



# 1. Context Map

This property is located on the south side of Orders Road on the east and west sides of Haughn Road.



201903180014  
The Residences/Cottages at Brown's Farm  
Lot Split  
Orders and Haughn Road



## 2. Analysis

The applicant is proposing to subdivide an existing 68.54 acre lot into two new properties, 32.14 acres and 36.40 acres for the proposed Brown's Farm development on the south side of Orders Road and along both sides of Haughn Road. The split would divide the site per the boundaries of each subarea, placing each on its own lot, with Subarea A (The Residences/apartments) proposed on the 32.14 acre piece and Subarea B (The Cottages/patio homes) on the 36.40 acre piece. The proposed 36.40 acre lot will also be combined with the 0.389 acre property (currently parcel 040-016049) located along Orders Road. Two different TIF (Tax Increment Finance) Agreements have been drafted for the site, one being an incentive TIF and the other being a parcel TIF. The proposed split will help with the coordination and finalization of the agreements for the Franklin County Auditor's Office and State of Ohio processes by separating the portions of the proposed development in their own tax parcel per the proposed usage of each side (multi-family in Subarea A and single-family in Subarea B). The development plan is currently under review and is expected to go before City Council at the April 15 meeting.

## 3. Survey



## 4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

## 5. Detailed History

### **2017**

Staff met with the applicant regarding the Brown's Farm project and the Preliminary Development Plan was submitted in December 2017.

### **2018**

City Council approved the Brown's Farm Preliminary Development in June 2018 under Resolution CR-17-18.

The annexation of the site was approved by City Council in November 2018 under Ordinance C-51-18.

The site was zoned upon annexation into Grove City from Semi-Residential (SR) in Jackson Township to Planned Unit Development – Residential (PUD-R) in Grove City in November 2018 (effective in December 2018) under Ordinance C-55-18.

### **2019**

The Final Development Plan for Brown's Farm was submitted in January 2019. Planning Commission recommended approval of the plan in March 2019, and the plan is awaiting final decision from City Council.