

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

April 16, 2018

6:30 - Caucus

7:00 - Reg. Meet.

Presentations: Relay for Life; Nat'l Public Works Week; Bldg. Safety Week

FINANCE: Mr. Davis

Ordinance C-25-18 Appropriate \$1,126,600.00 from the General Fund for the Current Expense of Improvements to Parlin Dr. & Richard Ave. First reading.

LANDS: Mr. Schottke

Ordinance C-20-18 Approve the Use for a Telecommunications tower for Verizon Wireless located at 3363 McDowell Road. Second reading and Public Hearing.

Ordinance C-23-18 Authorize the City Administrator to enter into an Agreement with Rotary Club of Grove City. Second reading and Public Hearing.

Ordinance C-26-18 Approve a Special Use Permit for a Dog Training and Kennel Facility for K9 Ohio located at 4446 Broadway. First reading.

Ordinance C-27-18 Approve the Rezoning of 1519 Borror Road from PUD-R to SF-1. First reading.

Ordinance C-28-18 Approve the Rezoning of 1419 & 1399 Borror Road from SF-1 to PUD-R with Zoning Text. First reading.

Resolution CR-16-18 Approve the Development Plan for The Ashford of Grove City located south of Southwest Blvd. and West of Broadway.

Resolution CR-17-18 Approve the Preliminary Development Plan for The Residence at Brown's Farm/The Cottages at Brown's Farm.

ON FILE: Minutes of: 4/2 Council Meeting; 4/3 Planning Commission

Date: 04/09/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Ms. Fitz.
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-25-18
1st Reading: 04/16/18
Public Notice: 04/18/18
2nd Reading: 05/07/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-25-18

AN ORDINANCE TO APPROPRIATE \$1,126,600.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF IMPROVEMENTS TO PARLIN DRIVE AND RICHARD AVENUE

WHEREAS, winter conditions have contributed to significant pavement deterioration on Parlin Drive and Richard Avenue, and

WHEREAS, it is necessary to rehabilitate this major bus line with full curb, under-drain, and

WHEREAS, the total project cost is estimated to be \$1,126,600.00; and

WHEREAS, \$500,000.00 has been requested from County Engineer Permissive License Funds to reimburse the General Fund for a portion of these project costs; and

WHEREAS, an appropriation of funds is necessary in order for the City to proceed with Parlin Drive and Richard Avenue improvements.

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

SECTION 1: There hereby is appropriated \$1,126,600.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603174 for the current expense of Parlin Drive and Richard Avenue improvements.

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

Steven R. Robinette, 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

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: 03/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-20-18
1st Reading: 03/19/18
Public Notice: 03/22/18
2nd Reading: 04/02/18 *04-16-18*
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-20-18

AN ORDINANCE TO APPROVE THE USE FOR A TELECOMMUNICATIONS TOWER FOR VERIZON WIRELESS LOCATED AT 3363 MCDOWELL ROAD

WHEREAS, Verizon Wireless & Capital Telecom Holdings II LLC, applicant, has submitted a request for the allowable Use of an area located at the American Legion at 3363 McDowell Road for a Telecommunications Tower, as provided for in Section 1135.09; and

WHEREAS, on March 6, 2018, the Planning Commission of the City of Grove City recommended the DENIAL of this Use at this location, with the following stipulations:

1. A variance shall be obtained through the Board of Zoning Appeals for a reduced setback from the south and east property lines as shown on the plans; and
2. The Capital Telecom Utility Easement and all improvements including landscaping shall be moved out of the existing sanitary easement; and
3. No improvements, aside from landscaping, shall be permitted with a FEMA designated flood hazard area; and
4. The aggregate access apron shall be revised to indicate an asphalt access; and
5. Barbed wire shall not be permitted on the site; and
6. The outside row of evergreen shrubs shall be at least six feet (6') in height at time of planting; and
7. The type of Maple tree shall be included on the plan sheets; and
8. The proposed transformer shall be landscaped per Section 1136.08 for screening of service structures.

WHEREAS, in accordance with Section 1135.09(G)(7), a Special Use Permit is also required for a Telecommunications Tower.

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

SECTION 1. The Use of a portion of ground located at the southeast corner of the American Legion property, located at 3363 McDowell Road, for a Telecommunications Tower is hereby permitted, and a Special Use Permit, under Section 1135.09(b)(12)G(7) is hereby issued, contingent upon the stipulations set by Planning Commission.

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

Steven R. Robinette, President of Council

Passed: _____

Date: 03-27-18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-23-18
1st Reading: 04/02/18
Public Notice: 04/04/18
2nd Reading: 04/16/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-23-18

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH ROTARY CLUB OF GROVE CITY

WHEREAS, the City of Grove City and Rotary Club of Grove City jointly wish to publicly recognize the accomplishments and contributions made by its citizens; and

WHEREAS, the City is the owner of the real property commonly known as 4035 Broadway and located in the City of Grove City, County of Franklin and State of Ohio; and

WHEREAS, the Club desires to enter upon this Property to install and maintain a brass plaque that recognizes the accomplishments of citizens; and

WHEREAS, the City and Club jointly agree this should be done in a prominent location in the City and that the north side of City Hall provides an ideal location, due to the high volume of pedestrian traffic and the number of special events; and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to execute the Agreement with Rotary Club of Grove City upon the terms and conditions set forth in Exhibit A attached hereto and made a part hereof.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Steve R. Robinette, 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

Exhibit "A"
C-23-18

LICENSE AGREEMENT

This agreement is between the City of Grove City, Ohio, an Ohio municipal corporation whose address is 4030 Broadway, Grove City, Ohio 43123 ("City"), and the Rotary Club of Grove City (Club) a 501C4 charitable organization whose address is _____

WITNESSETH:

WHEREAS, the City and Club jointly wish to publicly recognize the accomplishments and contributions made by its citizens; and

WHEREAS, the City is the owner of the real property commonly known as 4035 Broadway and located in the City of Grove City, County of Franklin and State of Ohio (the "Property"); and

WHEREAS, the Club desires to enter upon the Property in accordance with the terms hereof for the purpose of installing and maintaining a brass plaque ("Plaques") that recognizes the accomplishments of citizens; and

WHEREAS, the City and Club jointly agree this should be done in a prominent location in the City and that the north side of City Hall provides an ideal location to due to the high volume of pedestrian traffic and the number and frequency of special events; and

WHEREAS, the City is willing to permit the Club to enter upon the Property and install and maintain the Plaques, on the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree to the foregoing and as follows:

1. **Grant of License.** The City hereby grants to the Club a license to enter upon the Property and to install and maintain the Plaques. The location of the Plaques shall be determined by the City. This Agreement shall give the Club an exclusive right to install and maintain the Plaques, and the Club shall have such access to the Property and the exterior of the Building as is reasonably necessary for the installation and maintenance of the Plaques. Upon agreement of the Parties, lighting may be added. The Plaques shall be removable and installation of the Plaques shall not cause any permanent damage to the Property.

2. **Term.** The term of this Agreement shall be for a period of Three (3) year, commencing on the Effective Date and terminating on the date that is Three (3) years thereafter (the "Initial Term"). It may thereafter be renewed for successive One (1) year terms (collectively, the "Renewal Terms") upon agreement of the parties provided that the intent to renew is submitted in writing to the City prior to the expiration of the then existing term. Upon the termination of this Agreement for any reason, the Club shall restore the Building to its original condition.

3. **Installation/Maintenance.** The Club shall be solely responsible for the cost and expense of making and installing the Plaques. The Club shall maintain, at its sole cost and expense, the Plaques in a good and orderly condition during the Term. In addition, the Club

shall maintain the grounds beneath the Plaques. The City shall have approval rights over the design or content of the Plaques, landscaping and lighting. The City reserves the right, in its sole discretion, to have any of the Plaques removed. The Club shall comply with all applicable governmental rules and regulations when installing and maintaining the Plaques. This Agreement and the license created hereby is personal to the Club and may not be transferred to any other entity or individual without the express written consent of the City.

4. Notice. Any notices required hereunder shall be in writing, shall be transmitted by certified mail, postage prepaid, return receipt requested, hand delivery, or by nationally recognized overnight courier, and shall be deemed given when received or when receipt is refused, and shall be addressed to the parties as set forth on the first page of this Agreement.

5. Relationship to Parties. Nothing contained herein shall be deemed or construed by the parties hereto, or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties hereto.

6. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.

7. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

8. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

9. Modification. This Agreement may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto.

10. Benefit. This Agreement shall run with the land and inure to the benefit of and be binding upon the parties hereto, and their respective heirs, executors, representatives, successors and assigns.

(Rest of Page Left Intentionally Blank, Signature Page to Follow)

IN WITNESS WHEREOF, the City and Club have executed this Agreement as of the day and year first above written.

CLUB:

Rotary Club of Grove City

CITY:

City of Grove City, Ohio

Larry Titus, President 2017-2018

Charles W. Boso, Jr., City Administrator

Approved as to form:

Stephen J. Smith, Law Director

Date: 04/09/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-26-18
1st Reading: 04/16/18
Public Notice: 4/18/18
2nd Reading: 05/07/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-26-18

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DOG TRAINING AND KENNEL SERVICE FOR K9 OHIO LOCATED AT 4446 BROADWAY

WHEREAS, K9 Ohio, applicant, has submitted a request for a Special Use Permit for a Dog Training and Kennel facility located at 4446 Broadway; and

WHEREAS, on April 03, 2018, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. Noise from the dog kenneling and training business shall be minimized to not negatively impact surrounding tenants; and
2. Dog waste, both on and off the site, shall be cleaned up immediately and placed in an appropriate trash receptacle and/or dumpster.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1k&l is hereby issued to K9 Ohio, located at 4446 Broadway, contingent upon the stipulations set by Planning Commission.

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

Steven R. Robinette, 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: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-27-18
1st Reading: 04/16/18
Public Notice: 04/18/18
2nd Reading: 05/07/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-27-18

AN ORDINANCE FOR THE REZONING OF 1519 BORROR ROAD FROM PUD-R TO SF-1

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 3, 2018; 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 PUD-R to SF-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 *and being part of a 63 acre First Parcel conveyed to Alice M. Huffman by deed, as recorded in Official Records, Deed Book 2992, page 452, 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.

Steven R. Robinette, 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-27-18

Exhibit "A"
Legal Description
For File: 77146611

Situated in the State of Ohio, County of Franklin and in the City of Grove City.

Situate in the State of Ohio, County of Franklin and in the Township of Jackson and being part of Survey No. 6115, Virginia Military Lands, also being part of a 63 acre First Parcel conveyed to Alice M. Huffman by deed shown of record in Deed Book 2992, page 452, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin in the centerline of Borrer Road at the northwesterly corner of said First Parcel and at the northeasterly corner of a 1.526 acre tract conveyed to Harry and M.V. Wenver by deed shown of record in Deed Book 2634, page 114;

thence N. 74° 37' 04" E. along the centerline of Borrer Road and along the northerly line of said First Parcel a distance of 330 feet to an iron pin;

thence S. 15° 22' 56" E. a distance of 30 feet to an iron pin;

thence with a curve to the right having a radius of 30 feet the long chord of which bears S 60° 22' 56" E. a distance of 28.28 feet to an iron pin;

thence S. 15° 22' 56" E a distance of 180 feet to an iron pin;

thence S. 74° 37' 04" W. parallel to the centerline of Borrer Road, a distance of 426.83 feet to an iron pin in the westerly line of said First Parcel and in the easterly line of said 1.526 acre tract;

thence N. 3° 05' 26" E. along the westerly line of said First Parcel and along the easterly line of said 1.526 acre tract a distance of 242.49 feet to the place of beginning, (passing an iron pin on line at 212.12 feet);

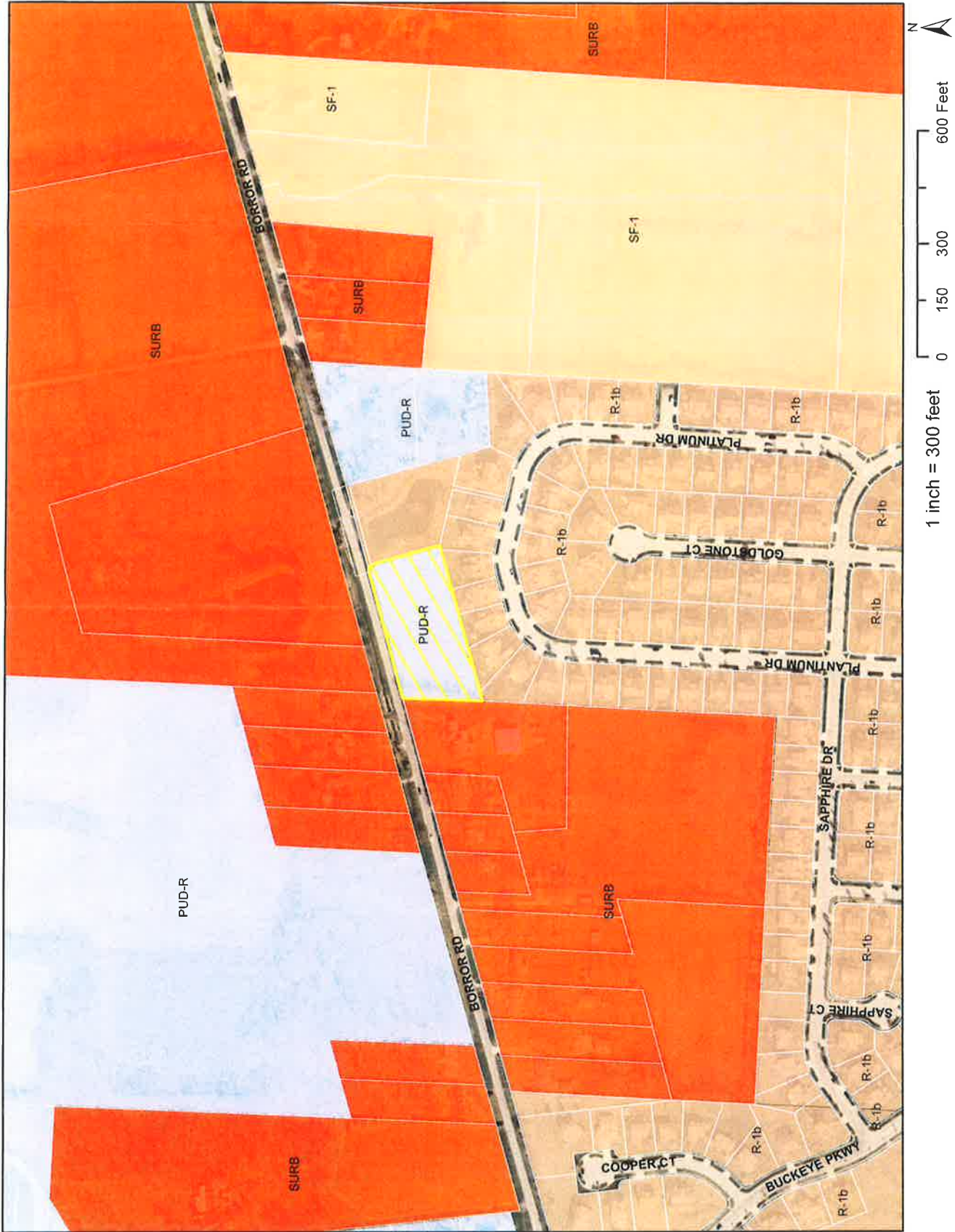
containing 2.035 acres, more or less, subject to all easements and restrictions shown of record also subject to all legal highways.

Surveyed by Roland L. Edwards, Registered Surveyor No. 4224.

Known As: Borrer Road, Grove City, OH 43123
Parcel No. 040-005233-00



C-27-18



Date: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-28-18
1st Reading: 04/16/18
Public Notice: 04/18/18
2nd Reading: 05/21/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-28-18

AN ORDINANCE FOR THE REZONING OF 1419 & 1399 BOROR ROAD FROM SF-1 to PUD-R WITH ZONING TEXT

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 3, 2018, with the following stipulations:

1. The maximum permitted density on the site shall be 2.2 dwelling units per acre;
2. General Site Development Standard V(d) (Open Space) shall be amended to remove the sentence "Subject to Council granting a variance to allow all open space being dedicated to the City as depicted on the City's Master Parks Plan to be counted toward the open space requirement";
3. General Site Development Standard V(i)(1) shall be removed from the proposed Zoning Text;
4. General Site Development Standard V(i)(3) shall be amended as follows:
"~~Three~~ Four trees shall be provided per residential unit ~~that meet the requirements of Section 1136.09.~~ One shade tree (2-inch caliper minimum) shall be provided between the sidewalk (or street if a sidewalk is not present) and the front of each residential home ~~to function as the street tree.~~ All other trees and plantings shall be arranged within the front, side or rear yard areas with emphasis on the front facades. ~~One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the home.~~"
5. A new standard should be added to General Site Development Standard V(i) stating that "The owner, builder or developer shall be required to pay to the City's Community Environment Fund a fee in the sum of six (6) dollars per lineal foot of curb/street pavement frontage for the purpose of purchasing, planting and maintaining trees on public properties";
6. General Site Development Standard V(k)(2) (Signage) shall be amended to state "Any additional signage not included on the final development plan shall be reviewed and, if deemed appropriate for the site, approved by the Development Department;
7. The Zoning Text shall state that character fencing shall be installed along the project's property lines where adjacent to parcel 040-015527;
8. The Zoning Text shall state that homes on corner lots shall utilize side-loading garages.

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 to SF-1;

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 *and being part of Lot 6 of the partition of the Huffman Lands, and being a 23.026 acre tract of land now or formerly conveyed to Mildred A. Christian, Trustee, 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.

Steven R. Robinette, 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

RECEIVED

SEP 18 2015

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

C-28-18

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By 33 Date 9/18/15

Description of a 51.683 acre tract for annexation purposes

Situated in the State Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey #6115, being a part of Lot 6 of the partition of the Huffman Lands (Plat Book 1, Pg. 260), and being a 23.026 acre tract of land now or formerly conveyed to Mildred A Christian, Trustee (Parcel 1 of O.R. 16047 J-08), and a 28.657 acre tract of land now or formerly conveyed to Timothy J Christian (First Parcel of Instr. 200411160262813), further bounded and described as follows:

Beginning for reference at a disk, known as FCGS 1324 (Franklin County Geodetic Survey), found in a monument box assembly at the center line intersection of Borror Road, a 60' public right-of-way (Road Record 4, Page 359), with west line of said Lot 6, also being on the north line of said Virginia Military Survey #6115;

thence with the center line of said Borror Road and north line of VMS #6115 N 75°03'05" E, 377.63 feet, to a mag nail found at the northeast corner of land conveyed to Mildred A Christian, Tr. (Instr. 201011100151228), said point being the TRUE PLACE OF BEGINNING for the parcel hereinafter described;

thence N 75°05'10" E, 255.04 feet continuing along said center line of Borror Road to a mag nail found at the northwest corner of land conveyed to Mildred A Christian, Tr. (Instr. 201011100151226);

thence S 05°31'37" W, 510.11 feet along the westerly line of said Mildred A Christian, Tr tract, passing over a rebar capped "C&A" found at 32.02', to a rebar capped "C&A" found at the southwesterly corner of said Christian tract;

thence S 85°50'44" E, 214.44 feet along said Christian tract to a rebar capped "C&A" found on the westerly line of land conveyed to Mark R and Leslie R Harbold (D.B. 3578, Pg. 416);

thence S 04°09'13" W, 2669.44' feet along said Harbold tract, passing over a rebar capped "6579" found at 679.74' referencing a northwesterly corner of land conveyed to Marilyn S Swackhammer (D.B. 3576, Pg. 633 and Instr. 201212130191702), also passing a rebar capped "C&A" at 1122.01', continuing along said Swackhammer tract to the northerly line of land conveyed to Lois L Hancock Ltd. (Parcel 3 of Instr. 199808050198537) and Jess H Hancock Ltd. (Instr. 199808050198533), reference 3/4" pipes found N 04°09'13" E, 5.00' and N 87°07'18" W, 5.00';

thence N 87°07'18" W, 577.96 feet along said Hancock tract to a rebar capped "C&A" found at an angle point therein;

thence S 73°02'42" W, 229.50 feet, continuing along said Hancock tract, to a 1/2" pipe found on the westerly line of Grant Run Estates, Section 3 (Plat Book 103, Pg. 35) and the existing City of Grove City corporation line (Ordinance No. C-70-75, Official Record 165-584);

thence N 03°45'19" E, 1638.39 feet along said corporation line, Grant Run Estates, Section 3 and Grant Run Estates Section 4, Part 1 (Plat Book 105, Pg. 5) to a 3/4" pipe found in the easterly line of Sublot 140 of Grant Run Estates Section 4, Part 2 (Plat Book 105, Pg. 9);

thence N 04°16'56" E, 1102.74 feet continuing along said corporation line, said Grant Run Estates and the westerly line of land conveyed to Michael H and Nancy L Gosztyla (Instr.200306270196007) to a 3/4" pipe found at the southwesterly corner of land conveyed to J. Joseph Parsley and Ann Marie Garland (Instr.201410070132556);

thence S 85°42'16" E, 356.70 feet, leaving said corporation line, along the southerly line of said Parsley and the southerly lines of lands conveyed to David and Kayla Spellman (Instr.200209200235280) and the aforesaid Mildred Christian tract, to a rebar capped "C&A" found;

thence N 04°15'51" E, 451.40 feet along said Christian tract to the TRUE PLACE OF BEGINNING, passing over a 3/4" pipe found at 419.88'.

Containing 51.683 acres of land, more or less, of which 0.175 acres is contained within the right-of-way of Borror Road, as surveyed under the direct supervision of Matthew L. Campbell, P.S. 8546 of Campbell and Associates, Inc. in August of 2015.

The basis of bearings for this description is N 04°16'56" E as shown for the easterly line of Grant Run Estates Section 4, Part 2. All capped rebars set are 5/8" in width and 30" in length with ID cap marked C&A.

Subject to all legal highways, easements, restrictions, covenants, agreements and reservations of record.

All documents referenced herein are Franklin County Recorder's records.

ABOVE DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY.



Matthew L. Campbell
9/18/15

STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF JACKSON

Part of Virginia Military Survey 6115
Part of Lot 6 of Huffman Lands (Plat Book 1, Page 260)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS
SURVEY IS N 04°16'56" E FOR THE WEST
PROPERTY LINE AS SHOWN ON THE PLAT
FOR GRANT RUN ESTATES SEC. 4 PT. 2.

PERTINENT DOCUMENTS

-Tax maps and deeds of record
-Grant Run Estates Subd. Plats
-SURVEYS
Myers Surveying 12/2012
Haines 9/2010

- ① Mildred A Christian, Tr.
Trst-20101100151226
- ② David & Kayla Spellman
Trst-2002040200235280
- ③ J. Joseph Franklin
Trst-2014100710132556
- ④ Michael H & Nancy L Goetzly
Trst-20030621046007

PARENT:
23.026 ACRES
1003019 SQ. FT.
0175 acrs
7642 sq ft
in right-of-way

NEW PARCEL:
4.594 ACRES
147105 SQ. FT.
0087 acrs
2820 sq ft
in right-of-way

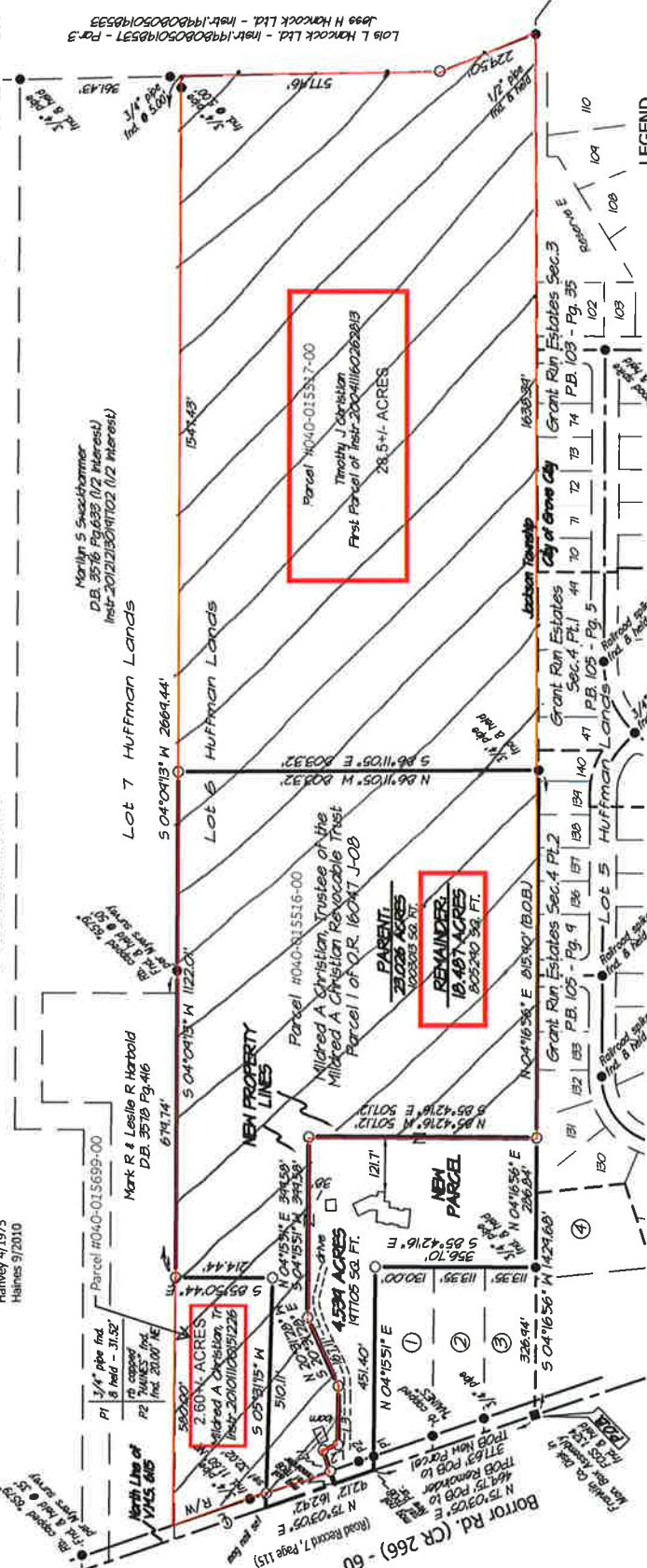
REMAINDER:
18.432 ACRES
656910 SQ. FT.
0108 acrs
2422 sq ft
in right-of-way



DATE: Nov 2015
BY: mlc

SCALE: 1"= 250'
Revised: 1/27/2016
aftered frontage to meet
Grove City zoning standards

C-28-18



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

DATE

T.P.O.B. - TRUE PLACE OF BEGINNING

P.O.B. - PLACE OF BEGINNING

rec. - RECORD DISTANCE

calc. - CALCULATED DISTANCE

obs. - OBSERVED DISTANCE

OR ANGLE

OR ANGLE

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CAMPBELL &
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Land Surveying

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JOB NO.

CO130502BNDY

SHEET 1 OF 1

Trailview Run & Treetops @ Trailview Run

Zoning Text

Grove City, Ohio



CURRENT ZONING: SF-1 (SINGLE FAMILY)

PROPOSED ZONING: PUD-R (PLANNED UNIT DEVELOPMENT- RESIDENTIAL)

Property Owners:

Timothy J Christian
334 Founders Circle
Avon Lake, Ohio 44012

Diane S Peurach
4037 Waterwheel Lane
Bloomfield, Michigan 48302

Applicant:

Karl Billisits
Harmony Development Group
3650 Olentangy River Road
Suite 401
Columbus, Ohio 43214

Authorized Representative:

Tom Hart
Isaac Wiles
2 Miranova Drive, Suite 700
Columbus, Ohio 43215

I. PROPERTY

The property ("Property") consists of approximately 49.5± acres south of Borrer Road, east of the Grant Run Estates subdivision, approximately 3,400 feet north of London-Groveport Road, and approximately 3,200 feet west of SR 104 as further described on the attached legal description (Exhibit A) and Survey (Exhibit B).

II. INTRODUCTION

The proposed community will consist of a mixture of single family homes designed for families with children and free standing patio homes designed with a minimum of two bedrooms on the first floor and no more than 50% of the first floor area permitted on the second floor (if a second floor option is chosen by the customer). The Patio Homes are designed for the active adult consumer who desires single floor living and community lifestyle services such as lawn/landscape maintenance and snow removal.

The patio home lifestyle living is in high demand in the area. The community provides an enclave opportunity for this type of living in an area with access to parks and trails in close proximity to children and grandchildren living near by.

The style, size and types of homes are consistent with the adjacent community Grant Run Estates. The Single Family Homes minimum square home footage exceeds the requirements of Grant Run Estates and the Single Family lot size meets or exceeds the R1B standards. In addition the plan incorporates an open space buffer along the West property line of the property (As shown on the Preliminary and Final Development plans) to be restricted to a no disturbance zone or deeded to the Grant Run Lot owner immediately adjacent to the land.

III. GENERAL PROVISIONS

- a. The provisions outlined within these development standards shall apply to the 49.5 +/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply to the extent that this Zoning Text and Development Standards do not address such matters.
- b. For the purposes of this Zoning and 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 plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as through followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning and 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, the remaining provisions and 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 the uses within or proximity of the property.

IV. PERMITTED AND ACCESSORY USE

- a. Trailview Run and The Treetops at Trailview Run will be a residential neighborhood that shall contain a mixture of detached single-family homes on public streets (Subarea A) and detached patio homes on a combination of public and private streets (Subarea B).
- b. Each home shall be on its own lot.
- c. The density of the site shall not exceed 2.5 dwelling units per acre.
- d. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

V. GENERAL SITE DEVELOPMENT STANDARDS:

- a. Entryway. A landscaped entry to the site will be located on Borror Road and shall incorporate design elements in keeping with the area. The fencing depicted on the Final Development Plan will match the fencing on the North Side of Borror Road; In addition, the existing Barn will remain and be incorporated into part of the entry feature.
- b. Streets. All Public Streets shall be a minimum of 28 feet in width (as measured from back to back of curb). All Private Streets shall be a minimum of 26 feet in width (as measured from back to back of curb), owned and maintained by the Patio Home Owners Association.
- c. Bike Path. An 8-foot wide asphalt path shall be constructed and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path will connect the 11+/- acre new city park at the southern end of the Property to the new Proposed Bike path planned with the Borror Road Widening.
- d. Open Space. Open space shall be provided as depicted on the Final Development Plan and shall meet the requirements of Section 1101.09(b); **Subject to Council granting a variance to allow all open space being dedicated to the City (as depicted on the City's Master Parks Plan) to be counted towards the open space requirement.** The open space will be owned and maintained by the Homeowners Association except for the area along Grant Run that will be dedicated to the City of Grove City. Open space be reserved for passive activities, and will include benches and other seating areas, along with connections generally from the north to the south through the open space system as well as amenities described in the Final Development Plan.
- e. Amenity. The developer shall construct a 20'x20' picnic shelter in the new park at the southern end of the site as well as a parking lot and bike paths depicted on the Final Development Plan within the Park.
- f. Site Lighting. Site lighting on the public streets shall meet the current requirements of Grove City Code and the lighting fixtures will match the fixtures in the adjacent community of Grant Run. The Private Street lighting will match

the fixtures in the Public Street area but will be owned and maintained by the Patio Home Owners Association.

- g. Fencing. Fencing shall be limited to entry feature fencing, courtyard privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- h. Retention Ponds. Retention Ponds shall comply and be constructed in accordance with Grove City's Stormwater Design Manual.
- i. Landscaping, Screening, Tree Survey and Tree Preservation
 - 1. Street Trees shall be provided per 1136.09. Tree Genus and species shall be subject to the review and approval of the City's Urban Forester. Street trees shall be provided in the Private Street Patio Home Area to the same spacing as the Public Street area as depicted on the Final Development Plan. In the case that trees die, street trees shall be installed by the HOA per the final development plan.
 - 2. Existing healthy trees with fifteen (15) feet of the sites perimeter (measured from the property line) and within the 100-year floodplain or Stream Corridor Protection Zone shall be preserved with the exception of utility and road crossings. All Ash Trees shall be removed as directed by the City's Urban Forester.
 - 3. Three trees shall be provided per residential unit that meet the requirements of Section 1136.09. One shade tree shall be provided between the street and the front of each residential home to function as the street tree. One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the home.
 - 4. A tree survey was provided with the Final Development plan. All six inch (healthy) trees and larger shall be protected and preserved except for Ash trees that may be removed at the direction of the City's Urban Forester.
 - 5. Lots adjacent to properties to the west shall retain existing vegetation as a buffer. This buffer will be preserved by either deeding 20' of property to each lot owner to the west as shown on the exhibit, or restricted to a no disturb zone owned by the future lot owners in Trailview Run. This extra depth in lots provides adequate space to preserve existing tree rows that will provide significant buffering. A 20' No Disturb Zone shall also be dedicated at the rears of the lots on either side of the main entry as shown on the Development Plan.
- j. Parking
 - 1. Four parking spaces shall be provided for each dwelling unit with a minimum of two spaces in an attached of each home and two spaces in each driveway.
 - 2. Additional parking will be provided in the park (8 spaces as shown on the final development plan)
 - 3. On-Street parking will be restricted to one side of the street (Non-Fire Hydrant side of the street). "No Parking" signs shall be installed as directed by the Fire department.
 - 4. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the subdivision shall be prohibited.
- k. Signage.

1. There shall be an entry feature sign on each side of the Borror Road entrance for this subdivision. The sign shall meet signage requirements and setbacks of Chapter 1145 and the landscaping requirements of Section 1136.09(a)(1).
 2. Any additional signage proposed on site shall meet the requirements of Chapter 1145 and landscaping requirements of Section 1136.09(a)(1).
- l. Utilities. All utilities shall be located underground except for pedestals for electricity, cable, phone, or similar utilities. Pedestals shall be located in rear.
 - m. No trash dumpsters shall be used except during construction, alteration, or repair of a home. Each resident shall be responsible for trash pickup and have individual trash containers.
 - n. Mailboxes shall meet standard postal service requirements or match the mailboxes within Grant Run if permitted by the postal service.

VI. ARCHITECTURAL DEVELOPMENT STANDARDS AND AREA REQUIREMENTS

- a. The following standards shall apply to the **Subarea A single family lots.**

Min lot width	70'
Min. Lot size	8,400 sf
Max. building coverage	40%
Max. height	35'
Min. parking	4 spaces, including garages
Min. sideyard setback.....	7.5'
Min. sideyard setback adjacent R.O.W. ..	25'
Min. frontyard setback	25'
Min. rearyard setback.....	25'
Min. square footage.....	1,800 sf two story
	1,600 sf one story
- b. The following standards shall apply to the **Subarea B Patio Homes.**

Min lot width.....	50'
Min. Lot depth	120'
Max. building coverage	55%
Max. height.....	35'
Min. parking	4 spaces, including garages
Min. setback between units	10'
Min. frontyard setback from curb.....	See Exhibit
Min. rearyard setback.....	25'
Min. square footage.....	1,350 sf one and two story

VII. BUILDING ARCHITECTURE AND MATERIALS

All single family dwellings and Patio Homes shall meet the minimum requirements set forth in section 1143 Residential Building Standards. Building elevations shall be approved with the final development plan.

- a. The exterior of the buildings shall include any of the following. Deviations to these requirements shall be approved by City Council.
 1. LP Smart Side and Trim
 2. Fiber cement siding such as Hardy Plan
 3. Aluminum or vinyl soffits and fascia
 4. Cultured stone
 5. Brick
 6. Single hung, low e vinyl windows
 7. 25 year, dimensional architectural shingles
 8. Faux shutters
 9. Dormers (active and inactive)
 10. EIFS accents
 11. Vinyl siding premium/architectural grade with a minimum thickness of .044 mills
 12. Other materials used as minor accents subject to approval of City Council.
- b. Exterior Colors
 1. Siding colors. Natural earth tones and/or warm neutral colors, including white. High-Chroma colors are not permitted
 2. Trim colors. Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting siding color. High-Chroma colors are not permitted.
 3. Roof Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
- c. Basements. All homes in Subarea A shall have partial or full basements at buyer's selection, soil conditions permitting.
- d. Garages. All homes shall have a minimum attached two-car garage. Garage door openings shall not exceed 45% of the width of the house façade for a two-car garage or 50% of the width of the house façade for a three-car garage, including the garage.
- e. Diversity. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial."
- f. Accessory Structures. No detached garages, sheds or other accessory structures shall be permitted.

VIII. PHASING

The property will property will be developed in three phases as depicted on the Final development Plan.

IX. HOME OWNERS ASSOCIATION AND PATIO HOME OWNERS ASSOCIATION

- b. The developer prior to occupancy by any residents will establish a homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. Association responsibility shall include care for the entryway and all open spaces. All association responsibilities and obligations shall be set forth in the HOA declaration prepared and recorded by the developer prior to occupancy.
- c. The developer prior to occupancy by any residents will establish a patio homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. The Patio Home Owners will be a member of the Home Owner Association for maintenance of the open spaces and entryway. The Patio Home Owners Association responsibility shall include private street maintenance; snow plowing, lawn and landscape maintenance, street lighting and other duties as agreed to by members. All association responsibilities and obligations shall be set forth in the PHOA declaration prepared and recorded by the developer prior to occupancy.

Date: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

POSTPONE
TO 5/21

No.: CR-16-18
1st Reading: 04/16/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-16-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE ASHFORD OF GROVE CITY

WHEREAS, on April 03, 2018, the Planning Commission recommended approval of the Development Plan for The Ashford of Grove City, with the following deviations and stipulations:

1. A deviation shall be granted from Section 1136.09(a)(3) to permit areas for irrigation as shown on the landscape plan, Sheet L1.0, of the final development plan;
2. The applicant shall provide a monetary contribution for the installment of the Southwest Boulevard bike path;
3. All sidewalks on site shall be at least five (5) feet in width;
4. Additional landscaping shall be provided around the proposed retention pond that meets Grove City Standard Drawing C-GC-98;
5. The evergreen hedge along the Southwest Blvd. frontage shall be at least 24" in height at installation on top of mounding.

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 the Ashford of Grove City, 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.

Steven R. Robinette, 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: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-17-18
1st Reading: 04/16/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-17-18

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE RESIDENCES AT BROWN'S FARM/THE COTTAGES AT BROWN'S FARM LOCATED AT 5273 HAUGHN ROAD

WHEREAS, on April 03, 2018, the Planning Commission recommended approval of the preliminary development plan for Stringtown Road Apartments with the following stipulations:

1. The annexation items shall be filed with Franklin County;
2. The applicant shall work with the City regarding roadway improvements around the site's access points along Haughn Road, south of Orders Road;
3. The applicant shall investigate the feasibility of reconfiguring access points to Orders Road;
4. Appropriate screening shall be installed when adjacent to existing single-family residences.

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 Residences at Brown's Farm/The Cottages at Brown's Farm, located at 5273 Haughn Road, contingent upon the stipulations set by Planning Commission.

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

Steven R. Robinette, 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