



ITEM 6: 202004290023 – Trail View Run Phase 1 (Plat)

Site Location

On the south side of Borrer Road, approximately one half mile east of Buckeye Parkway (Parcels 040-015516, 040-015517 and 040-015699)

Proposal

A plat for Phase 1 of Trail View Run

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Conservation Neighborhood

Property Owner

DR Horton-Indiana, LLC dba Westport Homes

Applicant/Representative

Alex Benson, CESO Inc.

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08
CR-32-18 Trail View Run Development Plan
C-28-18 Trail View Run Zoning Text

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 approval of a Plat for Phase 1 of Trail View Run containing 37 single-family home lots, three roadways and three reserves.

Zoning Map



Next Steps

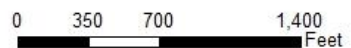
Upon recommendation from Planning Commission, the Plat will move forward to City Council. If City Council approves the application, the Plat will go into effect 30 days later.

1. Context Map

This proposed site is located on the south side of Borror Road, approximately one-half mile east of Buckeye Parkway (040-015516, 040-015517 and 040-015699).



202004290023
Trail View Run Phase 1 - Plat
Borror Road



2. Analysis

The applicant is requesting approval of a Plat for Phase 1 of Trail View Run. The development plan for the subdivision was approved in 2018 and included 77 fee-simple single-family homes and 40 detached condominiums. The proposed plat includes 14.834 acres and the first section of the development nearest to Borrer Road, as well as a portion of Subarea A, contains the larger fee-simple single-family home lots. The plat contains the intersection of Borrer Road and Trail View Crossing, one of the development's main roadways. The plat also contains the entirety of Trail View Crossing, the connection with Coggan Drive into Grant Run Estates and the first portion of Wynnewood Drive. The roadways match the approved zoning text and the Final Development Plan.

A total of 37 single-family home lots are included as part of the proposed Plat, all fronting onto Trail View Crossing except for one lot that will front off Wynnewood Drive. Each lot is proposed to be at least 70 feet in width and a minimum of 8,400 square feet in size, as per the minimum requirement in the approved zoning text for lots in Subarea A. The lots also match the layout approved per the Final Development Plan.

Three reserve areas are proposed in Phase 1 totaling 3.595 acres. Two of the reserves, Reserves A (1.773 acres) and B (1.159 acres), are proposed at the northern portion of the site. Reserves A and B will be owned by the City and maintained by the Homeowners Association (HOA) and be used for stormwater management and open space. Reserve C and Reserve D will be located in the rear of lots 57 through 59 and 60 through 65 respectively, to provide a 20-foot Tree Preservation between the Trail View Run development and the existing Grant Run Estates. The approved zoning text states that this area can either be deeded to the residents or kept on the Trail View Run property as a Tree Preservation Area. Maintenance, as per good horticultural practices, including the clearing of plant material, is permitted in this area and will be the responsibility of the HOA, which will own and maintain the reserve. The previous developer, Harmony Development Group, had discussed with residents in Grant Run Estates about possibly deeding those 20-foot acres if everyone on the street agreed to have it done. The developer of the site has since changed and Westport Homes will be developing the site. It is staff's understanding that not all of the property owners agreed to have the Tree Preservation Area site be deeded. Additionally, staff has concerns about deeding the site over to the Grant Run residents and had recommended Harmony remove that option during the Preliminary Development Plan review due to the difficult coordination of splitting each portion to each homeowner and requiring them to pay property taxes on an area only permitted for preservation. As previously stated, the approved zoning text permits either deeding the area to adjacent lots or keeping the 20-foot area on the site as a Tree Preservation Area. Staff believes the proposed Reserves C and D, owned and maintained by the HOA, is the most appropriate manner to formalize the Tree Preservation Area required in the approved zoning text for 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

2016

A total of 51 acres of the site, on 1419 and 1421 Borrer Road are annexed into Grove City and zoned as SF-1 (Single-Family Residential) with Ordinance C-08-16.

The last property, 1401 Borrer Road, is annexed into Grove City and zoned as SF-1 (Single-Family Residential) with Ordinance C-76-16.

2017

City Council approved the Preliminary Development Plan for Trail View Run with Resolution CR-29-17.

2018

City Council approved the rezoning of the site to PUD-R (Planned Unit Development – Residential) with Ordinance C-28-18.

City Council approved the Final Development Plan for Trail View Run with Resolution CR-32-18.

2020

A Plat for Phase 2 of Trail View Run was submitted in April to be heard concurrently with the Phase 1 Plat at the June 2 Planning Commission meeting and the July 6 City Council meeting.