



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Council Chambers

December 5, 2017 1:30pm

**1. APPLICATION: Holton Run Section 6 I Plat Approval**

Project Number: 201709260029

Location: Approximately a half mile east of Harrisburg Pike and 200 feet north of Orders Road (040-009244 and 040-009245)

Proposal: A plat to create 36 residential lots and create right-of-way and reserves to service these lots

Applicant: Jim Lipnos, Homewood Corporation, 2700 East Dublin-Granville Road, Suite 30, Columbus, OH 43231

**Relevant Code Section(s):**

- 1101.07, Development Standards – Submission Procedures
- 1101.08, Development Standards – Plan Content
- C-51-03, Holton Run Zoning Text (Revised under C-86-16)

**Project Summary**

The applicant is requesting approval of a plat for Holton Run Section 6. The proposed plat contains 36 new residential lots on 31.908 acres of land east of Harrisburg Pike and north of Orders Road. The plat includes the extension of Demorest Drive to connect the existing sections of Demorest Drive in Holton Run and Claybrooke Crossing. Belgreen Drive will also be extended from Claybrooke Crossing as well as the Chancellor Drive right-of-way from Southern Grove. New roadway, Wind Crest Lane is proposed off the Demorest Drive extension. Three new reserves are proposed, a 0.979-acre reserve (Reserve C) at the southern terminus of Wind Crest Lane, a 4.155-acre reserve (Reserve D) on the south side of Demorest Drive, and an 11.337-acre reserve (Reserve E) on the north side of Demorest Drive that will be developed as the Woodside at Holton Run condominiums. Reserves C and D are to be owned and maintained by a homeowner's association, and will provide passive open space as well as stormwater detention.

The proposed roadway and lot configuration is consistent with the approved development plan for the Holton Run subdivision approved by City Council in 2003 with CR-44-03.

**Recommendation**

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