



ITEM 7: 202004290024 – Trail View Run Phase 2 (Plat)

Site Location

Approximately 1,500 feet south of Borrer Road and one-half mile east of Buckeye Parkway (Parcel 040-015517)

Proposal

A plat for Phase 2 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

Contents

Page

1. Context Map	2
2. Analysis	3
3. Survey	4
4. Recommendation	5
5. Detailed History	5

Case Manager

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Summary

The applicant is requesting approval of a Plat for Phase 2 of Trail View Run containing 23 single-family home lots within two subareas, two roadways, and five reserves.

Zoning Map

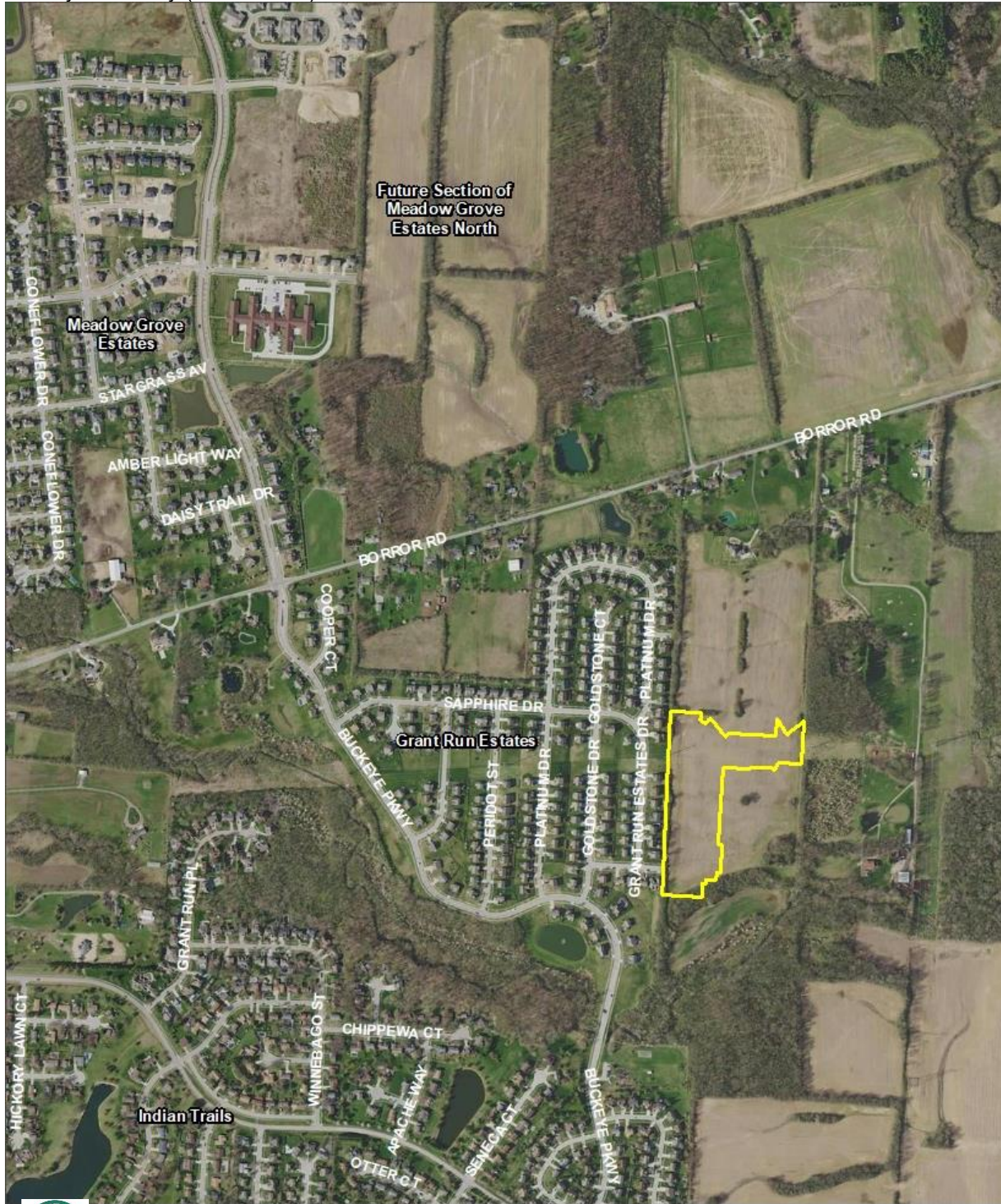


Next Steps

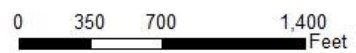
Upon recommendation from Planning Commission, the Plat will move forward to City Council. If City Council approves the application, the Plat will go into effect 30 days later.

1. Context Map

This proposed site is located approximately 1,500 feet south of Borror Road and one-half mile east of Buckeye Parkway (040-015517).



202004290024
Trail View Run Phase 2 - Plat
Borror Road



2. Analysis

The applicant is requesting approval of a Plat for Phase 2 of Trail View Run. The proposed Plat contains 9.837 acres, including 13 fee-simple single-family lots in Subarea A and 10 detached condominium lots in Subarea B. As per the approved zoning text, lots in Subarea A are required to be at least 70 feet in width and a minimum of 8,400 square feet in size, and lots in Subarea B are required to be at least 50 feet in width and at least 120 feet in depth. Each of the lots meets the minimum requirements per the zoning text and matches what was approved on the Final Development Plan.

Two roadway extensions are proposed on the Plat; the second portion of Wynnewood Drive and the extension of Hemetite Drive from the neighboring Grant Run Estates neighborhood. Each roadway meets the requirements of the approved zoning text and meets the approved Final Development Plan.

Five reserve areas are proposed in Phase 2 totaling 4.038 acres. Reserves E (0.554 acres) and G (2.743 acres) are located in the center of the development and contain the existing electrical easement running through the south part of the City. These two reserves will be owned by the City and maintained by the Trail View Run Homeowner's Association (HOA) for stormwater management and open space. Reserve I (0.144 acres), adjacent to Lot 77, will contain the parking lot for the future city park and will be owned and maintained by the City. The developer has indicated that the remainder of the park will be platted as part of Phase 3. Reserve J (0.10 acres) contains the first portion of a private roadway (a portion of Hemetite Drive) which will be owned and maintained by the HOA.

Reserves H and F, will be located in the rear of lots 66 through 74 and 75 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 acres if everyone on the street agreed. 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 site be deeded. Additionally, staff has concerns about deeding the site over and had recommended Harmony remove that option during the Preliminary Development Plan review due to the difficult coordination of splitting those portions to each homeowner and requiring each to pay property taxes on an area only permitted for preservation. As previously stated, the approved zoning text permits either deeding or keeping the 20-foot area on the site as a Tree Preservation Area. Staff is supportive of the area becoming a reserve, maintained and owned by the HOA.

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