



### ITEM 3: 201904220020 – Scotch Woods Drive (Plat)

**Site Location**

North side of Borrer Road, approximately 870 feet east of Buckeye Parkway

**Proposal**

A plat for a portion of Scotch Woods Drive in the Meadow Grove Estates North development

**Zoning**

PUD-R (Planned Unit Development – Residential)

**Future Land Use**

Suburban Living, Low Intensity

**Property Owner**

Rockford Homes, Inc.

**Applicant/Representative**

Matt Kirk, EMH&T

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

Zoning Code Section 1135.08  
CR-11-06 Meadow Grove Estates North Development Plan

**Staff Recommendation**

Approval as Submitted

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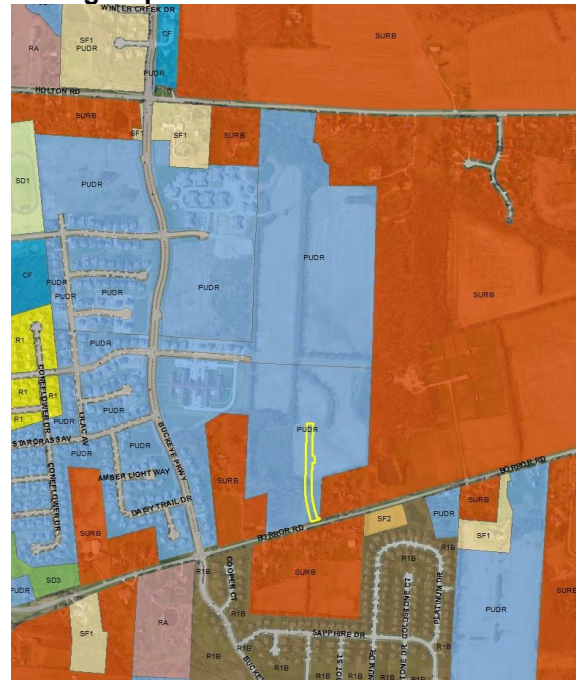
**Case Manager**

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

**Summary**

The applicant is requesting the approval of a plat for the southern portion of Scotch Woods Drive. This roadway will be located in the Meadow Grove Estates North subdivision and will be one of the main access drives for the remaining phases to be constructed on the east side of Buckeye Parkway.

**Zoning Map**

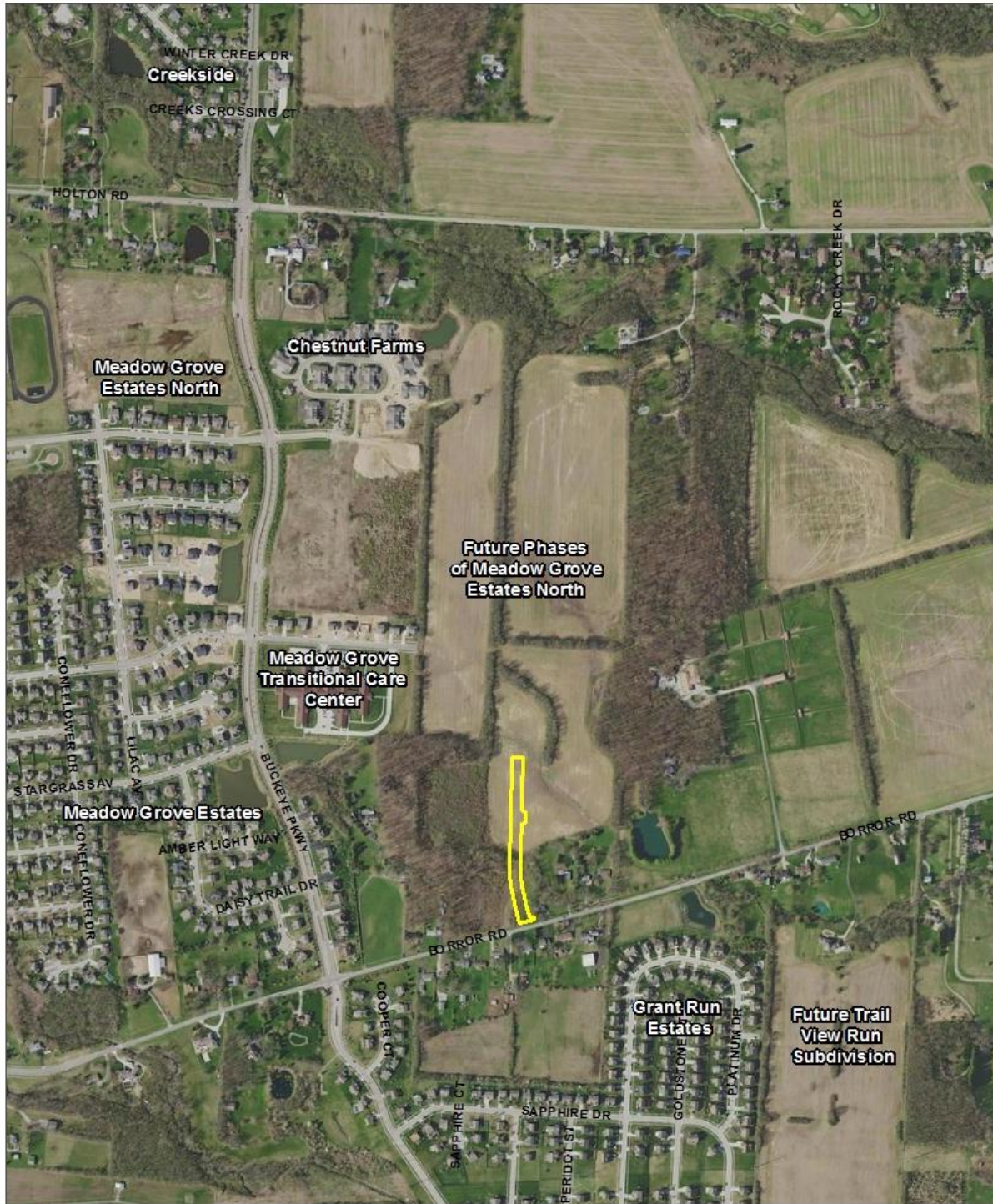


**Next Steps**

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 roadway is located on the north side of Borror Road, approximately 870 feet east of Buckeye Parkway (040-016039 and 040-005226).



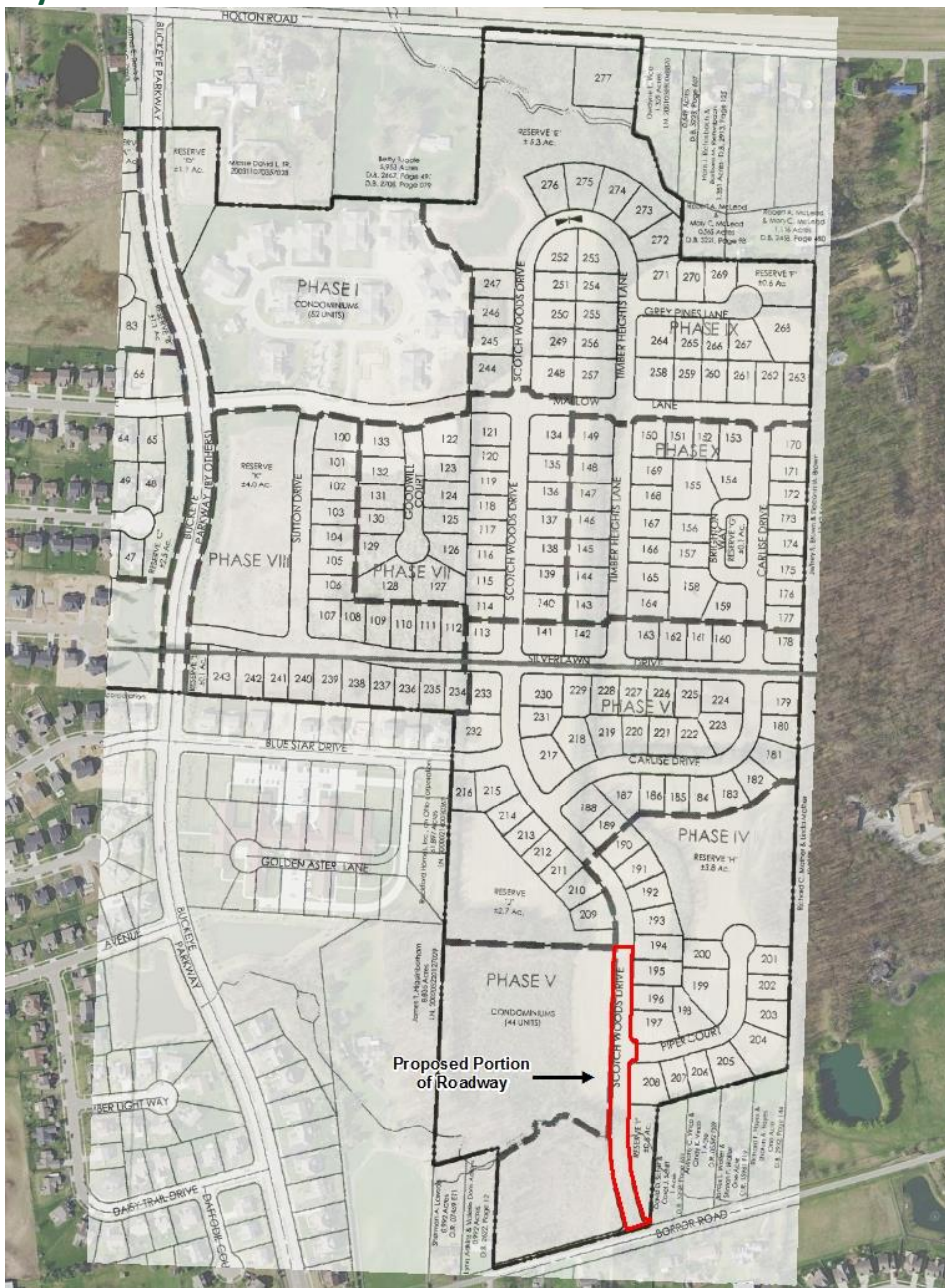
201904220020  
Scotch Woods Drive - Plat  
Borror Road



## 2. Analysis

The applicant is requesting approval of a plat for the first and southernmost portion of Scotch Woods Drive. The proposed portion of the roadway will have a 60-foot right-of-way and be approximately 920 feet in length. It will extend north from Borror Road, east of Buckeye Parkway, and will be one of the main roadways for the eastern portion and final phases of Meadow Grove Estates North that are yet to be constructed. The proposed plat of the road matches that on the Meadow Grove Estates North development plan approved in 2006. Further plat approvals will be needed for the remainder of Scotch Woods Drive, the other roadways and lots in the final phases of the development.

## 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

### 2003

The site was annexed into Grove City in October 2003 under Ordinance C-76-03 and was zoned SF-1 (Single-Family).

### 2006

The site was zoned PUD-R in February 2006, as per Ordinance C-119-05.

The development plan for Meadow Grove Estates North was approved in February 2006 under Resolution CR-11-06.

### 2008

Construction of homes began for the subdivision, which has been ongoing since, in the western portion of the site (on the west side of Buckeye Parkway).

### 2010

Construction began on Chestnut Farms, the northern condominium development for Meadow Grove Estates North.

### 2016

An amendment to the site's zoning text was approved in September 2016 with Ordinance C-71-16, to revise the section on garages.

### 2019

A development plan amendment application was submitted in February 2019 to revise the facades of the condominiums yet to be constructed in Phase 5. City Council approved the façade updates in May 2019 with Resolution CR-06-19.

Construction for improvements to Borror Road, including road widening and a bike path along the north side, began.