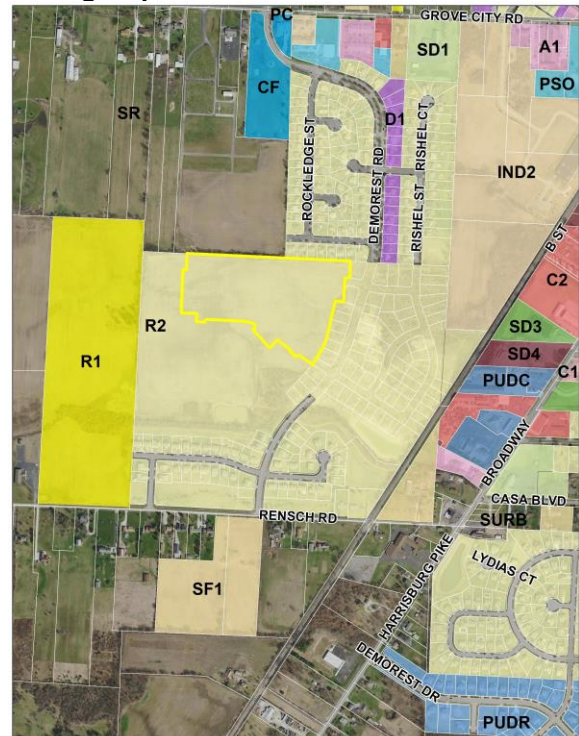
### Case Manager

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### Summary

The applicant is requesting approval of a Plat for Section 4 of the Autumn Grove Subdivision to divide the area into 49 single-family home lots and six roadways.

### Zoning Map



### Next Steps

Upon recommendation from Planning Commission, the Plat will move forward to City Council. If City Council approves the application, the Plat will go into effect 30 days later.

# 1. Context Map

This proposed site is located northwest of the intersection of Demorest Road and Rishel Street (PID: 040-012312).



202005150025  
Autumn Grove - Section 4 (Plat)  
PID: 040-012312



## 2. Analysis

The applicant is requesting approval of a plat for Autumn Grove Section 4. The proposed plat contains 49 new residential lots on 15.280 acres of land northwest of the intersection of Demorest Road and Rishel Street. The plat includes the creation or extension of six roadways. Chickasaw Drive and Rishel Street will be expanded west. New roadways include Golden Berry Drive, Rose Apple Drive, Honey Palm Drive and Belle Apple Street. The site includes utility and drainage easements but does not include any reserves, "Do not disturb" areas or stormwater retention ponds that have been included in previous phases. The site is zoned as R-2 (Single-Family Residential) and each of the proposed lots is in conformance with the minimum R-2 lot size and configuration requirements, or match deviations that were approved with the development plan in 2004. The lot numbers and boundary of Section 4 vary from the approved Development Plan but match the most recently submitted construction plans for the section.



### 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**

##### **2004**

The Development Plan for Autumn Grove was approved by City Council with CR-19-04.

Rezoning of 1.948 acres located north of Rensch Road and West of Broadway from IND-2 to R-2 for Autumn Grove was approved with C-24-04.

##### **2005**

City Council accepted the Plat for Section 1 of Autumn Grove with C-79-05.

##### **2014**

City Council accepted the Plat for Section 2 of Autumn Grove with C-20-14.

##### **2019**

City Council accepted the Plat for Section 3 of Autumn Grove with C-67-18.

##### **2020**

Construction plans for Section 4 of Autumn Grove are under review with the Service Department.