



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – May 4, 2020 at 6:00 PM

CASE NUMBER: #2020-04

APPLICANT: EMH&T

EXISTING ZONING: R-4

REQUEST: **#2020-04** A request by EMH&T for a Final Plat, Hickory Grove, Section 3B at 0 Ebright Road, Parcel #'s 185-001601 and #185-001602.

DESCRIPTION: The applicant is requesting approval of the final plat for Hickory Grove, Section 3 Phase B. The final plat was previously approved for Hickory Grove Section 3 but was not recorded within six months as required in section 1191.09(b). The applicant is now showing Section 3 being split into two phases. Section 3 Phase B is currently zoned Suburban Residential (R4). Lot sizes comply with the current R4 zoning district requirements. The building setback line is shown to be twenty-five feet which complies with the setback requirements of the zoning code. As required in section 1191.09(17) tree fund fees shall be paid in advance upon approval of the final plat.

CONCLUSION:

Staff has no objection to the approval of the final plat for Hickory Grove section 3 phase B.



DEPARTMENT OF ENGINEERING
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MEMORANDUM
Office of the City Engineer

Date: April 13, 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 # 2020-04** -- Planning & Zoning Commission – May 4, 2020

Case – 2020-04 Request for Final Plat approval – Hickory Grove Sec 3B

Site address:	0 Bixby Road
Containing parcel (s):	185-001601 & 185-001602
Current Zoning:	R4 (residential)
Proposed Zoning:	No Change
Current Use:	Vacant

Request: Applicant (Matt Kirk, EMH&T, on behalf of Maronda Homes, Inc.) is requesting **Final Plat approval** for 31 lots in 1 phase (being Section 3B) including, 10.122 +/- acres.

Comments:

1) Final Plat:

The applicant is requesting approval of the final plat for Hickory Grove Section 3, Phase 3B. The final plat was previously approved for Hickory Grove Section 3, but was not recorded within six months as required in section 1191.09(b). As the Section 3 plat was not recorded within the required six months, the approval thus expired. The developer then revisited the acreage in 2018 and chose to split Section 3 into two phases, Phases 3A and 3B. The Final plat for Section 3A was approved by City of Groveport Planning Commission in 2019 and then subsequently recorded in October of 2019. This case 2020-04, thus, pertains to the next and final section for the Hickory Grove subdivision, being this Final Plat application for Section 3B.

The most recent submitted proposed plat for Section 3B was reviewed and review comments pertaining to the plat have been addressed to my satisfaction.

2) Street and Utility Improvement Plans for the subject project:

The improvement plans for the streets and utilities associated with Section 3B, have been reviewed and approved. These include the following: Sanitary Sewer improvement plan, and Street, Storm, Water and Street Lighting Plan.

It is noted that the plat for Section 3B, shows a connection of Bitternut Lane to Ebright Road. Related to this connection, the Franklin County Engineer Office requires the developer to make improvement along Ebright Road at the connection of Bitternut Lane to Ebright Rd., to widen the southbound lane and to install a shoulder improvement on Ebright Road. The improvement plans for this activity have been approved by the office of the Franklin County Engineer. It is recommended that this connection and improvement to Ebright Road should be constructed contemporaneously with the streets within this Section 3B project, and that Council require the Developer to complete the Ebright Road improvements before the streets within Section 3B (in the City of Groveport jurisdiction) are dedicated to and accepted by the City of Groveport City Council.

3) Development Agreement: Pursuant to City of Groveport Chapter 925.08, sanitary sewer extensions shall not be installed unless authorized by a Developer's Agreement entered into between the City and the developer/applicant.

Conclusion – Case 2020-04

Staff have no objection to granting approval of the final plat for Section 3B, but do suggest the following conditions be made a part of that approval:

- 1) A Development Agreement for Section 3B shall be entered into between the Developer and the City before commencement of construction of infrastructure for Section 3B, that will require the developer to complete construction of public infrastructure serving this section, including water mains, sanitary sewers, and streets, storm sewers and street lighting, and to complete improvements along Ebright Road in a manner compliant with the requirements of the Franklin County Engineer.
- 2) Final Plat meets requirements of the City of Groveport Chapter 1191.09