



## ITEM 1: 201909040041 – Farmstead Phase 1 (Plat)

### Site Location

West side of SR 104, approximately 2,100 feet north of SR 665 (Parcels 040-016097 and 040-016100)

### Proposal

A plat for Phase 1 of Farmstead

### Zoning

PUD-R (Planned Unit Development – Residential)

### Future Land Use

Conservation Neighborhood

### Property Owner

Grand Communities, LLC

### Applicant/Representative

Mark A Smith, CEC Inc.

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

Zoning Code Section 1135.08  
 C-68-18 Farmstead Zoning Text

### Staff Recommendation

Approval as Submitted

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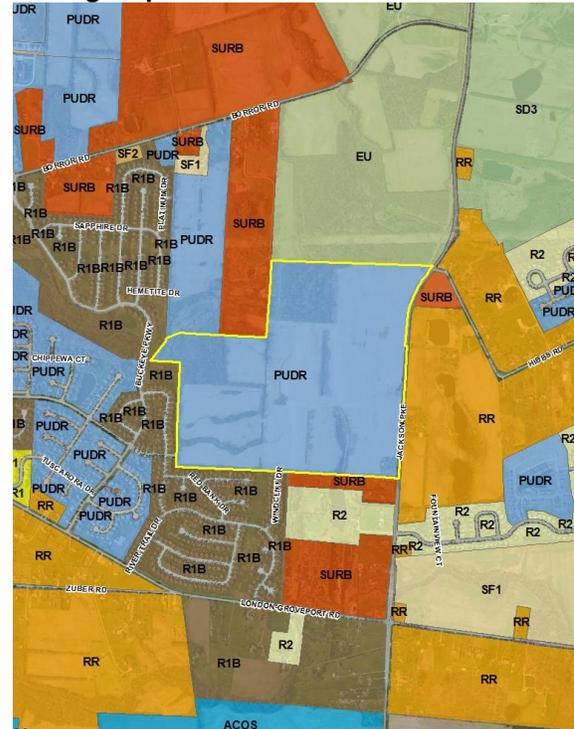
### Case Manager

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### Summary

The applicant is requesting the approval of a plat for Phase 1 of the Farmstead development including portions of seven roadways, six reserve areas and 47 lots.

### Zoning Map

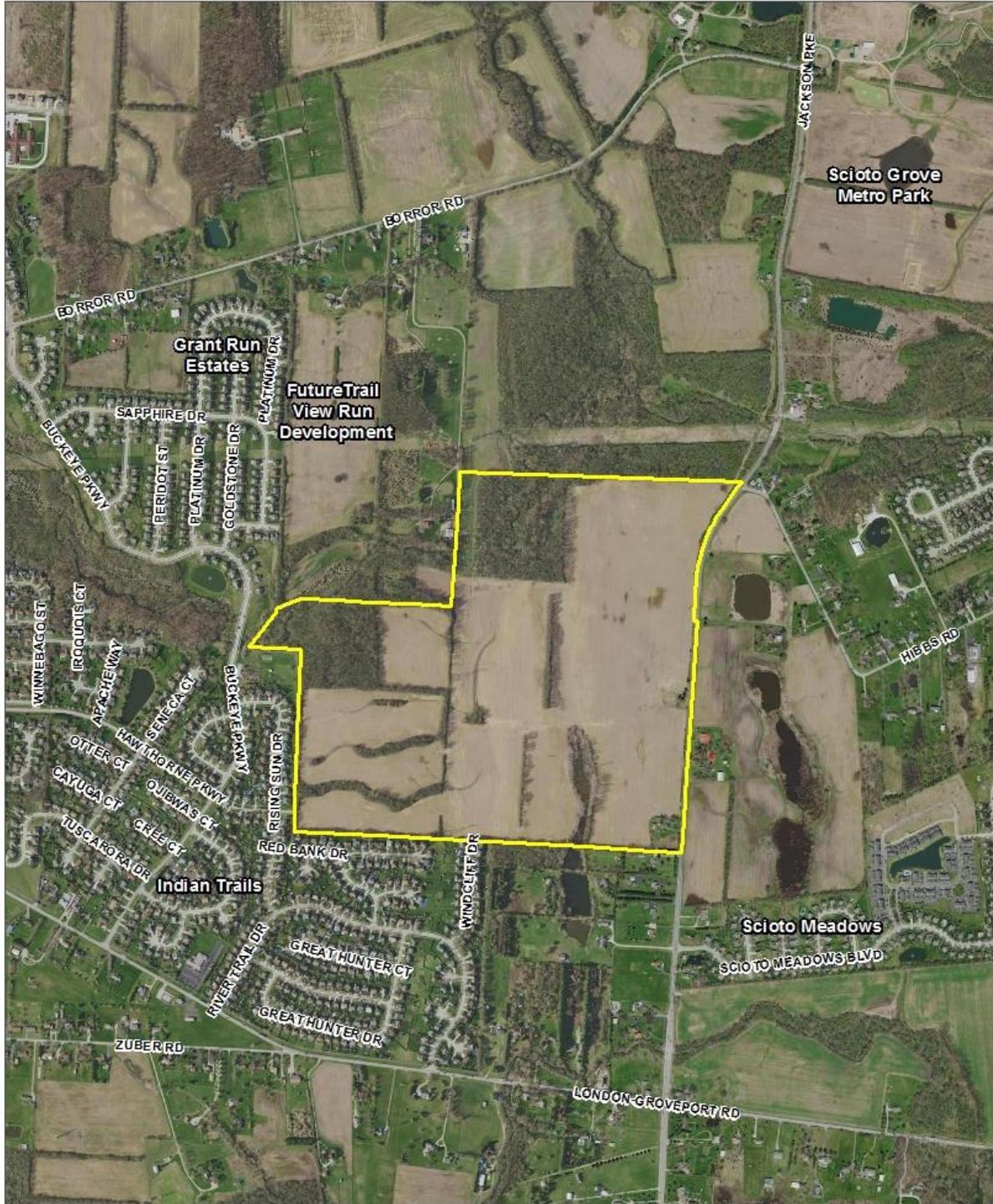


### Next Steps

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 west side of Jackson Pike, approximately 2,100 feet north of London-Groveport Road (040-016097 and 040-016100).



201909040041  
Farmstead Phase 1 - Plat  
62 Jackson Pike



## 2. Analysis

The applicant is requesting approval of a plat for Section 1 of Farmstead. The proposed plat will include the first and easternmost section of the Hawthorne Parkway extension to Jackson Pike through the development, creating a new intersection with Jackson Pike and extending approximately 1,700 feet to the west. The first portions of six other public roadways will also be created with this plat, each proposed with 60-foot rights of way. These roadways are within the first three subareas for the development (Subareas A, B and C). The remaining portions of each roadway approved as part of the final development plan will be included on a separate plat in the future. The roadways meet the requirements laid out in the approved Farmstead Zoning Text.

A total of 47 lots are included as part of this plat with 19 in Subarea A, 15 in Subarea B and 13 in Subarea C, which only includes some of the lots in each of the subareas with the remaining lots to be placed on a separate plat in the future. Each of the lots meet the width and size requirements within the approved zoning text per subarea. The chart below shows a breakdown of the Subareas and what is proposed as part of this plat.

Subarea	Proposed Lots	Roadways	Description
A	19	2 (Honey Farm Way, Lavender Field)	Single-family homes with minimum lot widths of 60' and lot size of 7,200 sq ft.
B	15	1 (Willow Aster Glen)	Estate single-family homes with minimum lot widths of 80' and lot size of 10,000 sq ft.
C	13	3 (Willow Aster Glen, Windcliff Drive, Windcliff Drive East)	Cottage single-family homes with minimum lot widths of 50' and lot size of 6,000 sq ft.

Portions of five different reserve areas are included on the plat as well, with a total of 11.311 acres of reserve area proposed. Reserves A and C are part of the original Reserve A from the final development plan and encompass 5.572 acres of the 41.39-acre reserve and will be owned and maintained by the City for public parkland. The first 4.63 acres of Reserve B, located in the center of the site, will contain the clubhouse for the development, and will be owned and maintained by the Homeowner's Association. Portions of Reserves D, E and F around Subarea C, south of Hawthorne Parkway, are also proposed and will be owned and maintained by the Homeowner's Association. The remaining lots and portions of roadways, as well as the remaining portions of the reserves will be placed on separate plats for future review.

### 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

### **2018**

The preliminary development plan for the site was approved in June 2018 with Resolution CR-29-18.

### **2019**

The rezoning for the site to PUD-R was approved in March 2019 with Ordinance C-68-18. This was a zoning upon annexation into the city, with the annexation also going into effect also early in 2019.

A Final Development Plan for the site, excluding Subarea H which is reserved for future multi-family development, was approved in March 2019 with Resolution CR-01-19.