



ITEM 2: 202201310007 – Meadow Grove Estates North Section 9 -Plat

Site Location

Section 9 of Meadow Grove Estates (PID 040-005226)

Proposal

This proposed Plat contains 42 lots, one reserve and public right-of-way.

Current Zoning

PUD-R (Planned Unit Residential)

Future Land Use

Suburban Living, Low intensity

Property Owner

Rockford Homes INC.

Applicant/Representative

Alex Benson, CESO Inc.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-119-05
- Resolution CR-11-06

Staff Recommendation

Approval as Submitted

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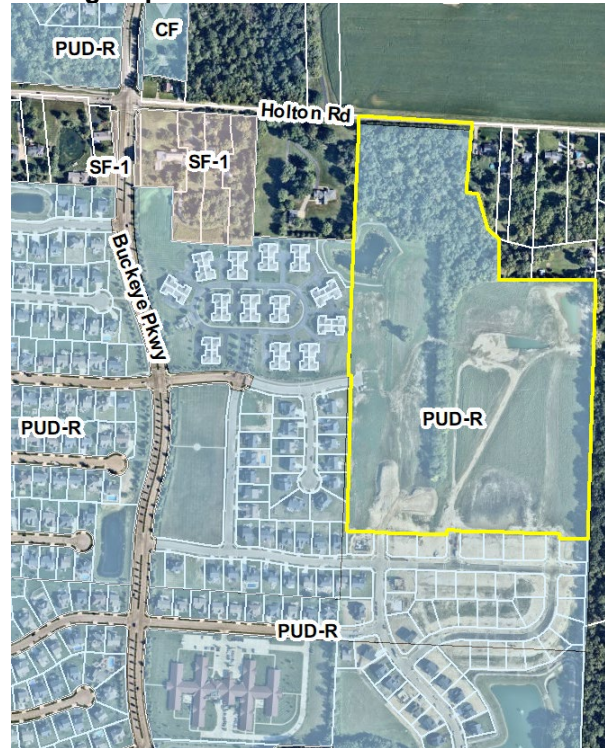
Case Manager

Terry Barr, Development Planner
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Summary

This proposed Plat for Meadow Grove Estates North Section 9 contains 42 lots, one reserve and public right-of-way on 16.303 acres.

Zoning Map

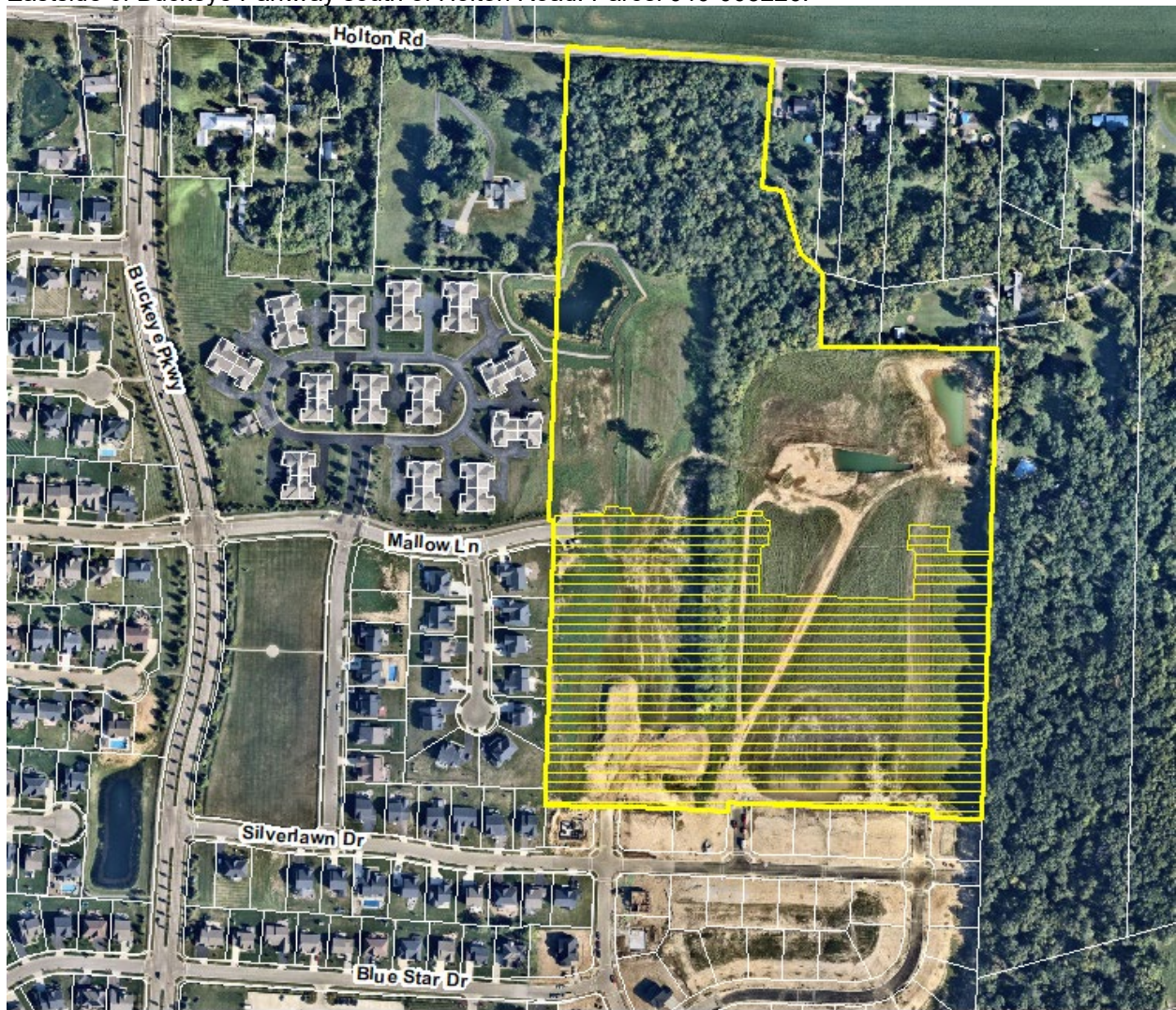


Next Steps

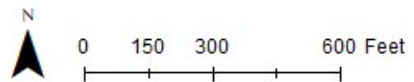
Upon recommendation from Planning Commission, the Plat will move forward to City Council for approval.

1. Context Map

Eastside of Buckeye Parkway south of Holton Road. Parcel 040-005226.



202201310007
Meadow Grove Estate Section 9 Plat
040-005226

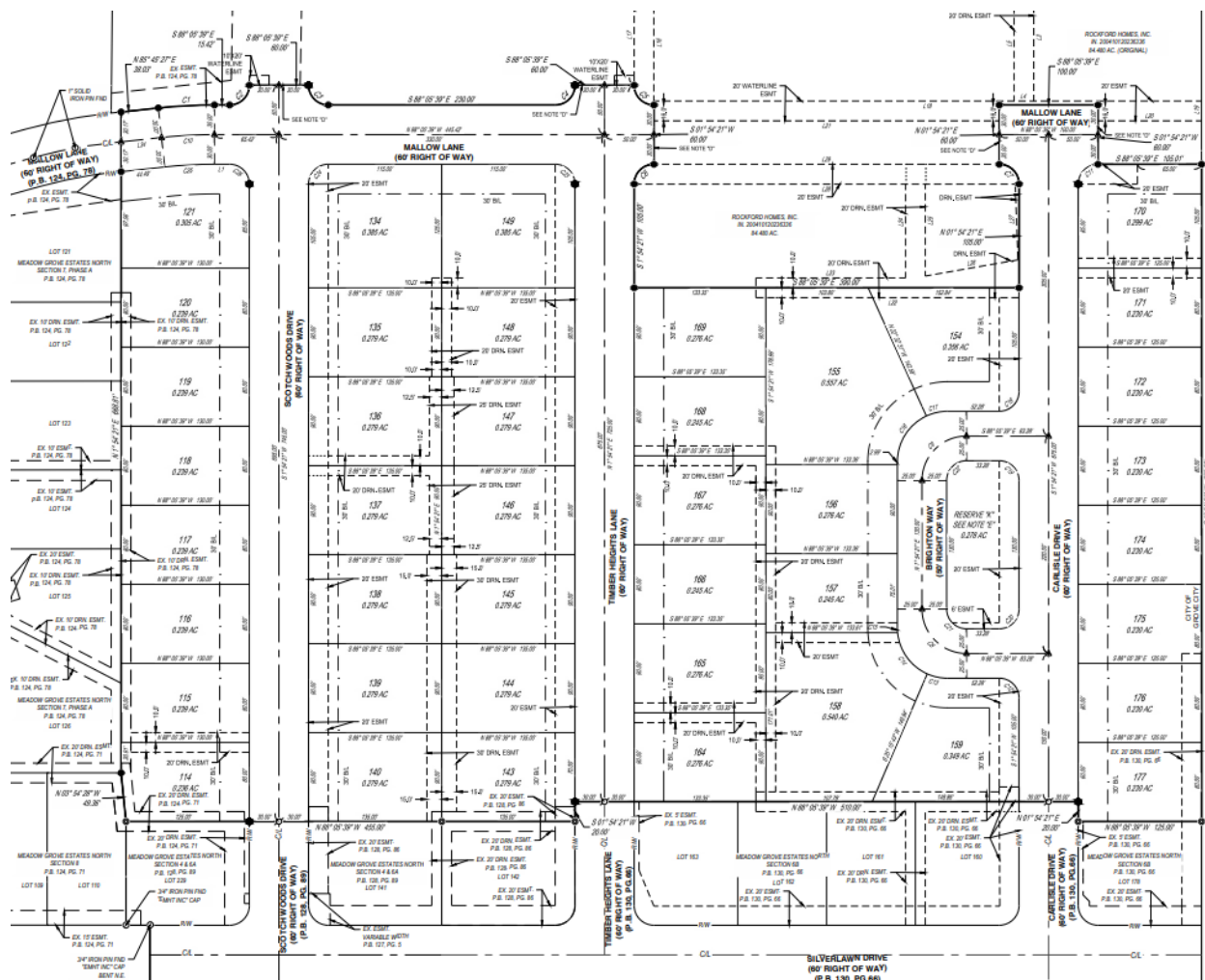


2. Analysis

The applicant is requesting approval of a Plat for Section 9 of the Meadows Grove Estates North subdivision, east of Buckeye Parkway and south of Holton Road. City Council approved the Development Plan for Meadow Groves Estates North in January of 2006, and the Plat will formalize the right-of-way and parcels shown on the Development Plan.

The Plat includes 42 lots, one reserve, and right-of-way for five public roadways on the eastern portion of the site. The Plat has dedicated right-of-way for four roadway extensions that include one east-west extension of Mallow Lane on the north side of the site and three north-south roadways. Scotch Woods Drive, Timber Heights Lane, and Carlisle Drive will connect the Mallow Lane extension in the north to the Silver Lawn Drive to the south. Additionally, a new roadway, Brighton Way, will be dedicated off Carlisle Drive west of a .278-acre reserve.

Many easements proposed within the Meadow Grove Estates North Section 9 Plat have been approved with previous plats for Meadows Grove Estates North, as they are part of a larger connected network. The reserve to be created by the Plat is to be owned and maintained by the Homeowners Association. All proposed lots meet the minimum width of either 80' or 90' and the minimum size of 10,000 square feet as required by Resolution CR-11-06.



3. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

4. Detailed History

2005

City Council approved the Rezoning to PUD-R for Meadow Grove Estates North at the January 17th meeting with Ordinance 119-05.

2006

City Council approved the Development Plan for Meadow Grove Estates North at the February 2nd meeting with Resolution CR-11-06.