

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

May 19, 2014

6:30 Caucus

7:00 – Reg. Meet.

PRESENTATION:

FINANCE: Mr. Bennett

Ordinance C-24-14 Accept the Donation of \$3,000.00 from Grove City Tomorrow and Appropriate Same for the Current Expense of Trees & Benches in Breck Community Park. First reading.

Ordinance C-25-14 Approve a Loan for MKOB Properties, LLC, under the Town Center Loan Program and appropriate \$200,000.00 for same. First reading.

LANDS: Ms. Klemack-McGraw

Ordinance C-26-14 Approve the Plat of Meadow Grove Estates Section 3, Part 2. First reading.

Ordinance C-27-14 Approve the Plat for Margie's Cove, Section 2, Part 3. First reading.

Ordinance C-28-14 Amend the Zoning Text for 625.92 Acres located South of White Road and East of I-71 as adopted by Ordinance C-126-03. First reading.

Ordinance C-29-14 Approve the Use for a CrossFit business for Branden's Fitness located at 3995 Thistlewood Drive. First reading.

Resolution CR-28-14 Approve the Amendments to Subarea E of the Development Plan for The Pinnacle Club of Grove City located South of White Road and approved by Res. CR-24-04.

Resolution CR-29-14 Approve the Preliminary Development Plan for The Woods of Pinnacle located at 1342 Holton Road.

ON FILE: Minutes of May 05 Council Meeting; May 06, Planning Commission Minutes

Date: 05/12/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Berry
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-24-14
1st Reading: 5/19/14
Public Notice: 5/22/14
2nd Reading: 6/02/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-14

AN ORDINANCE TO ACCEPT THE DONATION OF \$3,000.00 FROM GROVE CITY TOMORROW AND APPROPRIATE SAME FOR THE CURRENT EXPENSE OF TREES & BENCHES IN BRECK COMMUNITY PARK

WHEREAS, Grove City Tomorrow is a community organization and foundation serving Grove City; and

WHEREAS, GCT's activities are focused on providing leadership, education, advocacy, and funds in four main areas: Parks and the Preservation of our Natural Environment; Education of our young citizens; Responsible Growth; and Cultural Institutions and Activities; and

WHEREAS, Grove City Tomorrow has donated \$3,000.00 to Breck Community Park for additional trees and benches; and

WHEREAS, this donation needs to be accepted and appropriated in order for it to be used to enhance Breck Community Park, as intended.

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

SECTION 1. There is hereby accepted and appropriated \$3,000.00 from the unappropriated monies of the Park Donation Fund to account #135000.570000 for the Current Expense of adding trees and benches to Breck Community Park.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 05/12/14
Introduced By: Mr. Bennett
Committee: Finance
Originated By: TCLRC
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-25-14
1st Reading: 05/19/14
Public Notice: 05/22/14
2nd Reading: 06/02/14
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-25-14

AN ORDINANCE TO APPROVE A LOAN FOR MKOB PROPETIES, LLC, UNDER THE TOWN CENTER LOAN PROGRAM AND APPROPRIATE \$200,000.00 FOR SAME

WHEREAS, on April 19, 2010, Council adopted Resolution CR-19-10, which adopted the Town Center Loan Program, and adopted Ordinance C-17-10 to enter into an Agreement with Community Capital Development Corporation; and

WHEREAS, an application from MKOB Properties, LLC has been received and reviewed under the provisions of the Program; and

WHEREAS, on May, 02, 2014, the Town Center Loan Review Committee recommended the approval of this application for a \$200,000.00, 3% interest, 20 year amortization loan with the following stipulations:

1. Mr. Yerkes maintain a life insurance policy in an amount that equals or exceeds the three loans (two City and one County) shown in the application; and
2. A lien be placed on Mr. Yerkes' personal property until an Occupancy Permit is issued by the City's Building Division.

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 loan application of MKOB Properties LLC, for a \$200,000.00 loan amount, with a term of 20 years, at an interest rate of 3%, contingent upon the stipulations set by the Town Center Loan Review Committee.

SECTION 2. There is hereby appropriated \$200,000.00 from the unappropriated monies of the General Fund to Account #100120.595000 for the Current Expense of the MKOB Properties, LLC Loan.

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

GROVE CITY TOWN CENTER LOAN CREDIT MEMO

For review of Council

MKOB Properties, LLC, owned by Matthew and Kristin Yerkes, is requesting a loan of \$200,000 from the Grove City Town Center Loan Program as part of a financial package to purchase and renovate the building located at 3989 Broadway, known locally as "The Hardware Store." The funding sources and proposed uses follow:

Sources of Funds		Uses of Funds	
Grove City Town Center Loan	200,000	Purchase Land and Improvements	180,000
Franklin County Revolving Loan	200,000	Soft Costs (environmental, architect, permits, etc)	60,850
Owner Equity Injection	95,000	Construction & Renovation	311,650
3 – Grove City \$20,000 grants	60,000	Equipment & Installation	47,500
ADA Tax Credits	10,000		
Historic Preservation Tax Credit	35,000		
TOTAL	600,000	TOTAL	600,000

The building is 8200 square feet and has been appraised at \$771,000 after proposed renovations. Once renovated, the Yerkes plan to lease the entire first floor to a restaurant while creating a group of small offices on the second floor.

MKOB is the borrowing entity and is owned by Matthew and Kristin Yerkes. The Yerkes have strong ties to the community and work hard to contribute to its' growth and prosperity. Kristin is a lifelong resident and Matthew has invested heavily in Grove City. In the past four years, the Yerkes purchased and renovated the commercial building located at 3995 Broadway, moved Matthew's business to that location, purchased, renovated and leased out a church building to a local congregation, and has created and organized the non-profit, supportgrovecity.org, which promotes and advertises the local small, independent businesses within Grove City.

Mr. Yerkes is the 50% partner of Quick Square Consulting, LLC, which provides three distinct services: (1) Web-based image archiving database system for the marketing departments of major corporations and smaller companies nationwide; (2) Providing a web-based education and testing product, specific to each company and industry, and; (3) Website development with a sliding scale for fees depending upon how complex the site is. All services charge a fee for the development of the specific systems, and an ongoing annual service/maintenance fee. The business has been profitable since inception in 2001 and has averaged a net profit of 30% of income the past four years.

The applicants have strong credit scores and no personal debt. Quick Square is also debt free though MKOB Properties still have the Town Center and bank loans for the first property. The equity injection for the new property will come from personal savings and a withdrawal from a self-directed IRA of Matthew's. An analysis of the global cash flow for the Yerkes and their portions of business holdings the past three years indicate their free cash flow could easily cover three times the annual loan payments.

Grove City will share a first position lien upon the new building for collateral, and MKOB Properties, LLC and the Yerkes will guaranty the loan. The Grove City and Franklin County loans will total a combined \$400,000 with no other debt financing for this project. An appraisal provided an "AS COMPLETED" market value for the building and proposed renovations at \$771,000.

CCDC recommends approval of a loan of \$200,000 with an interest rate of 3% and an amortization and term of 20 years based on the strong credit history, strong cash flow, lack of debt, strong collateral coverage and strong overall cash flow coverage.

Date: 05/12/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-26-14
1st Reading: 05/19/14
Public Notice: 5/22/14
2nd Reading: 06/02/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-26-14

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE, SECTION 3, PART 2

WHEREAS, Meadow Grove, Section 3, Part 2, a subdivision containing lots 90 to 110 inclusive, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Meadow Grove, Section 3, Part 3, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 8.133 acres of land, more or less. Said 8.133 acres being part of those tracts of land conveyed to Rockford Homes, Inc., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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

Date: 05/12/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-27-14
1st Reading: 05/19/14
Public Notice: 5/22/14
2nd Reading: 06/02/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-27-14

AN ORDINANCE TO ACCEPT THE PLAT OF MARGIE'S COVE SECTION 2, PART 3

WHEREAS, Margie's Cove, Section 2, Part 3, a subdivision containing lots 77 to 88 inclusive, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Margie's Cove, Section 2, Part 3, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, containing 4.221 acres of land, more or less. Said 4.221 acres being part of those tracts of land conveyed to Grand Communities, LTD, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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

Date: 05/13/14
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-28-14
1st Reading: 05/19/14
Public Notice: 05/22/14
2nd Reading: 07/07/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-28-14

AN ORDINANCE TO AMEND THE ZONING TEXT FOR 625.92 ACRES LOCATED SOUTH OF WHITE ROAD AND EAST OF I-71 AS ADOPTED BY ORDINANCE C-126-03

WHEREAS, on February 02, 2004, Council approved Ordinance C-126-03, a Rezoning request for 625+ acres located South of White Road, for The Pinnacle Club, that included a Zoning Text; and

WHEREAS, Council has approved amendments to said Zoning Text for Subarea E, by Ordinance C-28-07, C-45-09, and C-71-12; and

WHEREAS, on May 06, 2014, the Planning Commission recommended approval of requested amendments to said Zoning Text, Subarea E, with the following stipulation:

1. Amendments shall only apply to Section V (Subarea E) of the Zoning Text.

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

SECTION 1. The Zoning Text for 625.92 acres located South of White Road and East of I-71, as adopted by Ordinance C-126-03 and amended by Ordinance C-28-07, C-45-09, and C-71-12, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

RECEIVED

APR 24 2014

GC PLANNING COMMISSION

Exhibit "A"
C-28-14

**SECOND AMENDMENT OF
THE PINNACLE CLUB OF GROVE CITY
620+ ACRES**

GROVE CITY, OHIO

PLANNED UNIT OF DEVELOPMENT-RESIDENTIAL (PUD-R)

Original Applicants:

Pinnacle Development Company
567 Lazelle Road
Westerville, OH 43081

M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219

Amendment Applicant

**M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219**

Zoning Text

November 3, 2003

Revised November 17, 2003

Revised November 23, 2003

Revised November 26, 2003

Revised December 1, 2003

Revised January 30, 2004

First Amendment January 29, 2007

Second Amendment June 2, 2009

Third Amendment October 2, 2012

Fourth Amendment _____, 2014

INTRODUCTION:

This zoning text establishes the permitted uses, residential densities, minimum lot sizes, the house size ranges and various other development standards for the development comprising the 620+ acres of land generally located south of White Road, west of Jackson Pike, north of Holton Road and east of Interstate 71, as more particularly depicted on the Preliminary Development Plan dated November 26, 2003 and described in the legal description submitted with the zoning application (the "Property"). The text also establishes land use, residential density and lot size for the Eberhard 3.72 acre parcel and the Nocero 10 acre parcel.

The Property or, as sometimes referred to herein, the "Pinnacle Club", is designed as a master planned community to be developed around a championship golf course. Unlike most golf course communities that are designed to maximize lot layout, often to the detriment of the golf course layout, the Pinnacle Club is first and foremost a golf course. Lot layout is designed not to interfere with golf or to distract from the public views into the golf course from public right-of-ways. The natural beauty of the land east of the proposed Buckeye Parkway extension is captured and preserved by golf course. Lots and condominium sites are located in areas that compliment the golf course design.

The future residents of the Pinnacle Club, the residents of the existing M/I Homes Creekside development and the general public, as they drive Buckeye Parkway and the proposed Pinnacle Club Drive, will be treated to exceptional views into the golf course. Much of Buckeye Parkway, as extended through the Property, and most of Pinnacle Club Drive will be single loaded (only one side of the road developed with housing) to provide unobstructed public views of the golf course. Unlike most golf course communities, the golf course will not be hidden from the general public.

One's arrival to the Pinnacle Club will be announced at Buckeye Parkway and White Road. Spectacular entrance features to be presented to the City as part of the development plan approval process will set the tone for what lies beyond the gateway. Landscaping along White Road and throughout the Property will provide visual image and identity of the Pinnacle Club at the entranceway and throughout the Property.

The general land use design of the Property is to step down residential densities from Interstate 71 eastward, with densities east of Buckeye Parkway being extremely low. The land west of Buckeye Parkway, including condominium Subareas F, G and J, have a combined density of 5.85 dwelling units per acre. Not including the Subareas F, G and J, the density west of Buckeye Parkway is 4.56 dwelling units per acre. Although multi-family apartments are typically located on land along freeways, all dwelling units within the Pinnacle Club development will be for sale to individual owners.

Because of the size of the development, multiple Subareas will be developed simultaneously. Buckeye Parkway and Pinnacle Club Drive will be constructed in their entirety at the beginning of development. The traditional concept of phasing sequence is not applicable with this development. A tree survey will not be required as part of the development plan review of Subarea L.

INTRODUCTION TO FIRST AMENDMENT:

~~———— This First Amendment of Pinnacle Club of Grove City 620 + Acres amends the Zoning Text last revised, January 30, 2004 (the "Original Text") and approved as part of the rezoning of the "Property" (as that term is defined in the Original Text) by Ordinance C-126-03, passed by City Council on February 2, 2004. This First Amendment amends only Section V, Subarea E of the original Text by adding an additional type of home called "Cottage Homes". Additionally, the Original Text is being amended to reflect the actual acreage of Subarea E as 115.71 acres and to correct the number of homes permitted in Subarea E, per the approval of the Development Plan, as 575. Changes are noted by bold print font and strikethroughs.~~

I. SUBAREA A (65.7 ACRES)

- A. Permitted Uses: Subarea A consists of two (2) areas: A₁ consists of 39.1± acres containing approximately 78 lots; Subarea A₂ consists of 26.6± acres containing approximately 57 lots. Subarea A may be enlarged and the number of lots in Subarea A may be increased provided views into the golf course from public rights-of-way are maintained and further subject to the established minimum lot size requirements set forth below. Subarea A, also referred to herein as the "Estate Lots", will be sold to custom home builders, which shall include M/I Homes Showcase division. Contiguous platted lots may be combined in whole or part resulting in larger lots.
- B. Density: As provided in Section I(A) above, subarea size may increase and densities may increase or decrease provided views into golf course are maintained.
- C. Lot Size: Subarea A contains 90' and 100' wide lots, measured at the building line, with a minimum lot depth of 120'. No lot in Subarea A may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line.
- D. House Sizes: The minimum house size in Subarea A shall be 2,400 square feet
- E. Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design

review manual will be in place prior to any final platting of this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or beaded lap profile and shake profile vinyl siding with .044 gauge or greater, where appropriate. The roof material will be dimensional architectural shingles.

F. Streets / Sidewalks:

(1). Streets within Subarea A shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide brick or concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

G. Street Trees: Street trees shall be 3" to 3.5" in caliper at planting and planted 35' on center.

II. **SUBAREA B (13.7ACRES)**

A. Permitted Uses: Subarea B shall be developed with single-family homes as an expansion of the adjacent Creekside Subdivision.

B. Density: The maximum number of homes in Subarea B shall be 45 for a total maximum density of approximately 3.3 dwelling units per acre.

C. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

D. Lot Sizes / House Sizes:

(1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes.

E. Streets / Sidewalks:

(1). Streets within Subarea B shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

F. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

III. SUBAREA C (45.3 ACRES)

A. Permitted Uses: Subarea C consists of 45.3 acres containing approximately 140 homes. All homes shall have a two-car garage.

B. Density: The maximum number of homes in Subarea C shall be 140 for a total maximum density of approximately 3.1 dwelling units per acre.

C. Lot Sizes: Lots shall have a minimum width of 70' at the building line and a minimum depth of 120'. Lots contiguous to Subarea L shall have a minimum width of 80' at the building line and a minimum depth of 120'.

D. House Sizes: House sizes shall range in size from a minimum square footage of 1,800' for all homes, up to and including 3,500 square foot homes. 80% of all homes shall exceed 2,000 square feet in size.

E. Exterior Materials: All home exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and/or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea C shall be brick or stone. 50% of the homes within Subarea C [i.e. 70 homes (140 ÷ 50%)] shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors, shall be excluded from the calculation) an example of the brick options are shown on Exhibit 1. Most windows on the front of each home will have shutters.

F. Roof:

(1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of

6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.

(2). The roof material will be dimensional architectural shingles.

G. Streets / Sidewalks:

(1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be installed in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the Development Plan.

(3). All homes shall have brick paver walks from the driveway to the front door of the house.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

IV. **SUBAREA D (52.7 ACRES)**

A. Permitted Uses: Within Subarea D, single-family homes shall be built on a mixture of 50 and 60 foot wide single-family lots. The 50' wide lots shall front on White Road and Buckeye Parkway. The 60' wide lots shall be along the golf course and the east perimeter of the Subarea. Thirty-four of the permitted 60' lots shall back onto the golf course. All homes shall have front porches. Front porches shall range in size from 16 square feet to 100+ square feet.

B. Density: The maximum number of homes in Subarea D shall be 184 for a total maximum density of approximately 3.48 dwelling units per acre.

C. Lot Sizes: Of the 184 lots in Subarea D, 100 shall have a minimum lot width of 50' to 60' and 84 shall have a minimum lot width of 60' or greater. Lot locations shall be as generally depicted on the Preliminary Development Plan, subject to refinements resulting from final engineering.

D. House Sizes: House sizes shall range in size from a minimum square footage of 1,400 square feet up to and including 3,500 square feet. 80% of all homes shall exceed 1,800 square feet in size.

E. Exterior Materials: Homes shall be traditional Colonial and Georgian architectural styles. All home exterior shall have traditional horizontal vinyl lap siding with a .044 gauge or greater and/or natural materials. All chimneys in Subarea D shall be brick. 50% of all homes shall have some brick or stone element on the front façade an example of the brick options are shown on the building elevations submitted as Exhibit 2. Most windows on the front of each home will have shutters.

F. Roof:

(1). The roof of all homes shall have accents such as dormers and small gables. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12.

(2). The roof material will be dimensional architectural shingles.

G. Streets / Sidewalks:

(1). Streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.

(2). Four foot wide concrete sidewalks shall be in front of all homes. Sidewalks do not have to be installed along open space areas except as shown on the development plan.

H. Open Space / Street Trees:

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

V. **SUBAREA E (115 Acres)**

A. **Permitted Uses:** Subarea E, also sometimes referred to as the "Traditional Neighborhood Development" contains four district housing types:

(1.) **Carriage Homes:** Single-family homes with two car attached garages. Garages are accessed from alleys at the rear of the homes. Streetscapes are pedestrian oriented with reduced setbacks and front porches closer to sidewalks. Driveways and garage doors are eliminated from street views. All homes shall have porches. Front porches shall range in size from 16 square feet to 100+ square feet.

(2.) **Village Homes:** Single-family homes with two car attached garages are accessed from the front of the homes. Garages are ~~off set 2'~~ even with or behind the front porch façade of the home. All homes have small porches.

(3.) **Town Homes:** Two-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes.

(4.) **Cottage Homes:** Single-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes. Garages shall have a common wall on one side.

B. **Density:** The maximum number of homes in Subarea E shall not exceed 531 for a total maximum density of approximately 4.6 units per acre. The breakdown of the number of housing types follow:

- | | |
|---------------------|--|
| (1.) Carriage Homes | approximately 303 <u>333</u> lots |
| (2.) Village Homes | approximately 140 lots |
| (3.) Town Homes | approximately 42 lots |
| (4.) Cottage Homes | approximately 16 lots |

C. **Exterior Materials:** All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater. All homes will have brick or stone option for the front façade. Most windows on the front of each home will have shutters. All exposes courses of the foundation of all homes shall be split face block; brick; stone; poured concrete or, any other material that stimulates the appearance of brick or stone. A minimum of 50% of the homes fronting on Buckeye Parkway and one Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3.

D.

- (1

E.

- (1

F.

- (1

G.

- (1

H.

(1). Open space shall be as shown on the Preliminary Development Plan, subject to adjustments resulting from final engineering.

(2). Street trees shall be 3" to 3.5" caliper at planting and planted 35' on center.

VI. SUBAREAS F (31.6 ACRES), G (23.1 ACRES), I (13.4 ACRES) AND J (22.9 ACRES)

A. Permitted Uses: Within Subareas F, G, I and J, attached single-family/cluster home condominiums shall be permitted at the densities set forth below and public uses such as a fire station/police sub-station.

B. Density: The maximum number of dwelling units shall not exceed:

- (1). Subarea F 285 dwelling units (approximately 9du/ac)
- (2). Subarea G 207 dwelling units (approximately 9 du/ac)
- (3). Subarea I 88 dwelling units (approximately 6.6 du/ac)
- (4). Subarea J 137 dwelling units (approximately 6 du/ac)

C. House Sizes: Unit size shall be established as part of the development plan approval process.

D. Exterior Materials: The exterior materials of the buildings shall be established as part of the development plan process.

E. Streets / Sidewalks:

(1). Streets shall be private with a minimum pavement width of 26 feet.

(2). Sidewalks shall be as shown on the development plan.

F. Open Space: Open space will be established as part of the development plan approval process.

VII. SUBAREA H (4.9± ACRES)

A. Permitted Uses: Within Subarea H detached single-family homes or attached single-family/cluster homes condominiums shall be permitted.

B. Density: The maximum number of dwelling units shall not exceed 20 dwelling units (approximately 4 dwelling units per acre).

- C. Miscellaneous: Development standards not set forth above shall be established as part of the development plan approval process.

VIII. EBERHARD PARCEL (3.7± ACRES)

- A. Permitted Uses: Single-family residential homes and one general office use in a separate building of no greater than 4,500 square feet shall be permitted on the Eberhard Parcel. The existing office building on the Eberhard Parcel shall be considered the permitted general office use building. Said building may be expanded, remodeled and/or demolished and rebuilt as a permitted building so long as the total building size does not exceed the 4,500 square feet limitation.
- B. Residential Density: A maximum of three (3) single-family lots may be established on the Eberhard Parcel.
- C. Lot Size: No lot in the Eberhard Parcel shall be less than .5 acres in size.
- D. House Size: The minimum house size shall be 2,000 square feet.
- E. Exterior Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. A design review manual will be in place prior to any final platting of this Subarea. The Estate Lot Review Board which, in the review of homes on the Eberhard Parcel, shall include a member of the Ron Eberhard family, will review and approve all home and landscape plans for this Subarea. Four sided architecture will be encouraged with brick or stone foundations on all sides and common window fenestration. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or upgraded vinyl siding where appropriate. The roof material will be dimensional architectural shingles.
- F. Streets / Sidewalks:
- (1). Streets: Lots may be platted with frontages on private streets.
- (2). Sidewalks: Not applicable.
- (3). The Eberhard Parcel shall not have direct access onto Buckeye Parkway.
- G. Street Trees: Not applicable.

IX. NOCERO PARCEL (10± ACRES)

- A. Permitted Uses: Single-family residential homes.
- B. Residential Density: A maximum of four (4) single-family lots may be established on the Nocero Parcel.
- C. Lot Size: No lot shall be less than 70' wide at the building line and 120' in depth.
- D. House Size: The minimum house size shall be 2,000 square feet.
- E. Exterior Materials: Exterior materials of homes shall be those materials used in the existing Creekside Subdivision.

X. SUBAREA K (7.9 ACRES)

- A. Permitted Uses: A community center, with swimming pool and tennis courts as generally depicted on Exhibit 4 hereto. The community center will be open to all persons living in the Pinnacle Club. The Community Center will be designed and constructed to compliment the design of the golf course club house.

XI. SUBAREA L (200.6± ACRES)

- A. Permitted Uses: A golf course with driving range and club house, generally as depicted on the Preliminary Development Plan and all other uses ancillary to a golf course and club house, shall be the permitted use of Subarea L.

XII. GENERAL STANDARDS

- A. Connectivity: Sidewalks required within Subareas and bike paths along Buckeye Parkway and Pinnacle Club Drive shall be designed to create connectivity throughout the Property.
- B. Fences:
 - (1). Public Roadways: Fences along Buckeye Parkway, White Road, Jackson Pike and Pinnacle Club Drive shall be of uniform color and design. Fences shall be maintained by an association of home owners and/or the golf course owner.
 - (2). Lots: All fences within a particular Subarea shall be of uniform height, color and design. Fences shall not be permitted along lot lines.
- C. Architectural Review Boards: Subareas A₁ and A₂ (the "Estate Lots") and Subarea H shall be subject to an architectural review

board made up initially of four members: Susanne H. Hirth, Joseph Ciminello, a representative of the City with a single-family architectural background, and a representative of M/I Homes (the "Estate Lots Review Board") to review and approve exterior building elevations and landscaping in accordance with the design manual to be submitted with the development plan applications for those Subareas. The membership of the Estate Lots Review Board shall increase as lots are sold to home builders to include representatives of the home builders. An arbitration procedure will be established in the design manual whereby, in the event of a split vote, a designated single-family architect will resolve the impasse.

D. Landscaping:

(1). Entrance features to the Property are shown conceptually on Exhibit 5 with detail submittal as part of the development plan application.

(2). Landscaping between Interstate 71 and homes or condominiums shall be approved as part of the development plan process.

(3). Typical landscaping for all homes and condominiums shall be approved as part of the development plan process.

E. Intersections: Section 1101.05(a)(4) of the Grove City Municipal Ordinances requires that intersections be at least 200 feet apart. Any street intersections involving Buckeye Parkway, White Road, or Jackson Pike shall be designed with landscaped medians as traffic control devices therefore permitting intersections within the 200' limit of Section 1101.05(a)(4). Moreover, Section 1101.05(a)(4) shall not apply to intersections within individual Subareas. Said intersections to be approved as part of the development plan process.

F. Setbacks: A schedule of building setbacks from the street right-of-ways for Subareas B, C, D and E is set forth in Exhibit 6.

G. Homeowners' Associations: Subareas B, C, D, E, F, G, I and J shall each have a separate condominium or homeowners' association which shall be responsible for the maintenance of the open space and entrance features located within the Subarea. Said Subareas shall be a part of a master association which shall be responsible for the maintenance of the entrance features to the Property and the landscaping along Buckeye Parkway, White Road and Jackson Pike.

H. Miscellaneous:

(1). Street Lights: Designs will be submitted as part of the development plan approval.

(2). Mailboxes: Designs will be submitted as part of the development plan approval.

(3). Pools and Sheds: Above ground swimming pools and sheds shall be prohibited throughout the Property.

Date: 05/14/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-29-14
1st Reading: 05/19/14
Public Notice: 05/22/14
2nd Reading: 06/02/14
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-29-14

AN ORDINANCE TO APPROVE THE USE FOR A CROSSFIT BUSINESS FOR BRANDEN'S FITNESS LOCATED AT 3995 THISTLEWOOD DRIVE

WHEREAS, Timothy Branden, applicant, has submitted a request for the allowable Use of a Fitness/Crossfit business to be located at 3995 Thistlewood Drive, as provided for in Section 1135.14; and

WHEREAS, on May 06, 2014, the Planning Commission of the City of Grove City recommended the approval of the Development Plan and this Use at this location, as submitted.

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

SECTION 1. The Use of a Fitness/Crossfit business for Branden's Fitness/CrossFit to be located at 3995 Thistlewood Drive is hereby approved, as submitted.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/14/14
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-28-14
1st Reading: 05/19/14
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-28-14

A RESOLUTION TO APPROVE AMENDMENTS TO SUBAREA E OF THE DEVELOPMENT PLAN FOR THE PINNACLE CLUB OF GROVE CITY LOCATED SOUTH OF WHITE ROAD AS APPROVED BY RESOLUTION CR-24-04

WHEREAS, on March 15, 2004, Council approved a Development Plan for The Pinnacle Club of Grove City by Resolution No. CR-24-04; and

WHEREAS, on August 15, 2005, Council approved an Amendment to Subarea "C" of this Plan by Res. CR-64-05 and on May 1, 2006, Council approved an Amendment to Subarea "E" of this Plan by Res. CR-28-06, and on May 7, 2007, Council approved Amendments to the Development Text by Res. CR-20-07; Council approved and Amendment to Subarea "E" by Res. CR-45-09 and by Res. CR-41-12; and

WHEREAS, on May 06, 2014, the Planning Commission recommended approval of amendments to Subarea E of the Development Plan, with the following stipulations:

1. Amendments shall only apply to Subarea E of the Development Standards Text;
2. A double row of evergreen trees shall be installed between Victoria Lane and the western property boundary where the ODOT sound wall is not installed. Landscaping adjacent to the southern parking area shall be installed as shown on Sheet C000 received April 24, 2014.

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

SECTION 1. This Council hereby accepts the amendments to the Development Plan, approved by Resolution CR-24-04, for The Pinnacle Club of Grove City, contingent upon the stipulations set by Planning Commission.

SECTION 2. 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

CP-28-14
EXHIBIT "A"

THE PINNACLE CLUB OF GROVE CITY
620+ ACRES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicants:

Pinnacle Development Company
567 Lazelle Road
Westerville, OH 43081

M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219

DEVELOPMENT STANDARDS TEXT

February 11, 2004
Revised February 24, 2004
Revised March 2, 2004
Revised March 11, 2004
Revised March 15, 2004
Revised May 2, 2007
Revised September 3, 2009
Revised October 30, 2012
Revised _____, 2014

I. Project Introduction

This Development Standards Text (the "Text") establishes the development standards for many of the Subareas in the Pinnacle Club development identified on the Preliminary Development Plan, dated November 26, 2003 and approved by City Council on December 1, 2003, Resolution No. CR-86-03. This Text incorporates the development standards for these same Subareas contained in the Pinnacle Club Zoning Text; last revised May 2, 2007 September 3, 2009.

Except as otherwise specified herein, all Subareas shall be developed in accordance with the Development Plan containing thirty-eight (38) pages, dated January 19, 2004 and hereby modified on September 3, 2009 October 30, 2012 and subject to minor changes due to final engineering (the "Plan").

II. Subarea A (65.7 acres). Subarea A consists of two areas: A₁ containing 39.1 acres, containing 77 lots and A₂ containing 26.6 acres, containing 58 lots. Homes within Subarea A₁ also referred to herein as the "Estate Lots", will be built by custom builders including M/I Homes Showcase division.

A. Lot Size; House Size; Exterior Materials.

(1). Lot Size: Subarea A contains 90' and 100' wide lots, measured at the building line, with a minimum lot width of 90' and a minimum lot depth of 120'. No lot in Subarea A may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line.

(2). House Sizes: The minimum house size in Subarea A shall be 2,400 square feet, excluding garage and basement areas.

(3). Exterior Materials: All homes will be traditional in architecture, i.e. Colonial, Georgian, Country French and Country English. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged. Natural materials including wood, brick, stone and stucco will be encouraged with the use of hardy plank siding or beaded lap profile and shake profile vinyl siding with .044 gauge or greater, where appropriate. The roof material will be dimensional architectural shingles.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet.

(2). Rear Yard. The minimum required rear yard shall be 30%.

(3). Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.

(4). Building Height. The maximum building height shall be 48 feet measured from the grade of the front elevation of the building.

C. Design Manual. Attached hereto as Exhibit A is the Design Review Manual for the Estate Lots of The Pinnacle Club or Grove City. The Design Review Manual will be enforced by architectural review board and addresses development standards over and above those minimum standards for the Estate Lots set forth in this Text.

D. Pinnacle Club Drive. The front elevations of homes on lots with Pinnacle Club Drive frontage shall face Pinnacle Club Drive.

III. **Subarea B.** Subarea B shall be developed with single-family homes as an expansion of the existing M/I Home, Creekside Subdivision.

A. Lot Size; House Size; Exterior Materials.

(1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes, excluding garage and basement areas.

(3). Exterior Materials: Exterior materials of homes shall be brick, stone, stucco stone, wood, hardy plank and vinyl.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet.

(2). Rear Yard. The minimum required rear yard shall be 15%.

(3). Side Yard. The side yard setback shall be a minimum of 6 feet.

(4). Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design.

(1). Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.

(2). Roof. The roof of all homes shall have accents such as dormers, front facing gables, and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.

(3). Garages. All homes shall have a two-car garage.

D. Miscellaneous.

(1). Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating sides of the street. All lighting shall be approved by the City Service Director.

(2). Pools. No above-ground swimming pools shall be erected or permitted.

(3). Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C (NOTE: There is no Exhibit A or Exhibit B to this Text).

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening, approved by the architectural review committee, not exceeding 5' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy shall be permitted. Notwithstanding anything in the Zoning Text to the Contrary, fences not exceeding 4' in height along rear yard lot lines may be permitted by the architectural review committee.

IV. Subarea C. Subarea C shall be developed with 142 single-family homes.

A. Lot Size; House Size; Exterior Materials.

(1). Lot sizes shall be a minimum of 70' width at the building line and 120' depth. Lots contiguous to the golf course shall have a minimum width of 80' at the building line.

(2). Homes shall be a minimum of 1,800 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 2,000 square feet in size.

(3). Exterior Materials. All home exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and/or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea C shall be brick or stone. 50% of the homes within Subarea C [i.e. 71 homes (142 x 50%)] shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors, shall be excluded from the calculation) an example of the brick options are shown on Exhibit 1 to the Zoning Text. Windows on the front of each home will have shutters or a 1' x 6' trim board around the perimeter of the window.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.

(2). Rear Yard. The minimum required rear yard shall be 15%.

(3). Side Yard. The side yard setback shall be a minimum of 6 feet. Chimneys and bay windows may encroach into required side yard areas.

(4). Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design.

(1). Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.

(2). Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.

(3). Garages. All homes shall have a two-car garage.

D. Miscellaneous.

(1). Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating side of the street. All lighting shall be approved by the City Service Director.

(2). Pools. No above ground swimming pools shall be erected or permitted.

(3). Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C.

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening, approved by the architectural review committee, not exceeding 5' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy shall be permitted. Notwithstanding anything in the Zoning Text to the Contrary, fences not exceeding 4' in height along rear yard lot lines may be permitted by the architectural review committee.

V. Subarea D. Subarea D shall be developed with single-family homes.

A. Lot Size; Houses Size; Exterior Materials.

(1). Lot sizes shall be a minimum of 60' width at the building line and 120' depth.

(2). Homes shall be a minimum of 1,400 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 1,800 square feet in size, excluding garage and basement areas.

(3). Exterior Materials. Homes shall be traditional Colonial and Georgian architectural styles. All home exterior shall have

traditional horizontal vinyl lap siding with a .044 gauge or greater and/or natural materials. All chimneys in Subarea D shall be brick. 50% of all homes shall have some brick or stone element on the front faced. An example of the brick options are shown on the building elevations submitted as Exhibit 2 of the Zoning Text. Windows on the front of each home will have shutters or a 1" x 6" trim board around the perimeter of the window.

B. Yard Dimensions; Building Height.

(1). Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.

(2). Rear Yard. The minimum required rear yard shall be 15%.

(3). Side Yard. The side yard setback shall be a minimum of 5 feet. Chimneys and bay windows may encroach 2' into required side yard setback areas. The minimum distance between adjacent structures shall be 8 feet.

(4). Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design.

(1.) Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.

(2). Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural singles.

(3). Garages. All homes shall have a two-car garage.

(4). Porches. All homes shall have front porches, which shall range in size from 16 square feet to 100+ square feet. Front porches may encroach into the front yard.

D. Miscellaneous.

(1). Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating side of the street. All lighting shall be approved by the City Service Director.

(2). Pools. No above ground swimming pools shall be erected or permitted.

(3). Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C.

(4). Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening, approved by the architectural review committee, not exceeding 5' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy shall be permitted. Notwithstanding anything in the Zoning Text to the Contrary, fences not exceeding 4' in height along rear yard lot lines may be permitted by the architectural review committee.

VI. **Subarea E (115 acres)** Subarea E, also sometimes referred to as the "Traditional Neighborhood Development", will have 503531 homes consisting of four district housing types:

(i). Carriage Homes: Single-family homes with two car attached garages. Garages are accessed from alleys at the rear of the homes. Streetscapes are pedestrian oriented with reduced setbacks and front porches closer to sidewalks. Driveways and garage doors are eliminated from street views. All homes shall have porches. Front porches shall range in size from 16 square feet to 100+ square feet.

(ii). Village Homes: Single-family homes with two car attached garages are accessed from the front of the homes. Garages are ~~off-set 2' behind~~ even with or behind the front porch façade of the home. All homes shall have porches.

(iii). Town Homes; Two-family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes.

- (iv). Cottage Homes: Single family homes, each home has a two car detached garage. Garages are accessed from alleys at the rear of the homes. Garages shall have a common wall on one side.

A. Lot Size; House Size; Exterior Materials.

- (1). Lot Sizes shall be:

- (i). Carriage Home Lots 47' x 70' (minimum)
- (ii). Village Home Lots 50' x 120' (minimum)
- (iii). Town Homes Lots 62' x 100' (minimum)
(28' minimum up to 34' per unit)
- (iv.) Cottage Home Lots 31' x 100' (minimum)
- (v). All lots along the north boundary of Subarea E, east of the east right-of-way line of Berry Hill Drive, shall be a minimum of 70' wide at the building line and a minimum of 120' in depth.

- (2). 80% of all homes in Subarea E shall exceed 1,400 square feet in size. In measuring house size, garage and basement areas shall be excluded.

- (i). Carriage Homes: house size range: 1,200 – 2300 sq. ft.
- (ii). Village Homes: house size range: 1,200 —2,350 3,300 sq. ft.
- (iii) Cottage Homes: house size: minimum of 1,650 sq. ft. - per unit
- (iv). Town Homes: house size: minimum of 1,760 sq. ft. per side

- (3) Exterior Materials: All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater. All homes will have brick or stone option for the front façade. Windows on the front of each home will have shutters or a minimum 1" x 4" trim board. All exposed courses of the foundation of each home shall be any one of the following: split face block; brick; stone; poured concrete or, any other material that simulates the appearance of brick or stone. A minimum of 50% of the homes fronting on Buckeye Parkway and the two Village greens shall have brick or stone accents as shown on the building elevations submitted as Exhibit 3 to the Zoning Text.

B. Yard Dimensions; Building Height.

- (1). Front Yard. See chart attached hereto as Exhibit B.
- (2). Rear Yard. See chart attached hereto as Exhibit B.

(3). Side Yard. See chart attached hereto as Exhibit B.

(4). Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.

C. Building Design:

(1.) Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.

(2.) Garages. All homes shall have a two-car garage.

(3.) Porches. Porches may encroach up to 8 feet into the required front yard.

D. Miscellaneous.

(1.) Lighting. Decorative street lighting will be installed. Interior street lighting will be on alternating side of the street. All lighting shall be approved by the City Service Director.

(2.) Pools. No above ground swimming pools shall be erected or permitted.

(3.) Mailboxes. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on Exhibit C.

(4.) Fences. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening and not exceeding 6' in height, around patios located immediately adjacent to dwellings, for the purpose of providing privacy and approved by the architectural review committee may be permitted. Notwithstanding anything in the Zoning Text to the contrary, fences not exceeding 4' in height along rear and side yard lot lines, behind the building front yard setback, may be permitted by the architectural review committee.

VII. Landscaping.

A. Entrance Features. The general massing and location of plants proposed as part of the entry features are shown on the Development Plan. The species of plants shall be approved by the Service Director or his designee. Sod shall be used at the entrance features. The location of

the area of the entrance features to be sodded and seeded shall be approved by the Service Director or his designee.

B. Street Trees. Developer/Owner shall install the street trees within the entire development at the spacing and tree size set forth on the Development Plan. Developer/owner, through the Homeowners' Associations, Condominium Associations and/or a Community Authority shall assume full responsibility for care, replacement and maintenance of the street trees. Trees shall be approved and tagged by the Service Director or his designee prior to planting. Developer/Owners' assumption of the street tree obligation contained in this Section VII B is in lieu of the owner or builder's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(B) of the zoning code.

C. Miscellaneous.

(1.) Grass. All residential lots shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

(2.) Service Structures. Service Structures shall be screened in compliance with Section 1136.08 of the City Code.

(3.) Irrigation. Ford Boxes shall be installed in the median strip in Buckeye Parkway. The separation distance of the Ford Boxes shall be determined by the Service Director or his designee but shall not be less than 100' apart and no greater than 200' apart.

(4.) Street Trees. Notwithstanding anything in the Zoning Text to the contrary, street trees shall be spaced as determined by the Urban Forester. The separation of trees shall not be less than 35' on center and not greater than 50' on center.

(5.) Homeowners' Associations. Notwithstanding anything in the Zoning Text to the contrary, Subareas B, C, D, and E may be a part of a single master homeowners' association which shall be responsible for the maintenance of the entrance features to the Pinnacle Club development, the landscaping along Buckeye Parkway, White Road and Jackson Pike, and the open space and entrance features located within each of Subarea B, C, D and E.

(6.) Conflict. If a conflict arises between the requirements contained on the Development Plan and those in the Development Standards Text, the most restrictive of the two shall apply.

Date: 05/14/14
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-29-14
1st Reading: 05/19/14
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-29-14

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE WOODS OF PINNACLE LOCATED AT 1342 HOLTON ROAD

WHEREAS, on May 06, 2014, the Planning Commission recommended approval of the preliminary development plan for The Woods of Pinnacle, with the following stipulation:

1. The Preliminary Development Standards Text was reviewed as a Draft and will be formally reviewed and approved as part of the property rezoning, to be heard at a later date.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for The Woods of Pinnacle, contingent upon the stipulations set by Planning Commission.

SECTION 2. 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