



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – December 7, 2020 at 6:00 PM**

**CASE NUMBER:** #2020-08

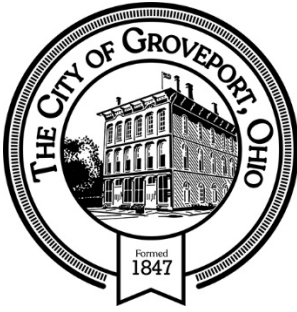
**APPLICANT:** Redwood USA, LLC

**EXISTING ZONING:** PR-18

**REQUEST:** #2020-08 A request by Redwood USA, LLC for a Final Plat at 5090 Hendron Road, Parcel #185-002762 and #185-002763.

**DESCRIPTION:** The applicant is requesting approval of the final plat. The property was previously rezoned to PR-18 Planned High Density Residential. The plat approval is required for all planned development districts by Section 1135.01 (e).

**CONCLUSION:** Staff has no objection to granting approval of the plat. A condition of approval by the Planning Commission should be that the surveyor shall sign and seal the plat, per Section 1191.09(5)(B).



**Engineering Department**

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**MEMORANDUM**  
Office of the City Engineer

Date: November 30, 2020

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2020-08** -- Planning & Zoning Commission – December 7, 2020

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**Case – 2020-08 Request for Final Plat approval – Redwood At Hendron**

Site address: 5090 Hendron Road, Groveport  
Containing parcel (s): 185-002762 and 185-002763  
Current Zoning: PR-18  
Proposed Zoning: No change  
Current Use: Agriculture

Request: Applicant (Jim Frey, consultant for Redwood) is requesting approval of an application for Final Plat for a 23.24 +/- acre parcel, same being presented in Case 2020-02, for zoning district change from Rural to Planned High Density Residential (PR-18).

**Comments:**

This application pertains to the same acreage that was the subject of earlier applications made in 2020, under Case 2020-02 (Rezoning) and Case 2020-03 (Final Development Plan); both cases were recommended for approval by Planning Commission and then approved by Council under ordinance 2020-011. The applicant is requesting approval of a Final Plat for the subject tract. The proposed Final Plat has undergone a review by an independent professional surveyor arranged by the Engineering Department and has been reviewed by the Franklin County Engineer's office.

It is noted that the Hendron Road right-of-way is effectively in the form of highway easement and a portion of it is held in fee-ownership by the subject parcels' owner. The Groveport corporate limit does not extend into Hendron Road and thus, Hendron Road is a designated County Road. It is conceivable that the County Engineer may require the right-of-way to be deeded to the County by Quit Claim.

The Plat shows a utility easement along the east side of Hendron Road, to contain a proposed sanitary sewer extension along Hendron Road shown on the Final Development Plan. Moreover, the Plat shows establishment of a Stream Corridor Protection Zone (SCPZ) sized per the requirements of Chapter 935.08 (e), and situated along the east parcel boundary that contains Hendron Ditch. Additionally, the plat shows access easements for site internal drives and for access by the City to existing utility easements on the site. Other permanent easements shown on the plat include drainage easements for the site stormwater management basins, a sewer easement to the City for a future sanitary trunk sewer, and a public use easement for a sidewalk to be constructed alongside Hendron Road by the developer and situated on the subject parcels.

### **Conclusions – Case 2020-08**

Staff have no objection to granting approval of the final plat, but do suggest if approved, the following conditions be made a part of that approval:

1. If required by the Franklin County Engineer, the developer shall cause to be dedicated by separate instrument (in fee simple) to Franklin County, the portion(s) of the subject tax parcels PID 185-002762 and PID 185-002763, that are currently located outside of the City of Groveport corporate limit and within Hendron Road by-use. The Franklin County Engineer's office shall approve such dedication.
2. Final plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
3. Plat meets requirements of the City of Groveport Chapter 1191.09.