



ITEM 3: 202207010041 – Autumn Grove Section 5 – Plat

Site Location

Autumn Grove (north of Rensch Road, west of SR 62) (PID 040-012312)

Proposal

This proposed plat is for 54 lot, four roadway, and two reserves on 25.532 acres in the Autumn Grove Subdivision

Current Zoning

Single-Family Residential (R-2)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Autumn Grove, LLC

Applicant/Representative

Matt Kirk, EMH&T

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08

Staff Recommendation

Approval as Submitted

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. Survey.....	3
4. Recommendations.....	4
5. Detailed History	4

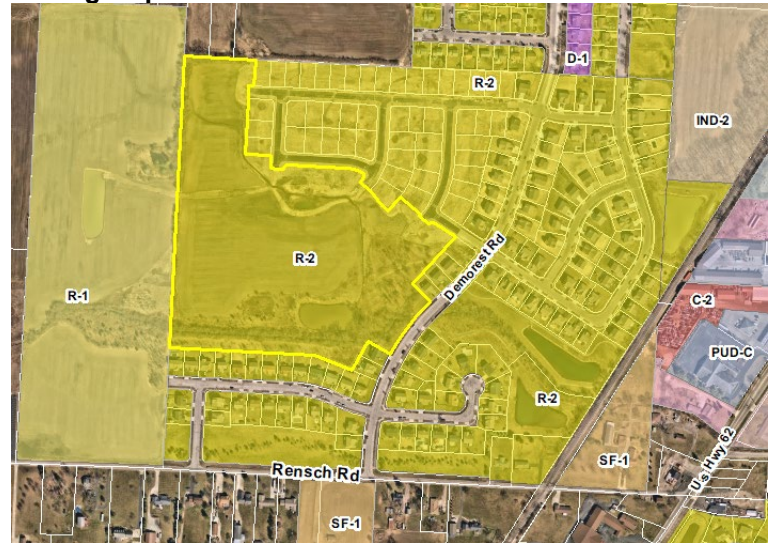
Case Manager

Terry Barr, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is to plat 54 residential lots, four roadways, and two reserve areas in Autumn Grove Section 5.

Zoning Map



Next Steps

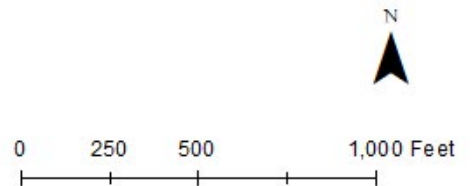
Upon recommendation from Planning Commission, the plat will move forward to City Council.

1. Context Map

The site is located north of Rensch Road and west of State Route 62 (PID 040-012312).



202207010041
Autumn Grove Section 5 - Plat
PID # 040-012312

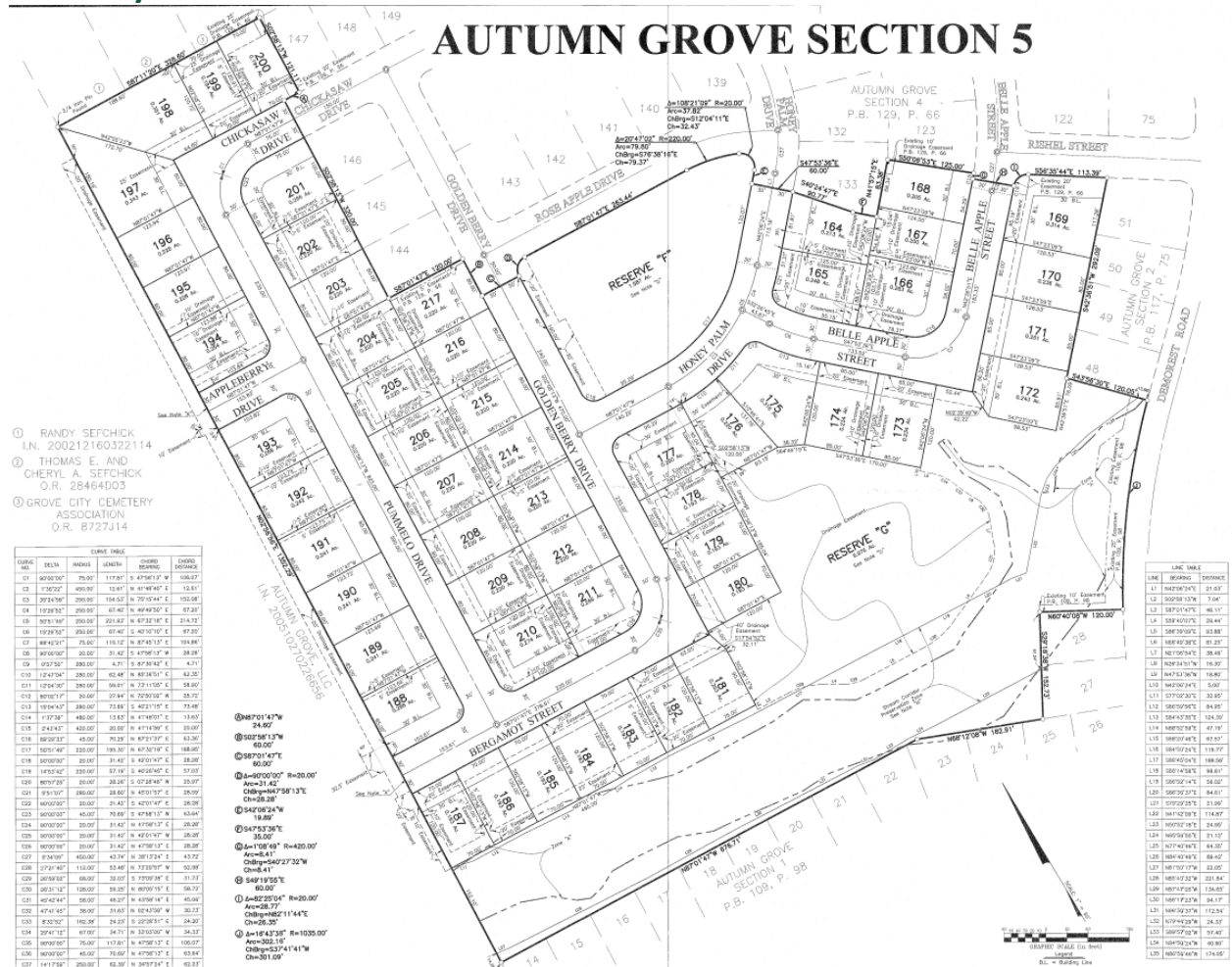


2. Analysis

The applicant is requesting a plat for Autumn Grove Section 5 located north of Rensch Road and west of State Route 62. The property is zoned Single-Family Residential (R-2) and is part of the Development Plan for the Autumn Grove Subdivision approved by City Council in March of 2004. The lot and reserve configurations, as well as the right-of-way proposed with Section 5 match what was previously approved during the final engineering review phase.

The proposed plat includes 54 lots, two reserves, and right of way extensions of four existing roadways and three new roadways. The area to be platted is in the northwestern portion of the subdivision, with the 54 lots accessed off extensions of Chickasaw Drive, Golden Berry Drive, Honey Palm Drive, and Belle Apple Street. In addition, three new roadways Bergamot Street, Pummelo Drive, and Appleberry Drive are proposed with the Section 5 Plat. Bergamot Street and Appleberry Drive will provide connection to the Autumn Grove Addition development to the west that was approved in April of 2022.

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 development plan for Autumn Grove at the March meeting with Resolution CR-19-04.

2022

City Council approved the development plan for the Autumn Grove Addition at the April meeting with Resolution CR-24-22