



ITEM 1: 202111100067 – Residence at Brown Farms- Lot Split

Site Location

5154 Brown Farm Lane. (PID 040-016050).

Proposal

This amendment to split 16.159 acres from a 32.142-acre tract of land located at 3282 Farmhouse Lane.

Current Zoning

PUD-R (Planned Unit Development Residential)

Future Land Use

Suburban Living medium to High intensity

Property Owner

Browns Farm 1 LLC

Applicant/Representative

Jonathan A Wilcox, Wilcox Communities/Browns Farm1 LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1138.04
- C-55-18 Brown's Farms Rezoning
- CR-07-19 Brown's Farm Development plan

Staff Recommendation

Approval as Submitted

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Case Manager

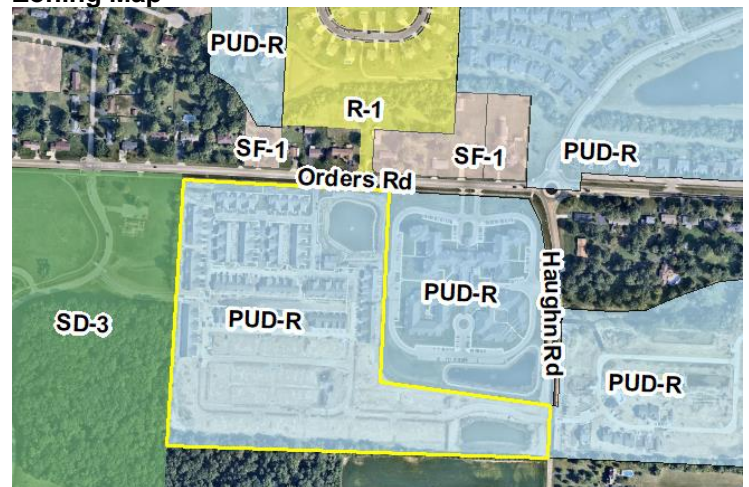
Terry Barr, Development Planner

614-277-3022 - tbarr@grovecityohio.gov

Summary

This proposal is to split 16.159 acres from a 32.142-acre tract of land located at 3282 Farmhouse Lane.

Zoning Map



Next Steps

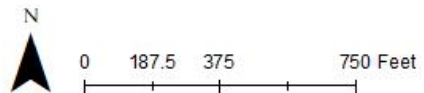
Upon recommendation from Planning Commission, the lot split will move forward to Franklin County for Finalization.

1. Context Map

5154 Brown Farm Lane. (PID 040-016050).



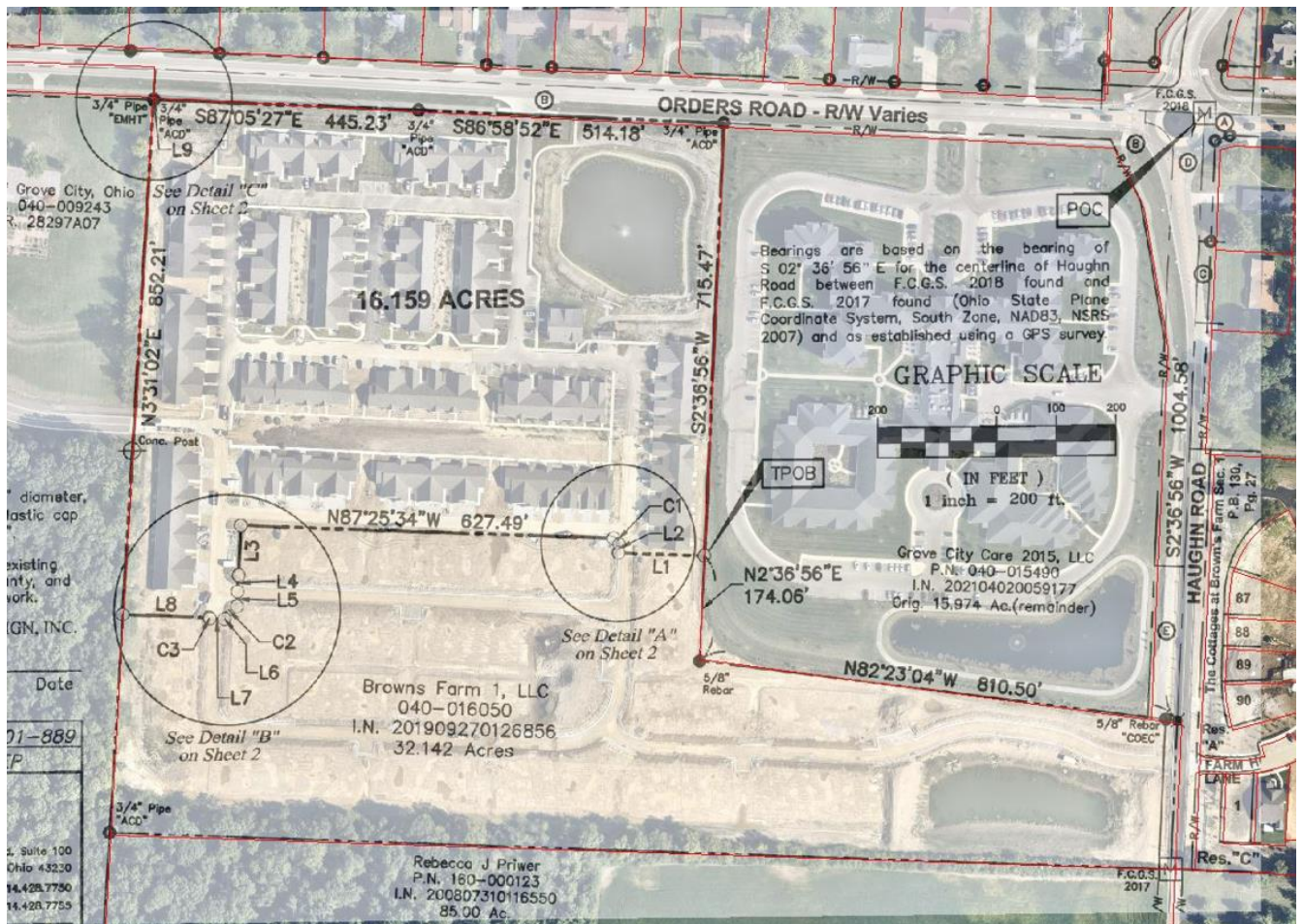
202111100067
Residences at
Browns Farm- Lot Split
040016050



2. Analysis

The applicant is requesting approval to split 16.159 acres from a 32.142 acre tract of land located at 3282 Farmhouse Lane for financing and mortgage purposes, noting that the project is being developed in two phases. The approved zoning text for the site (C-55-18) has no lot size requirements or internal setback requirements other than distance between buildings, and both lots would have frontage on a public road, either Orders Road or Haughn Road.

The proposed split matches the current project phasing and the applicant has stated the project is intended to be completed in two phases resulting in a cohesive site once development is complete. Further, the applicant has provided a cross access easement and stormwater maintenance agreement between the two parcels in the event they are not combined once the project is complete.



3. Survey

16.159 Ac. Exhibit

VMS No. 1434
City of Grove City,
Franklin County, Ohio

LEGEND

- Iron Pin Found
- Iron Pipe Found
- ✱ MagNail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✱ MagNail Set
- △ RR Spike Set



All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.

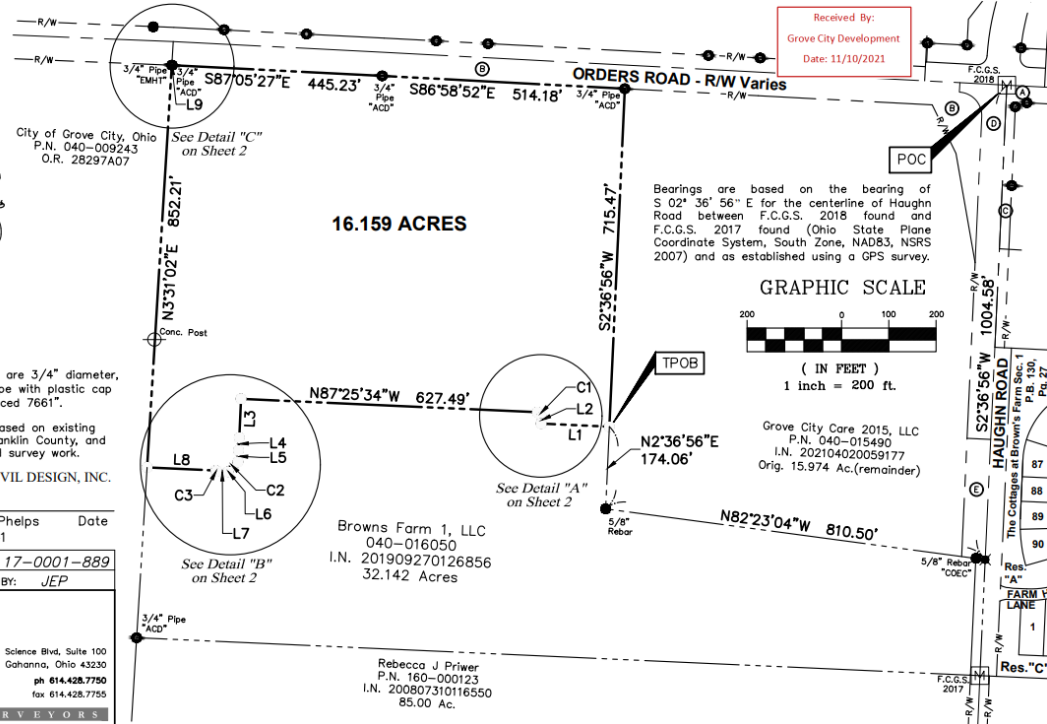
Jonathan E. Phelps Date
Reg. No. 8241

DRAWN BY: JEP JOB NO.: 17-0001-889
DATE: 11/08/2021 CHECKED BY: JEP



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ENGINEERS SURVEYORS



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

5. Detailed History

2019

City Council approved a development plan for the Residences at Brown's Farm/Cottages at Brown's Farm located south or Orders Road and east of Haughn Rd at the August 8 meeting with Resolution CR-07-19.

2018

City Council approved a PUD-R zoning classification for 68.54 +/- acres located south or Orders Road and east of Haughn Rd Upon annexation to Grove City at the November 19 meeting with Ordinance C-55-18.

2018

City Council approved a preliminary development plan for the Residences at Brown's Farm/Cottages at Brown's Farm located south or Orders Road and east of Haughn Rd at the August 8 meeting with Resolution CR-17-18.