



## ITEM 7: 202004010014 – Meadow Grove Estates North Sections 4 and 6A (Plat)

### Site Location

On the north side of Borror Road, approximately 1,050 feet east of Buckeye Parkway (040-005226)

### Proposal

A plat for Sections 4 and 6A of Meadow Grove Estates North

### Zoning

PUD-R (Planned Unit Development – Residential)

### Future Land Use

Suburban Living (Low Intensity)

### Property Owner

Rockford Homes

### Applicant/Representative

Alex Benson, CESO Inc.

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

Zoning Code Section 1135.08  
CR-11-06 MGEN Development Plan

### Staff Recommendation

Approval as Submitted

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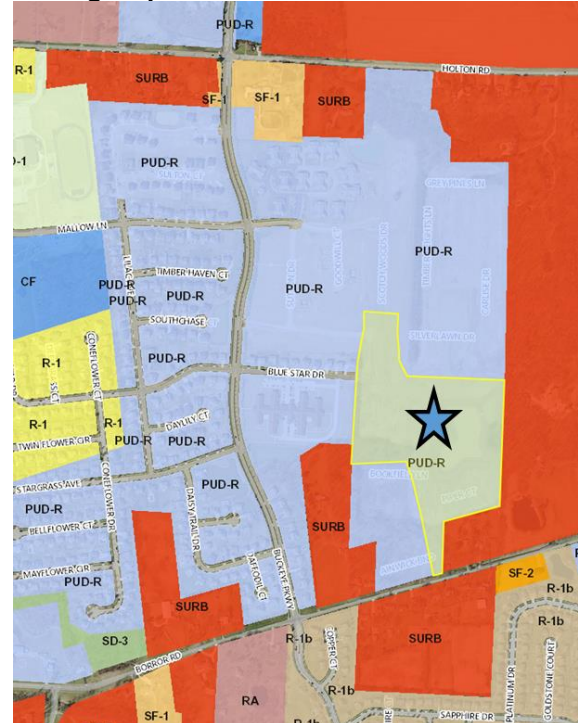
### Case Manager

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### Summary

The applicant is requesting approval of a Plat for Sections 4 and 6A of Meadow Grove Estates North, including 31 lots and three reserves.

### 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 north side of Borrer Road, approximately 1,050 feet east of Buckeye Parkway (040-00526).



202004010014  
Meadow Grove Estates North Sections 4 and 6A - Plat  
Borrer Road



## 2. Analysis

The applicant is requesting approval of a Plat for Sections 4 and 6A of Meadow Grove Estates North. Both sections are proposed to be located to the north of Borrer Road, connecting existing roadways within the Meadow Grove Estates North development. The plat contains a total of 31 single-family home lots with 16 lots proposed in Section 4 and 15 in Section 6A. Per the approved Zoning and Development Texts for Meadow Grove Estates North, each lot is required to match lots in the R-1 zoning district being at least 10,000 square feet in area and 80 feet in width (105 feet wide for corner lots). The proposed lots meet the requirements set in the texts and for the most part match the layout on the approved Development Plan with some small differences, including the layout of the lots at the end of Piper Court.

Four roadway extensions and one new roadway are included as part of the plat. Each of these roadways, with the exception of Silverlawn Drive, are shown as approved on the Meadow Grove Estates North Development Plan. An extension of Scotch Woods Drive is proposed and will connect with three additional roadways (Blue Star Drive, Silverlawn Drive and Carlisle Drive). The first portion of Scotch Woods Drive was platted in 2019 and included the intersection with Borrer Road, intersections with Piper Court and into the condominiums. Blue Star Drive and Silverlawn Drive are proposed to be extended further to the east, providing further connectivity on the site with access to both Borrer Road and Buckeye Parkway. Piper Court is the fourth proposed roadway extension. The first part of the roadway was approved as part of the Scotch Woods Drive Plat and will be finished out as part of Section 4. The first portion of one new roadway, Carlisle Drive, is proposed as part of Section 6A and will be extended as part of future plats.

Three new reserves are proposed encompassing 9.859 acres (44 percent) of the 22-acre site. Two of the reserves, Reserve H (6.199 acres) and Reserve I (0.624 acres) are proposed in Section 4, and one of the reserves, Reserve J (3.036 acres) is proposed in Section 6A. Each reserve will be owned by the City and maintained by the Meadow Grove Estates North Homeowners Association (HOA). Reserves I and J are proposed to be used as dedicated open space, and Reserve H is proposed to be used for stormwater management utilized primarily through a large drainage easement within the reserve.

### 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

### 2005

City Council approved the Meadow Grove Estates North Preliminary Development Plan in October 2005 with Resolution CR-86-05.

### 2006

City Council approved the Final Development Plan with Resolution CR-11-06 for Meadow Grove Estates North in February 2006.

### 2013

City Council approved the Plat for Meadow Grove Estates Section 4, Phase A in December 2013 with Ordinance C-77-13.

### 2016

The Zoning Text was revised in October 2016 with Ordinance C-71-16 to amend the garage section.

### 2018

City Council approved the Plat for Meadow Grove Estates North Section 8 in April 2018 with Ordinance C-19-18.

### 2019

City Council approved the Plat for the first portions of Scotch Woods Drive and Piper Court in July 2019 with Ordinance C-32-19.

The Zoning Text was revised in August 2019 with Ordinance C-22-19 to amend the fence section.