

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

June 15, 2015

6:30 Caucus

7:00 – Reg. Meet.

Presentations:

FINANCE: Mr. Bennett

Ordinance C-31-15 Adopt the Grove City Higher Education Investment Program and Appropriate \$350,000.00 from the General Fund for the Current Expense of Same. First reading.

Resolution CR-33-15 Approve the Projects and Funding Amounts for the Racetrack Redevelopment Fund Grant.

LANDS: Ms. Klemack-McGraw

Ordinance C-29-15 Approve the Rezoning of 3.25 acres located West of Broadway and South of Park Street from IND-1, C-2 and CBD to PUD-R. Second reading and public hearing.

Ordinance C-32-15 Approve the Rezoning of 9.051 acres located at 2066 Home Road from SF-1 to PUD-R. First reading.

Resolution CR-34-15 Approve the Development Plan of London Place located at the Northwest corner of S.R. 665 and Summit Way.

Resolution CR-35-15 Approve the Development Plan for Tigerpoly Manufacturing Expansion located at 6231 Enterprise Parkway.

Resolution CR-36-15 Approve the Development Plan for Mt. Carmel Grove City Medical Center located at 5300 North Meadows Drive.

ON FILE: Minutes of: June 1 – Council Meeting; June 2 & 4 – Plan. Comm.

Date: 06-08-15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Berry
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-31-15
1st Reading: 06-15-15
Public Notice: 06-18-15
2nd Reading: 07-06-15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-31-15

AN ORDINANCE TO ADOPT THE GROVE CITY HIGHER ED. INVESTMENT PROGRAM AND APPROPRIATE \$350,000.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF SAME

WHEREAS, a vast majority of our young college age residents our leaving our City upon graduation and we must also prepare our residents for new career changes and opportunities; and

WHEREAS, the goal of the Grove City Higher Education Investment Program, is to transform higher education opportunities in Grove City and to enhance and expand the Cities knowledge-based industry; attract high paying jobs via an educated workforce; train and retrain our workforce; and stop the exodus of our younger people from leaving (preventing brain drain) to seek other opportunities; and

WHEREAS, such a Program has been developed for Grove City, as outlined in the attached Exhibit "A"; and

WHEREAS, this Program intends to make scholarships to Grove City Students and grants for a new higher learning facility or facilities as approved by Council; and

WHEREAS, the purpose of such a Program would be to stimulate new economic development by creating and/or expanding investment and employment in Grove City through economic expansion or retention.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Grove City Higher Ed. Investment Program, attached hereto in Exhibit "A", is hereby approved and adopted for use.

SECTION 2. There is hereby appropriated \$350,000.00 from the unappropriated monies of the General Fund into special account number 100120.596000 for the sole purpose of funding the Grove City Higher Education Investment Program.

SECTION 3. Out of this funding \$250,000.00 shall be allocated solely to Grove City Promise Scholarship Program and \$100,000 to the Higher Education Facilities Fund as outlined in Exhibit "A".

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law

C-31-15
Exhibit "A"
Grove City Higher Ed. Investment Program

Initiatives:

- (1) **"GC Promise Scholarship"** is a forgivable loan of up to \$1,000 per semester or \$3,000 a year to a maximum of \$12,000 for each student residing within the corporation limits of Grove City, who attend an accredited higher education program within the City of Grove City.

Loans can be used for all levels of higher education (technical, associates, bachelorette, masters and doctorate).

Scholarship stipulations:

Students must reside within the corporation limits of the City of Grove City as their primary residence for three (3) years *after* taking their last course; and (procedure to be developed for verification)

Perform a minimum of three (3) volunteer hours to Keep Grove City Beautiful or VIP Program each semester while receiving the scholarship; and

Maintain a "C" average and complete studies in the time specified by their degree program, to continue to receive awards each year.

If students do not meet these stipulations they agree to pay the scholarship back to the City of Grove City in full.

Scores on the SAT or ACT exam, cumulative grade point average (GPA) and class rank maybe be used if submissions out way budgeted dollars.

- (2) **"I believe in GC" Corporate Donor Program** will be set up to accept donations from corporate donors to expand and support the program. A method of regular and constant recognition of such donors shall be developed using but not limited to social and print media.
- (3) **University Facility and Attraction Fund** A \$100,000.00 a year brick and mortar and/or lease concessions allocation for up ten (10) years shall be included as a special Higher Ed Facility line item in the City Budget. All Universities must sign a minimum of a five (5) year lease. Additional funds may be requested by the City Administrator and submitted to Council for approval.

Funding

The City of Grove City shall appropriate \$250,000.00 yearly for the GC Promise Scholarship. If need exceeds the allocated dollar amount, the Grove City Higher Education Committee may make a request for an additional allocation to City Council at any time.

The brick and mortar and rent portion of the program would be approved by City Council upon submission by the City Administrator.

Governing Body

The scholarship program would be administered by the Grove City Higher Ed. Investment Committee.

The Grove City Higher Ed Investment Committee shall be comprised of the Superintendent of the Southwestern City Schools or his designee, City Finance Director, a citizen Mayoral appointment, two citizen Council appointments, a member of the Southwest Education Foundation, and a member of the G.C. Area Chamber of Commerce Foundation Committee. No elected official shall serve as a voting member of the Committee.

The Committee will set the criteria and structure for the scholarships on an annual basis and determine the number of scholarships available yearly. Said Committee shall submit a final program outline that shall include methods of disbursements, repayment, and residency verification to Council for approval and thereafter, forward any recommended amendments to Council for consideration.

Date: 06/08/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Committee
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-33-15
1st Reading: 06/15/2015
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-33-15

A RESOLUTION APPROVING THE PROJECTS AND FUNDING AMOUNTS FOR THE RACETRACK REDEVELOPMENT FUND GRANT

WHEREAS, in 2012 the State of Ohio established a Racetrack Facility Community Economic Redevelopment Fund to assist in the redevelopment of abandoned race track facility, and the City is eligible to receive up to Three Million Dollars from the Fund to assist in the redevelopment of the abandoned track facility and defined project area; and

WHEREAS, Ordinance C-27-15 established a Racetrack Redevelopment Committee which is required to submit grant requests to be funded; and

WHEREAS, Ordinance CR-29-15 approved the terms of the Grant Agreement with the Ohio Development Services Agency; and

WHEREAS, the projects are recommended by the Committee and approved by Council; and

WHEREAS, on May 28, 2015, the Racetrack Redevelopment Committee unanimously recommended the following projects and amounts:

1. \$1,360,350 for the restoration and relocation of West Water Run contingent upon the receipt of land donation from Penn National Gaming and grant award (Clean Ohio Fund) from the Ohio Public Works Commission; and
2. \$750,000 towards the combined costs of site demolition/cleanup, environmental assessment, and utility master planning; and
3. \$295,000 for the design and construction of a 10' greenway trail and path.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the projects and amounts recommended by the Racetrack Redevelopment Committee with the following stipulation:

1. The land area required to accommodate restoration and relocation activities of West Water Run shall be conveyed to the City in the form of a land donation or conservation easement.

SECTION 2. Per CR-29-15, the City Administrator is hereby authorized to execute any and all necessary documents under the approved Grant Agreement, as approved to legal form by the Director of Law.

SECTION 3. The resolution shall take effect at the earliest opportunity allowed by law.

Date: 04/28/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-29-15
1st Reading: 05/04/15
Public Notice: 05/07/15
2nd Reading: 06/15/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-29-15

AN ORDINANCE FOR THE REZONING OF 3.25 ACRES LOCATED WEST OF BROADWAY AND SOUTH OF PARK STREET FROM IND-1, C-2 AND CBD TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on April 22, 2015; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from IND-1, C-2 and CBD to PUD-R with zoning text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of those tracts of land conveyed to The City of Grove City, Ohio, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Exhibit A
C-29-15

ZONING DESCRIPTION
3.25 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 1388, being part of those tracts of land conveyed to The City of Grove City, Ohio by deeds of record in Official Record 11454G16, Official Record 11545J04, Official Record 13786F16 and Official Record 13786F17, all of those tracts conveyed to The City of Grove City, Ohio by deeds of record in Instrument Number 200108130186816 (Parcels I thru VI and Tract 2), Instrument Number 200302100041687, Official Record 34083G17, and Official Record 12371D16, all of the alley vacated by City of Grove City Ordinance Number C-19-61 and the public alley as shown on the subdivision plat entitle Jos. Buchholtz's Addition, of record in Plat Book 5, Page 244, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at the southwesterly corner of said Tract 2, the southeasterly corner of that 11.447 acre tract conveyed to CSX Transportation Inc. Baltimore & Ohio Railroad, being in the northerly right-of-way line of Grove City Road;

Thence North 32° 38' 48" East, with the easterly line of said 11.447 acre tract, a distance of 463.76 feet to a point in the southerly right-of-way line of Park Street;

Thence South 55° 46' 41" East, with said southerly right-of-way line, a distance of 425.00 feet to a point;

Thence South 34° 13' 19" West, across said The City of Grove City, Ohio tracts, a distance of 209.47 feet to a point in said northerly right-of-way line;

Thence North 87° 25' 43" West, with said northerly right-of-way line, a distance of 484.28 feet to the POINT OF BEGINNING, containing 3.25 acres, more or less.

This description was prepared using documents of record and prior plats of survey, and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

C-29-15

BROADWAY AND PARK

3.25 +/- ACRES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

The Pizzuti Companies
Two Miranova Place, Suite 220
Columbus, Ohio 43215

Property Owner:

City of Grove City
4035 Broadway
Grove City, Ohio 43123

ZONING AND DEVELOPMENT STANDARDS TEXT

EXHIBIT A – ZONING BOUNDARY DESCRIPTION

EXHIBIT B – CONCEPTUAL SITE LAYOUT

EXHIBIT C – CONCEPTUAL BUILDING DESIGN

Prepared/Revised:

April 15, 2015

1. Site Boundary (Zoning Description)

The project area ("Site") shall consist of an approximate 3.25 +/- acre site (including right-of-way) located west of Broadway, north of Grove City Road, south of Park Street and east of the CSX Transportation Inc. property as further described in the Zoning Exhibit attached hereto (Exhibit A).

2. General Provisions

- a. The provisions outlined herein shall apply to the site as described in Exhibit A unless otherwise approved by the Grove City Council. Other provisions of the Grove City Zoning Code shall only apply to the extent that this Zoning Text does not address such matters.
- b. For purposes of this proposed Zoning and Development Standards text, the terms and words contained herein shall be considered to carry their usual and customary meanings. Likewise terms outlined in present tense shall also include the future tense and those in singular tense may include the plural. The word "shall" should be considered as mandatory. Other definitions or meanings not clarified herein shall reference the Codified Ordinances of the City of Grove City.
- c. All provisions of this Zoning and Development Standards text shall be severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, section, subsection or other provision is invalid or the application of any part of this provision to any person or circumstances is invalid, then the remaining provisions and the application of those provisions to other persons, successors or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements and uses set forth herein as well as the Zoning Code may be approved by Council through the Development Plan process as long as they are consistent and harmonious with the overall intent of the development as contemplated and do not otherwise diminish, detract, or weaken the overall compatibility of same with adjacent and proximate properties and uses.

3. Permitted Use and Accessory Uses

- a. Permitted Use. – Permitted uses shall be limited to multi-family residential (apartment or condominium). Broadway and Park will be an urban residential development containing a variety and mixture of bedroom units/sizes with a maximum of 135 dwelling units. The livable square footage shall not be less than 600 square feet for single bedroom unit and 800 square feet for a two bedroom

unit. There shall not be less than 110 square feet of livable space for each additional bedroom.

- b. Accessory Uses. Accessory uses shall be prohibited unless otherwise provided for below. All interior accessory uses provided for below shall be located on the ground floor level of Building A1 as generally depicted on Exhibit B and designated as Apartment Amenities Spaces.
 - i. Office – shall be allowed as an accessory use but shall be limited to those activities necessary to conduct leasing and management operations for the development.
 - ii. Recreation and resident services (indoor and outdoor) - shall be allowed as an accessory use but shall be restricted to those services directed at meeting the needs of Broadway and Park residents. Such uses shall be non-membership based and include fitness facilities business centers, recreational uses, study rooms, community gathering spaces, multi-purpose rooms, and other amenity uses that are customary for similar developments.
 - iii. Neighborhood Retail – shall be allowed as an accessory use provided its intent is to support the multi-family lifestyle of the development's residents as determined by the Chief Zoning Official. Allowable uses may include coffee shops, variety stores, sundry shops, and other similar uses. The total allowable retail space may not exceed more than 2,000 square feet.

4. General Site Development Standards

- a. Setbacks.
 - i. Adjacent to public rights-of-way: building setback, 0 feet; parking setback, 6 feet.
 - ii. Adjacent to non-rights-of-way property: building setback, 15 feet; parking setback 10 feet.
 - iii. Accessory structures: shall be setback and placed in accordance with the Grove City Zoning Code.
- b. Parking Ratio. A minimum of one (1) parking space shall be provided per bedroom.

- c. Primary Building Design. Buildings shall be designed in accordance with Section 1138.04(b) of the zoning code and as generally depicted in Exhibit C. Primary building designs shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises within the Historical Preservation Area (HPA).
- i. Buildings shall be a maximum of 45 feet in height.
 - ii. Buildings will include balconies and Juliet balconies (upper floors) and/or porches/patios.
 - iii. Upper floors will be accessed by closed, conditioned corridors with elevators.
 - iv. All buildings will meet the minimum Department of Energy (DOE) code requirements.
 - v. Mechanicals will be roof mounted and screened from view through the extension of a parapet wall or other approved method so that the equipment is not visible from any contiguous right-of-way (including Grove City Road, Park Street, Broadway and Front Street) adjacent to the site.
 - vi. Roof designs for all primary buildings shall be flat with no roof color reveal.
 - vii. Fencing and/or railings shall be constructed of metal, finished black and decorative in nature.
- d. Accessory Building Design. Structures including storage structures, covered parking facilities, dumpster enclosure(s) and similar community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.
- i. Fencing shall be constructed of metal, finished black and decorative in nature, consistent with similar structures located within Town Center.
 - ii. Dumpster (waste and recycling) facilities shall be constructed of or faced with brick, be topped with precast stone caps and shall utilize decorative wood gates.
 - iii. Covered parking facilities shall be enclosed on three (3) sides.

e. Exterior Finish Materials.

- i. Exterior finishes shall primarily consist of brick, stone, cast stone, cement board siding, vinyl siding or a combination thereof. No more than 35 percent of any exterior building elevation may be finished with siding. Siding shall not be used below the second floor. Split face block shall not be permitted.
- ii. The windows will feature vinyl, insulated window panes.
- iii. Awnings and/or canopies shall be constructed of canvas and be free of signage.

f. Exterior Finish Colors.

- i. Brick and/or brick veneer. The brick color shall be a red and/or brown based brick.
- ii. Trim Colors. Natural earth tones and/or warm colors that complement the brick color. High-chroma colors are not permitted.
- iii. Awnings and canopies. Awnings and canopies shall be black or an HPA approved color.

g. Signage. Signs shall comply with the size, location and design requirements of the zoning code. Lighting sources shall be external and provided through decorative gooseneck lighting fixtures.

h. Landscaping and Entry Features.

- i. The project will include a landscaping and screening plan as part of the final Development Plan that anticipates the planting of approximately 150 trees and plants including a mix of London Planetree, Pear, Zelkova, Winterking Hawthorn, Serviceberry, Seagreen Juniper and Boxwoods. A list of all plantings will be submitted for approval by the City Forester and included in the final plans. Additional screening will be provided surrounding all trash receptacles and other functional spaces.
- ii. The main entryway will include an entry feature and landscaping which shall complement and enhance the Town Center landscaping. This entry will also include decorative lighting and signage as approved in the Final Development Plan.

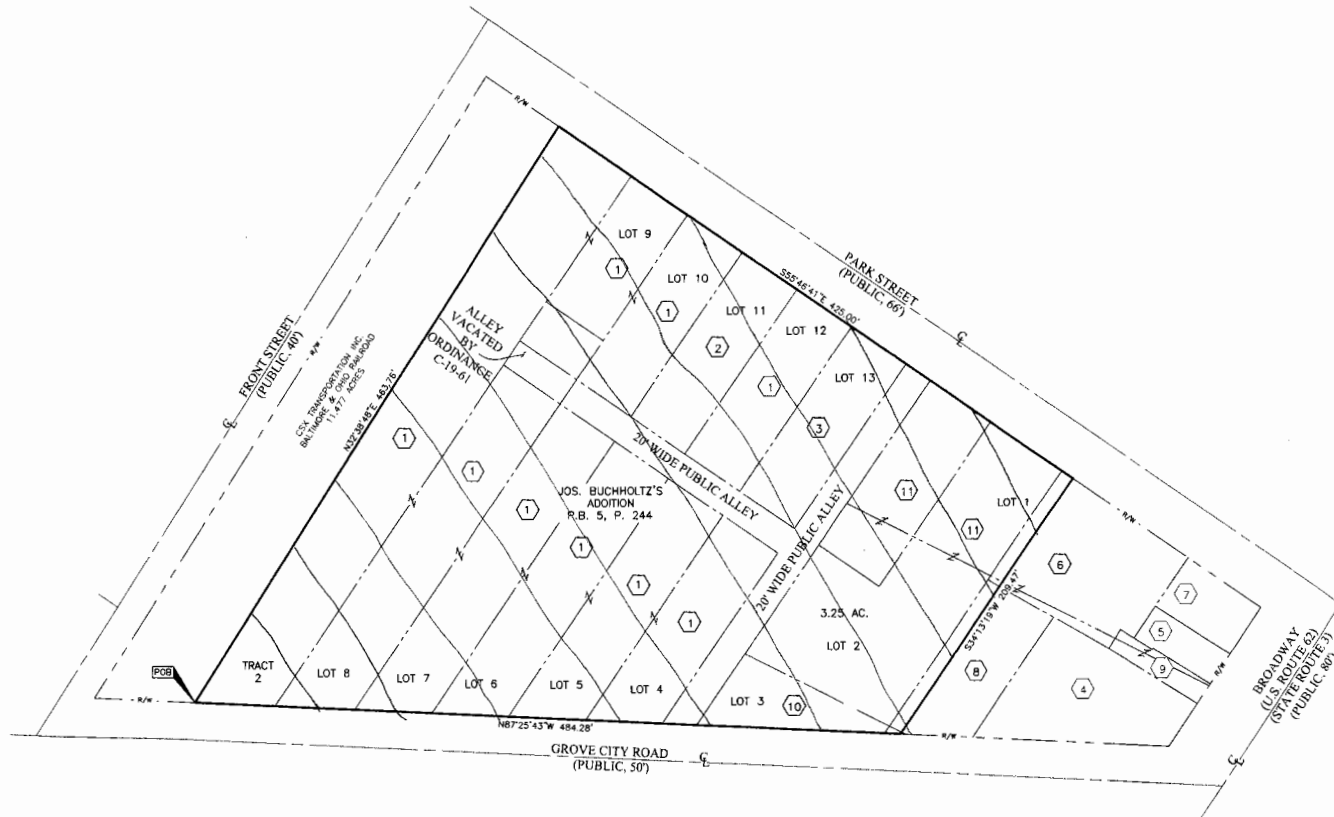
- iii. In the event that code required landscaping cannot be placed or accommodated on the site said landscaping shall be donated to the City for incorporation within the plaza or within the Town Center area.
- i. Sidewalks. Public walkways will be constructed along the boundaries of the site and located within the public right-of-way. Private service walks will have connectivity to all public walkways and private amenities.
- j. Amenities and Open Space. The developer will construct amenity space to be located on the first floor of the main building along Park Street that is referenced as Building A1 in Exhibit C attached hereto. Such space is programmed to include leasing and office support space and other amenity spaces contemplated and included in the permitted uses outlined herein. This space is currently planned to occupy approximately 3,100 square feet. In addition the developer will construct an outdoor space that will include an amenity island that features an activity space, fire pit and seating, planters, plaza areas and other landscaping features to be included and approved as part of the final Development Plan. The project will also include a pet wash station adjacent to the western boundary and landscaping along and near Building B on Grove City Road.
- k. Site Lighting. All site lighting fixtures, whether post or wall mounted, shall be decorative in nature, matching the gas light themed fixtures found throughout Town Center. Light source shall be gas, high pressure sodium (hsp) or LED. Site lighting shall provide 0.5 footcandle maintained at grade for all vehicular, pedestrian and common amenity areas. Fixtures shall be placed around the sites perimeter along Park Street, Grove City Road and the eastern boundary of the site. Additional decorative accent and landscaping lighting may be incorporated into the community amenity space as approved on the final development plan. Lighting fixtures (other than those which may be wall mounted) shall not exceed a height of 14 ft.
- l. Phasing. The property will be developed as a single phase, with the sequence of construction determined by the builder/developer in consultation with the City of Grove City.

ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NO. 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Exhibit A



OWNERSHIP REFERENCES:

- | | |
|---|---|
| ① THE CITY OF GROVE CITY, OHIO
IN: 200108130186816 | ⑦ THE CITY OF GROVE CITY, OHIO
O.R. 12098608 |
| ② THE CITY OF GROVE CITY
IN: 200302100041687 | ⑧ THE CITY OF GROVE CITY, OHIO
O.R. 1154504 |
| ③ THE CITY OF GROVE CITY, OHIO
O.R. 34083617 | ⑨ THE CITY OF GROVE CITY, OHIO
O.R. 12270816 |
| ④ THE CITY OF GROVE CITY
O.R. 11964H18 | ⑩ THE CITY OF GROVE CITY
O.R. 13786F16 & O.R. 13786F17 |
| ⑤ THE CITY OF GROVE CITY, OHIO
O.R. 12666A20 | ⑪ THE CITY OF GROVE CITY
O.R. 12371016 |
| ⑥ THE CITY OF GROVE CITY, OHIO
O.R. 11454G16 | |

Note:
This survey was prepared using documents of record and prior plats
of survey, and is not to be used for transfer



EMHT Evans, Mechwart, Hamilton & Titus, Inc. Engineers • Surveyors • Planners • Scientists 5900 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 • Toll Free: 866.775.2648 emht.com		Date: March 27, 2015	
		Scale: 1" = 50'	
		Job No: 2015-0445	
		Sheet: 1 of 1	
REVISIONS			
MARK	DATE	DESCRIPTION	

Date: 06/08/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-32-15
1st Reading: 06/15/15
Public Notice: 06/18/16
2nd Reading: 07/20/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-32-15

AN ORDINANCE FOR THE REZONING OF 9.05 ACRES LOCATED AT 2066 HOMEROAD FROM SF-1 TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on June 02, 2015; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6839 and being 9.051 acres conveyed to Delno A & Janet I Cummins, as recorded in Official Records, 199807020165246, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-32-15
Exhibit A



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**Description of 9.051 Acres
for Triangle Real Estates Services**

Situated in the State of Ohio, County of Franklin, City of Grove City, V.M.S. 6839, and being a Total of 9.051 Acres Containing a 2.285 Acre Tract (Parcel 1) and a 1.646 Acre Tract (Parcel 2) Conveyed to Delno A & Janet I Cummins, Instrument Number 199807020165246, and a 5.119 Residual Acre Tract Conveyed to George L Schulz & Jill F Savage, Instrument Number 199807020165246 in the Franklin County Recorder's Office:

Beginning with a Found 3/4" Iron Pipe with No ID Cap at the Northwest Corner of said 1.646 Acre Tract (Parcel 2) also being the Northeast Corner of the Addition Property to the Village at Gantz Park Condominiums, Instrument Number 200408260200224, located at Station 315+45.10, Offset to the Right 160.00 feet as shown on the Right-of-Way Plans named FRA-270-6.09S;

Thence South 75°30'00" East following the Southerly Limited Access Right-of-Way Line of Interstate 270, O.R. 16260, Pg. A07, a Distance of 610.82 feet to a Found 3/4" Iron Pipe with No ID Cap at the Northeast Corner of said 5.119 Residual Acre Tract also being the Northwest Corner of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located at Station 321+63.25, Offset to the Right 160.00 feet as shown on said Right-of-Way Plans;

Thence South 13°25'10" West following the Westerly of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, a Distance of 582.60 feet to a Found 5/8" Rebar with No ID Cap at the Southeast Corner of said 5.119 Residual Acre Tract also being the Southwest of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located on the Northerly Right-of-Way Line of Home Road;

Thence with the following Two (2) courses along the Northerly Right-of-Way Line of Home Road, FRA 270-6.09S;

1. North 87°19'24" West a Distance of 87.11 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;
2. South 78°22'48" West a Distance of 118.92 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence South 10°13'02" West crossing Home Road, a Distance of 37.42 feet to a Set Railroad Spike;

Thence North 79°47'14" West following the Centerline of Home Road and the Northerly Line of Southpark Subdivision, P.B. 71, Pg. 31, a Distance of 294.66 feet to a Set Railroad Spike at the Southwest corner of said 2.285 Acre Tract (Parcel 1) also being the South east Corner of a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

Thence with the following Two (2) courses around a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

1. North 12°59'45" East a Distance of 138.67 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northeast Corner of said 0.321 Acre Tract, (Passing a Found 5/8" Rebar with No ID Cap for a Distance of 26.13 feet);
2. North 79°39'24" West a Distance of 120.12 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northwest Corner of said 0.321 Acre Tract;

Thence North 12°59'45" East following the Additional Property of the Village at Gantz Park Condominium, Instrument Number 200408260200224, a Distance of 582.33 feet to the True Point of Beginning, Containing 9.051 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This Description was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.

Bearings were based on State Plane Coordinate System from Franklin County Monuments named FCGS 4432 to FCGS 4428. Ohio South Zone, NAD 83 (1986)

Anthony W. Williams P.S. 7726

Date

Village at Gantz Meadows, LLC

1. Property

The Village at Gantz Meadows ("Property") shall consist of an approximate 9.051 acre site with approximately 294.66 feet of frontage along Home Road and as is further described in Exhibit A-1: Description of 9.051 Acres for Triangle Real Estate Services.

2. General Provisions

- a. The provisions outlined within these development standards shall apply to the 9.051+/- acres of land as described in Exhibit A-1 unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- b. For the purposes of this Zoning & Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning & Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

3. Permitted & Accessory Use

- a. The Village at Gantz Meadows will be a residential neighborhood that shall contain a mixture of 4-unit and 6-unit attached condominium homes with a pool and cabana. There will be 56 units available.
- b. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

4. General Site Development Standards

- a. Entryway. An entry to the site will be located on Home Road and shall incorporate design elements in keeping with others in the area. Those elements shown are illustrative only. Details will be included with the Final Development Plan.
- b. Streets. All streets shall be a minimum of 26 feet in width (as measured from front of curb), privately owned and maintained by the Condominium Association.
- c. Bike Path. A 6-foot wide asphalt bike path connection shall be constructed by the developer and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path shall connect the existing trail in Gantz Park to the site's entryway and the proposed private sidewalk within the subject property. That portion of the path which falls within the public R.O.W. should be conveyed to the City for public use through recorded easements.
- d. Open Space. Open space shall be provided in accordance with Chapter 1101.
- e. Amenity. The developer shall construct a community pool cabana of approximately 180 square feet and a pool (not less than 20' x 40'). These amenities shall be used by residents and their guests in accordance with regulations established by the Condominium Association to be formed by the developer.
- f. Construction/sales trailer. During the initial construction of the property, a temporary trailer will serve as both construction and sales center.
- g. Site lighting. Site lighting shall be provided along the internal private streets via a decorative post with lamp fixture. Additional decorative accent and landscape lighting shall be incorporated at the clubhouse, entry sign and landscape features which may be lit from a concealed source with light cast directionally up or down. No light shall be cast horizontally, and lighting fixtures will be no taller than fifteen feet (15'). The final details for lighting fixtures and locations will be approved with the final development plan.
- h. Fencing. Fencing shall be limited to entry feature fencing, buffer privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- i. Retention Ponds. Retention ponds shall comply and constructed in accordance with Grove City's Public and Private Pond Design Criteria.
- j. Screening, Tree Survey, and Tree Preservation
 - i. Developer shall pay the Urban Forestry fee of \$6 per lineal feet of curb/street pavement for the entire plat, to the City Community Environmental Fund. Trees will be installed and maintained by the city.
 - ii. Perimeter screening/buffering shall be provided to ensure compatibility and adequate buffers with surrounding uses as well as acceptable separation from Home Road and I-270.

1. In areas determined during the development plan review and construction process by the Urban Forester to be void or deficient of trees (as result of construction activity or as an existing condition) the developer shall install trees to establish an adequate level screening and buffering in accordance with Section 1136.07.
2. Existing healthy trees located within ten (10') feet of the site's perimeter (measured from the property line) shall be preserved with the exception for utility crossings. Trees located within these areas as shown on the Final Development Plan shall be placed in a preservation easement and provided to the Condominium Association as part of the Declaration of Condominium.
3. **Perimeter screening shall meet Grove City standards in accordance with Chapter 1136. Permissibly open area shall not be included in the opacity determination.**
 - a. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot (1') of the ground or eight feet (8') above finished grade.
 - b. Plants shall be selected to achieve the height and opacity specified herein within five (5) years of installation and shall be not less than six feet (6') for evergreens, two (2") caliper for deciduous and thirty-six inches (36") for shrubs at the time of installation.
- iii. Two trees shall be provided per residential unit. These trees may not be utilized to fulfill the pond planting requirement. Details for trees and other plantings shall be provided with the Final Development Plan. At a minimum, shade trees and ornamental trees shall be two inch (2") caliper at installation.
- iv. A tree survey shall be provided showing all trees six inch (6") caliper or greater on site.
- k. **Parking.**
 - i. Each 4-unit building will provide a min. 4 garage spaces and 8 surface spaces, each 6-unit building will provide a min. 7 garage spaces and 8 surface spaces.
 - ii. **Additional parking shall be provided at the clubhouse (3 spaces) and at other locations (8 spaces) as shown on Exhibit B - Preliminary Development Plan.**
 - iii. No on-street parking shall be permitted on the private streets. The developer shall install "No Parking" signs as directed by the Fire Department. These "No Parking" signs will be decorative and details for these signs will be approved as part of the final development plan.
5. **Phasing.** The property will be developed in two phases, with the sequence of construction determined by the developer as approved in final engineering.

6. Condominium Association **Responsibilities**. A condominium association will be established by the developer prior to occupancy by any residents. Control of the association shall be turned over to the residents in accordance with Ohio Law Association responsibilities shall include exterior maintenance of all buildings and structures and lawn and landscaping care for all common areas (such as the entryway, lawns, trees, site amenity, retention pond facilities and the like). All association responsibilities and obligations shall be set forth in the Declaration of Condominium prepared and recorded by the developer prior to occupancy.

7. Architectural Development Standards and Area Requirements.

a. Setbacks.

- i. There shall be a ten foot (10') building and parking side yard setback from east and west property boundary.
- ii. There shall be a thirty foot (30') building and parking setback from the north property boundary.
- iii. There shall be a 40' building and parking setback from the south property boundary.

b. Building Standards.

- i. The minimum living area (finished space) of each home shall not be less than 650 square feet.
- ii. The maximum height of any building shall be 25 feet above grade.
- iii. All architectural features shall be as described below or as depicted on the Final Development Plan.

8. Building Design.

- a. The exteriors of the buildings shall include any of the following unless equivalents are approved by the Grove City Building Division during the building permit process:
 - i. Vinyl siding (lap & shake) and trim
 - ii. Aluminum or vinyl soffits and fascia
 - iii. Cultured stone
 - iv. Brick
 - v. Single hung, Low-E vinyl windows
 - vi. 25 Year, dimensional architectural shingles
 - vii. 1 and 2-car garage doors

viii. Faux shutters

ix. Dormers

x. Other materials used as minor accents subject to approval of the Building Division

b. Exterior Colors

i. Siding Colors. Natural earth tones and/or warm neutral colors, including white. High-chroma colors are not permitted.

ii. Trim Colors. Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting to siding color. High-chroma colors are not permitted.

iii. Roofing Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.

c. Garages. All dwellings shall have an attached one or two-car garage.

d. Accessory Structures. No detached garages, sheds, or other accessory structures shall be permitted.

Surveyor's Certificate

This exhibit was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.

Date: _____

Registered Surveyor: Anthony W. Williams
Registered Land Surveyor No.: 7726
in the State of Ohio



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100
Columbus, Oh. 43240
(614)540-6633 (888)598-6808 Fax (614)540-6638
CHICAGO, IL. CINCINNATI, OH. EXPORT, PA. INDIANAPOLIS, IN
NASHVILLE, TN. PITTSBURGH, PA. ST. LOUIS, MO.

Boundary Survey
for Triangle Real Estate Service
of 9.051 Acres on Home Road
Grove City, Ohio

DRAWN BY: NW	JOB NUME 050052
FIELD WORK BY: TF/AJ/JA	
DATE: APRIL 15, 2005	
SCALE: 1"=60' SHEET 1 OF 1	

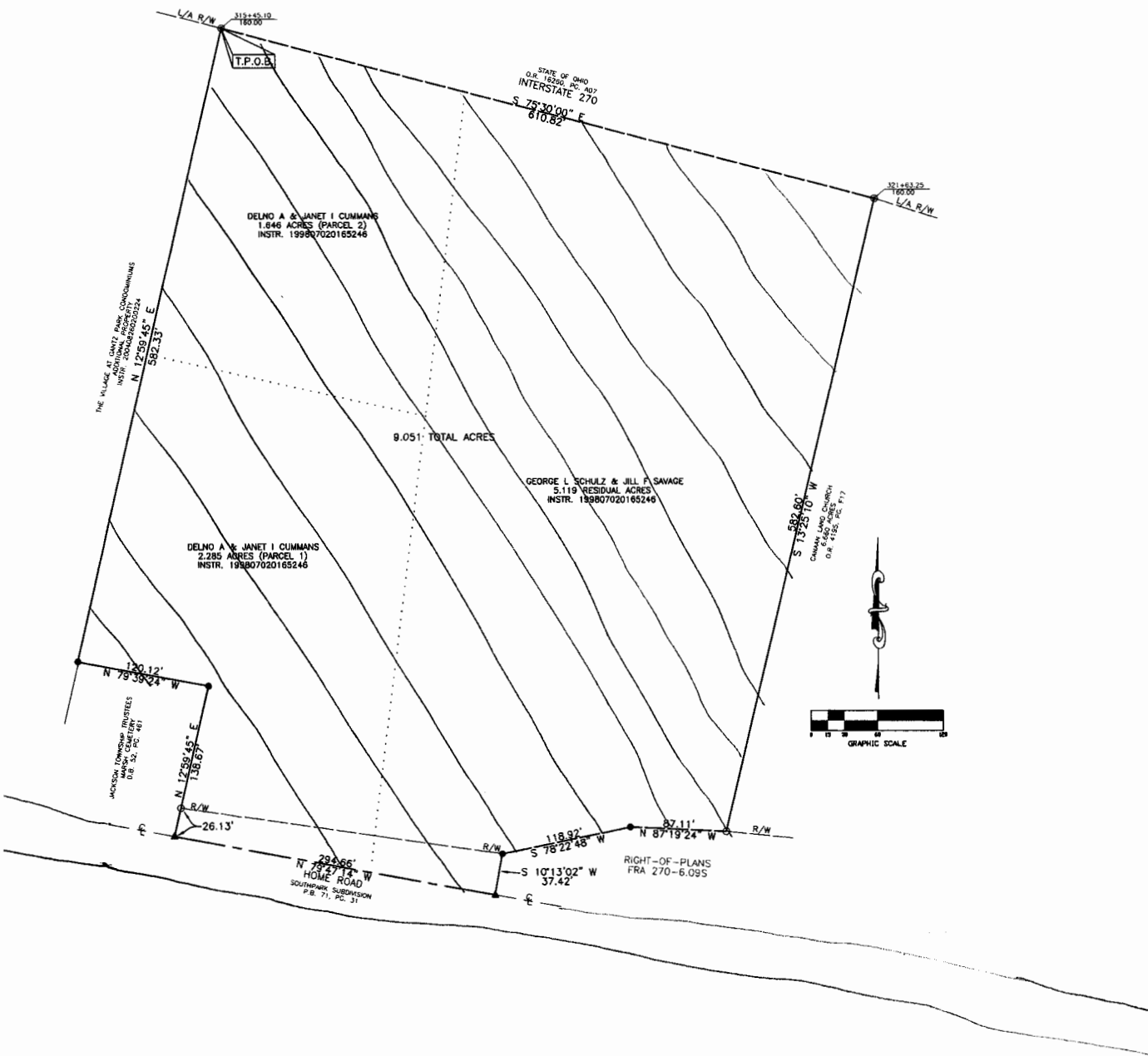
REVISION RECORD

DATE	DESCRIPTION

Legend of Symbols & Abbreviations

- Found 3/4" Iron Pipe with No ID Cap.
- Found 5/8" Rebar with No ID Cap
- ▲ Set Railroad Spike
- Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER

C-30-15
EXHIBIT B



Date: 06/09/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-34-15
1st Reading: 06/15/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-34-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR LONDON PLACE LOCATED AT THE NORTHWEST CORNER OF S.R. 665 AND SUMMIT WAY

WHEREAS, on June 2, 2015, the Planning Commission recommended approval of the Development Plan for London Place, with the following deviations and stipulations:

1. The 20' rear parking lot setback shall be permitted to **deviate** from the approved zoning text, requiring 30';
2. The 15' front parking lot setback shall be permitted to **deviate** from the approved zoning text, requiring 20';
3. Three Special Use Permits (two for each drive-thru and one for outdoor seating) shall be approved prior to site improvement plan approval;
4. The cross access easement shall be recorded with Franklin County prior to site improvement plan approval;
5. The sanitary sewer easement over the Rite Rug property shall be recorded with Franklin County prior to site improvement plan approval.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for London Place, contingent upon the deviations and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 06/09/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-35-15
1st Reading: 06/15/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-35-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR TIGERPOLY MANUFACTURING EXPANSION LOCATED AT 6231 ENTERPRISE PARKWAY

WHEREAS, on June 2, 2015, the Planning Commission recommended approval of the Development Plan for Tigerpoly Manufacturing - Expansion, with the following deviations and stipulations:

1. A **deviation** to the building height shall be permitted to exceed the maximum height (35') by 1' for a total permitted height of 36';
2. A **deviation** for Rooftop mechanical units shall be permitted to remain unscreened in order to match the existing structure;
3. A photometric plan shall be submitted showing that the relocated drive and proposed parking lot meet the required 0.5 foot candle minimum.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for Tigerpoly Manufacturing - Expansion, contingent upon the deviations and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 06/09/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-36-15
1st Reading: 06/15/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-36-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MOUNT CARMEL GROVE CITY MEDICAL CENTER LOCATED AT 5300 NORTH MEADOWS DRIVE

WHEREAS, on June 4, 2015, the Planning Commission recommended approval of the Development Plan for Mt. Carmel Grove City Medical Center, with the following deviations and stipulations:

1. Parking spaces in parking garages shall be permitted to **deviate** from the required square footage to be a minimum of 9' x 18;
2. The landscape island in the southern parking lot shall be permitted to **deviate** from the requirements of Chapter 1136 to be striped in lieu of a landscape island, as shown on Sheet L-1.1;
3. A **deviation** for a 1' parking setback shall be permitted along North Bluegrass Lane, with the installation of landscaping between the parking lot and roadway per Chapter 1136 and subject to the review and approval of the Urban Forester;
4. A **deviation** for a 30' setback shall be permitted in lieu of a 45' setback next to residential lots on the east side, with the installation of an 8' mound with decorative fencing and landscape screening exceeding that required in Exhibit B-2 of Chapter 1136 subject to the approval of the Urban Forester;
5. A **deviation** for parking lots shall be permitted to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula as shown on the landscape plan;
6. A **deviation** for all rooftop mechanicals shall be screened from all off-site views through the extension of the parapet walls or placement of mechanical screens as illustrated on Sheets AD1.01 – AD1.04.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby approves the Development Plan for Mount Carmel Grove City Medical Center, contingent upon the deviations and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest: _____