



## ITEM 4: 202008100045 – Hidden Meadows (Plat)

### Site Location

East side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive.

### Proposal

A plat for Hidden Meadows, including 80 lots and seven reserve areas.

### Zoning

Planned Unit Development (PUD-R)

### Future Land Use

Mixed Neighborhood

### Property Owner

Harrisburg Pike Investors, LLC

### Applicant/Representative

Tom Warner, Advanced Civil Design

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

Zoning Code Section 1135.08  
C-69-19 Hidden Chase Zoning Text  
CR-02-20, Hidden Chase 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 the Hidden Meadows Subdivision to divide the area into 80 lots and seven reserve areas.

### 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 east side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive.



202008100045  
Hidden Meadows Plat  
PID: 040-016103 & 040-016104



## 2. Analysis

The applicant is requesting approval of a plat for the Hidden Meadows subdivision. The proposed plat contains 80 new residential lots and seven reserve areas on approximately 15.8 acres of land on the east side of Harrisburg Pike, approximately 975 feet south of the intersection of Demorest Drive. The plat includes the creation of a private looped roadway, contained within one of the reserves, Reserve A. The northern side of the loop will be Coach Trail and the southern side of the loop will be Mason Lane. The site includes sanitary easements and shows an offsite drainage easement on the property to the east. Reserve G will include a stormwater retention pond as well as provision for a multiuse path around the pond that will have a future connection through the property to the east. A note included with the plat allows for public access to the multiuse path, once developed. The plat delineates a 10-foot tree conservation zone around the perimeter of the site, and a note explains the associated restriction which generally prohibits the removal of plantings of any kind with exception of plant material that is dead, dying or posing a hazard or threat. Additional exceptions to these restrictions are made for utility or public access easements and for areas that do not contain trees or existing vegetation other than grass, which per the note must be maintained per the Grove City property maintenance code. An additional note reinforces the restrictions of an additional planting/landscape buffer along the southern side of the site that is delineated on the plat. The tree conservation and planting easements further formalize restrictions set with the zoning text approved for the site in January 2020. The site is zoned as PUD-R (Planned Unit Development - Residential) and each of the proposed lots is in conformance with requirements of associated zoning text and the approved final development plan.

### 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**

**2004**

City Council approved the preliminary development plan with resolution CR-43-19.

**2020**

City Council approved the rezoning from SF-1 to PUD-R with resolution C-69-19.

**2020**

City Council approved the final development plan for Hidden Chase with resolution CR-02-20.