



ITEM 3: 202009020047 – Trail View Run Phase 3B (Plat)

Site Location

Approximately one half mile east of Buckeye Parkway and one half mile south of Berror Road (Parcel 040-015517)

Proposal

A plat for Phase 3B of Trail View Run

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Conservation Neighborhood

Property Owner

DR Horton-Indiana, LLC dba Westport Homes

Applicant/Representative

Alex Benson, CESO Inc.

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08
CR-32-18 Trail View Run Development Plan
C-28-18 Trail View Run Zoning Text

Staff Recommendation

Approval as Submitted

Contents

Page

1. Context Map	2
2. Analysis	3
3. Survey	4
4. Recommendation	5
5. Detailed History	5

Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is requesting approval of a Plat for Phase 3B of Trail View Run containing 29 single-family home lots, four private roadways and two reserves on 17.58 acres.

Zoning Map

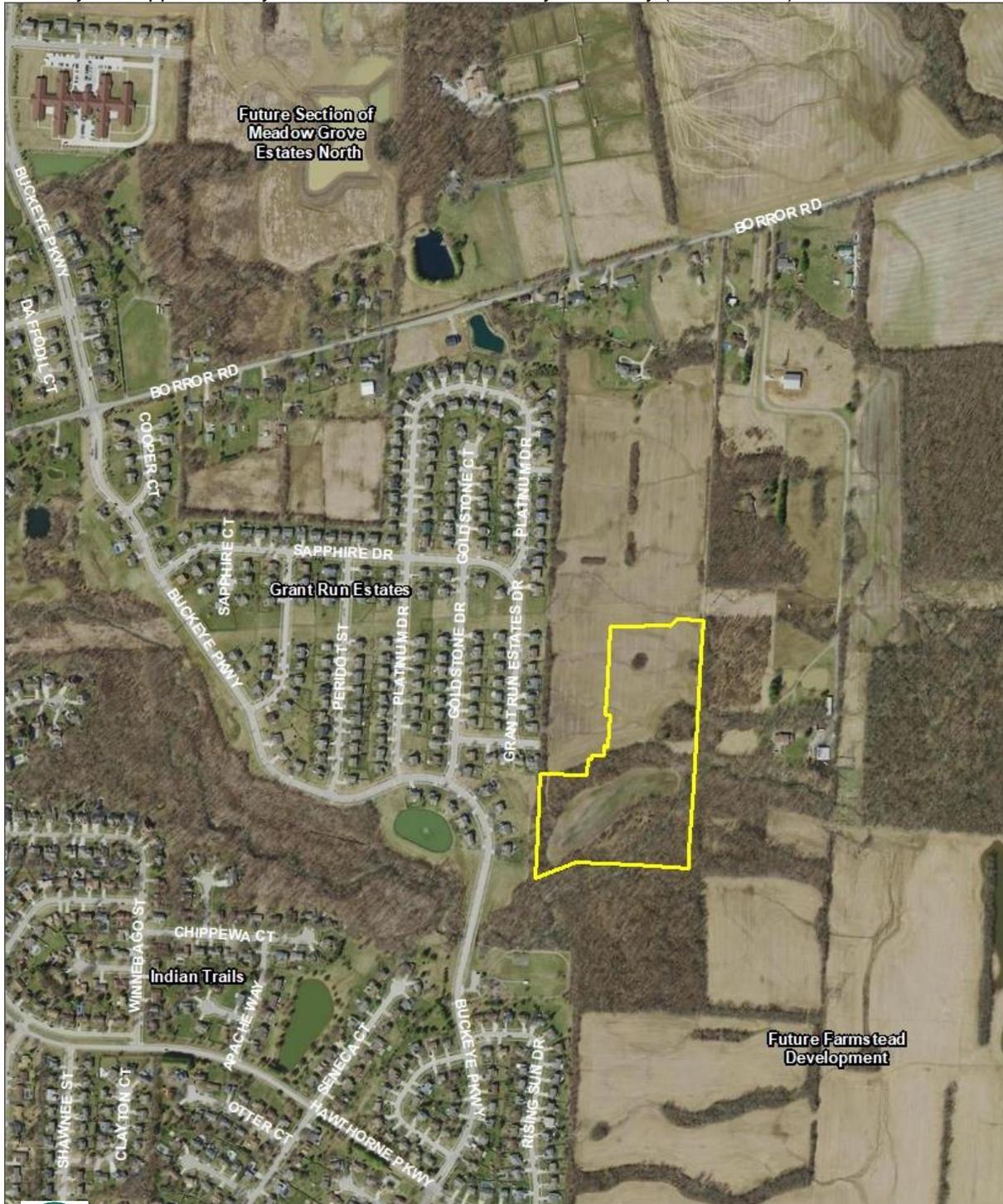


Next Steps

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 on the south side of Borrer Road approximately one half mile south of the roadway and approximately one half mile east of Buckeye Parkway (040-015517).



202009020047
Trail View Run Phase 3B - Plat
Borrer Road



2. Analysis

The applicant is requesting approval of a Plat for Phase 3B of Trail View Run. The development plan for the subdivision was approved in 2018 and included 77 fee-simple single-family homes and 40 detached condominiums. The proposed plat includes 29 of the detached condominium lots approved for Subarea B, four private roadways, and two reserve areas on 17.58 acres, in the southernmost portion of the site.

Each of the proposed 29 lots are to be located in Subarea B (the patio homes section), which requires that the lots be at least 50 feet in width and 120 feet in depth. Each of the lots meets the minimum lot size requirement per the zoning text and are laid out and numbered as approved on the final development plan.

Four different private roadways are shown on the proposed plat, including an extension of Hemetite Drive, Kinghorn Circle East, Kinghorn Circle West, and Ryman Drive. Because these are private roadways, they are proposed to be held within a reserve (Reserve K), owned and maintained by the Trail View Run Homeowners Association, matching the width of the roadways. Each of the proposed roadways in Subarea B are to be privately owned and maintained and be at least 26 feet in width, per the zoning text and final development plan. The roadways on the plat meet the requirements and match the layout from the development plan.

Two reserve areas are proposed as part of the plat. Reserve K is to be 1.048 acres in size, encompass each of the private roadways noted above, and be privately owned and maintained by the Trail View Run Homeowners Association. Reserve L is proposed in the southernmost 11.118 acres of the site and will be owned and maintained by the City of Grove City. This reserve area will become part of a system of public spaces connecting the Trail View Run development to the existing Indian Trails Park and open space within the Farmstead development. A 10-foot path easement is shown in the reserve to connect the area to the public open space east of Buckeye Parkway adjacent to Indian Trails Park.

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

2016

A total of 51 acres of the site, on 1419 and 1421 Borrer Road are annexed into Grove City and zoned as SF-1 (Single-Family Residential) with Ordinance C-08-16.

The last property, 1401 Borrer Road, is annexed into Grove City and zoned as SF-1 (Single-Family Residential) with Ordinance C-76-16.

2017

City Council approved the Preliminary Development Plan for Trail View Run with Resolution CR-29-17.

2018

City Council approved the rezoning of the site to PUD-R (Planned Unit Development – Residential) with Ordinance C-28-18.

City Council approved the Final Development Plan for Trail View Run with Resolution CR-32-18.

2020

City Council approved the plats for Phase 1 and Phase 2 at the July 6 meeting with Ordinances C-22-20 and C-23-20.