

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

April 02, 2018

6:30 - Caucus

7:00 - Reg. Meet.

Presentations: Andrew Opsitnik, ODOT I-71 Update

FINANCE: Mr. Davis

Ordinance C-22-18 Appropriate \$395,229.48 from the General Fund for the purchase of three Replacement Snowplows and to declare an emergency.

SAFETY: Ms. Houk

Ordinance C-16-18 Amend Section 1301.04(b) of the Codified Ordinances titled Model Codes Adopted. Second reading and public hearing.

SERVICE: Mr. Berry

Ordinance C-17-18 Make amendments to Various Sections of the Codified Ordinances to require posting of meeting notices be placed on the City's website. Second reading and public hearing.

LANDS: Mr. Schottke

Ordinance C-18 -18 Approve the Plat of Meadow Grove Estates North, Section 7, Phase A. Second reading and public hearing.

Ordinance C-19-18 Approve the Plat of Meadow Grove Estates North, Section 8. Second reading and public hearing.

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

Ordinance C-24-19 Approve the Rezoning of 215+ acres located south of Southwest Blvd. and East of Demorest Rd. from SD-3 & IND-2 to PUD-R & PUD-C with Zoning Text. First reading.

ON FILE: Minutes of: 3/19 Council Meeting; 3/22 Planning Commission

Date: 03/27/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No. : C-22-18
1st Reading: 04/02/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-22-18

AN ORDINANCE TO APPROPRIATE \$395,229.48 FROM THE GENERAL FUND FOR THE REPLACEMENT OF THREE SNOWPLOW TRUCKS AND TO DECLARE AN EMERGENCY

WHEREAS, the Service Department experienced a fire in one of the buildings resulting in the loss of three (3) of the City's snowplow trucks; and

WHEREAS, the Insurance Company has agreed to pay \$132,000.00 for the loss of these trucks; and

WHEREAS, it is necessary to replace these trucks before the next snow season arrives; and

WHEREAS, an emergency exists in that steel prices are expected to increase soon and ordering these trucks immediately will save the City money.

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

SECTION 1. There is hereby appropriated \$395,229.48 from the unappropriated monies of the General Fund to account #100090.576000 for the Current Expense of purchasing three (3) replacement snowplow trucks.

SECTION 2. This ordinance is hereby declared to be an emergency measure, for reasons stated in the preamble, and shall therefore go into immediate effect.

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

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: 3/13/18
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. M. Boso
Approved: Mr. C. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-16-18
1st Reading: 3/19/18
Public Notice: 3/22/18
2nd Reading: 4/02/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-16-18

AN ORDINANCE TO AMEND SECTION 1301.04(b) OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO TITLED MODEL CODES ADOPTED

WHEREAS, from time to time changes in Building Codes require changes to City ordinances;
and

WHEREAS, it is necessary to establish the correct edition of Building & Mechanical Codes to be
used.

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

SECTION 1. Section 1301.04(b) is hereby amended as follows:

- (b) For all other construction, the Ohio Building Code and Ohio Mechanical Code of the Ohio Administrative Code, and Ohio Plumbing Code, ~~most current~~ **2017** editions, as issued by the Department of Commerce of the State of Ohio, shall represent minimum standards for all buildings and structures other than one, two and three-family units constructed and erected in the City.

SECTION 2. 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

Date: 03/13/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-17-18
1st Reading: 03/19/18
Public Notice: 03/22/18
2nd Reading: 04/02/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-17-18

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODIFIED ORDINANCES CONCERNING THE REQUIREMENTS FOR POSTING OF MEETING NOTICES ON THE CITY'S WEBSITE AND TO MAKE NEWSPAPER NOTICE OF MEETINGS OPTIONAL

WHEREAS, notice of the meetings of the Civil Service Commission, the Planning Commission, and the Board of Zoning Appeals is currently required to be published in a newspaper of general circulation in the City of Grove City; and

WHEREAS, the electors of the City of Grove City, in the 2017 municipal election, approved revisions to the City Charter to require notice of City Council action be posted on the City's website, removing the previous requirement to publish such information in a newspaper of general circulation in the City; and

WHEREAS, newspaper publication of meeting notices entails costs and may not be the City's most cost-effective method of communicating the information, and therefore newspaper publication should be optional; and

WHEREAS, requiring the posting of meeting notices on the City's website does not prevent the publication of such notices in a newspaper of general circulation within the City, or notice by such other means as are determined by the City to be an effective means of public communication;

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

SECTION 1. Section 155.01(b) shall be renumbered to (c) and (b) is hereby be amended to read as follows:

(b) Notice of meetings or hearings of the Civil Service Commission, including the time, date, and place of such meeting or hearing, shall be published by placement on the City's website, not less than seven (7) days prior to the meeting or hearing.

(c) In the event of a conflict, the terms of any collective bargaining agreement shall control over any provision in this chapter or under Ohio R.C. Chapter 124.

SECTION 2. Section 1131.03 (57) is hereby be amended to read as follows:

(57) "Public notice" of a hearing or proceeding, unless otherwise provided by law, means ~~ten~~ **seven (7)** days notice prior to the **of the hearing or proceeding of the time, date, and place thereof printed in the local newspaper posted on the City's website.**

SECTION 3. Section 1133.06 is hereby be amended to read as follows, in part:

The Board of Zoning Appeals shall fix a reasonable time and place for a public hearing of the appeal, give at least ten days prior notice in writing to the parties in interest, give notice of such public hearing by ~~one publication in one or more newspapers of general circulation in the City~~ posting notice of the time, date, and place of the public hearing on the City's website at least ten days before the date of such hearing and decide the appeal within a reasonable time after it is submitted. . . .

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

Steven 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

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

No.: C-18-18
1st Reading: 03/19/18
Public Notice: 3/23/18
2nd Reading: 04/02/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-18-18

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 7, PHASE A

WHEREAS, Meadow Grove Estates North, Section 7, Phase A, a subdivision containing lots 121 to 132 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 Estates North, Section 7, Phase A, 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 5.308 acres of land, more or less. Said 5.308 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.

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

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

No.: C-19-18
1st Reading: 03/19/18
Public Notice: 3/23/18
2nd Reading: 04/02/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-19-18

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 8

WHEREAS, Meadow Grove Estates North, Section 8, a subdivision containing lots 98 to 120, both inclusive, and areas designated as Reserve "E" and Reserve "F", 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 Estates North, Section 8, 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 13.331 acres of land, more or less. Said 13.331 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.

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

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: 03/27/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-24-18
1st Reading: 04/02/18
Public Notice: 04/04/18
2nd Reading: 05/07/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-18

AN ORDINANCE FOR THE REZONING OF 215+ ACRES LOCATED SOUTH OF SOUTHWEST BOULEVARD AND EAST OF DEMOREST ROAD FROM SD-3 & IND-2 TO PUD-R AND PUD-C 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 March 222, 2018, with the following stipulations:

1. Boulevard street types shall have a maximum lane width of 12 feet;
2. The right-of-way width for "North Gateway B" shall be 80 feet to accommodate a center median and landscaping;
3. The roadway cross section images within the proposed zoning text shall be for illustrative purposes only. The cross section design of all roadways shall be approved as part of the development plan process;
4. All homes built in Subarea C and E2 shall be reviewed and approved by an Architectural Review Board;
5. Within Subarea E, all homes fronting public open space ('P1') shall be accessed from rear alleys with no direct access or curb cuts permitted from public (non-alley) roadways;
6. All homes within Subarea E2 shall have side-loaded garages;
7. A minimum of 180 feet of park frontage shall be provided through the interior of Subarea E2 to provide better connectivity to the central open space;
8. Subarea C shall be the only area where the potential addition of residences over garages may be permitted if there is an alleyway.

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 SD-3 & IND-2 to PUD-R and PUD-C with the attached Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 and being 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-24-18

Exhibit A

REV: September 15, 2009
September 05, 2009

**DESCRIPTION OF A 212.706 ACRE TRACT OF LAND
ALONG SOUTHWEST BOULEVARD AT DEMOREST ROAD,
JACKSON TOWNSHIP, AND CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, partially in the Township of Jackson and partially in the City of Grove City, in Virginia Military Survey No. 1388, in Lots 5, 8, 9 and 10 of the William Washington's Partition of Lots of Virginia Military Survey No. 1388, of record in Deed Book 17, Page 154 and being all of those lots and tracts of land conveyed as Tract One (209.786 acres) and Tract Two (original 5 acres) to Heartland Jockey Club Ltd., by deeds of record in Official Record 33761, Page H 05 and Official Record 33761, Page H 16, said Tract One includes: all of Lots 81 through 90, inclusive, all of the north/south Alley adjacent to Lots 85 and 86, a portion of Cleveland Avenue (40 feet in width) and a portion of the north/south Alley adjacent to Lot No. 60 and Lot No. 90, both vacated by Ordinance No. 282, a portion of the Reserve (8 feet in width) north of Cleveland Avenue, a portion of Lot No. 60, a portion of Grant Avenue (60 feet in width) vacated by Ordinance No. C-1-67 and all of the Acreage Reserve known as Beulah Grove, all such being shown of record on the plat of Grant's Addition to Beulah Grove, of record in Plat Book 5, Page 130, and all of Lots 30, 31, 34, 35 and 36, a portion of Lots 32 and 33, a portion of the east/west Alley (20 feet in width) between Grant Avenue and Park Street (66 feet in width), and a portion of Elm Street (20 feet in width for the portion north of Park Street) vacated by Ordinance No. 35-69, all such being shown of record on the plat of A.G. Grant's Beulah Sub'd, of record in Plat Book 4, Page 205, and all of Lots 21 through 29, inclusive, a portion of the east/west Alley north of Lot No. 29 and a portion of the north/south Alley west of said Lots 21 through 29, both vacated Ordinance No. 37-63, all such being shown of record on the plat of Smith's Add'n to Beulah, of record in Plat Book 5, Page 310, and all of Reserve "A", as shown upon the plat entitled Resubdivision of Part of Grants Addition to Beulah, of record in Plat Book 58, Page 32, all records referenced to the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. FCGS 1236 found at the intersection of the centerline of Southwest Boulevard (variable width) with the centerline of Demorest Road (variable width), at the southwest corner of a 2.456 acre tract of land conveyed as Parcel No. 7, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3727, Page 452, at the northwest corner of a 1.940 acre tract of land conveyed as Parcel No. 6, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3859, Page 640 and in the east line of the plat entitled West Grove North Section No. 1, of record in Plat Book 63, Page 16, said Monument No. FCGS 1236, being S 03° 14' 39" E a distance of 1,532.09 feet from Franklin County Monument No. FCGS 1906 found (on the P.I.) and N 03° 14' 39" E a distance of 1,751.48 feet from Franklin County Monument No. FCGS 5131 found;

thence S 87° 07' 45" E along a portion of the south line of said 2.456 acre tract and along a portion of a north line of said 1.940 acre tract a distance of 230.06 feet to a point;

thence S 03° 17' 25" W crossing said 1.940 acre tract, crossing a portion of said original 5 acre Tract Two and crossing a 0.781 acre tract of land conveyed as Parcel No. 8, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3859, Page 640 a distance of 67.03 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 0.781 acre tract and at the true place of beginning of the tract herein intended to be described, passing a 3/4" I.D. iron pipe set at the northeast corner of a 1.214 acre tract of land conveyed to Stanley M. & Marjorie S. Eakin by deed of record in Instrument 200501200012300 at 0.72 feet;

thence S 87° 07' 45" E along a north line of said 209.786 acre Tract One and along a south line of said 0.781 acre tract a distance of 385.37 feet to a 3/4" I.D. iron pipe set;

thence S 78° 34' 54" E along a north line of said 209.786 acre Tract One and along a south line of said 0.781 acre tract a distance of 202.24 feet to a 3/4" I.D. iron pipe set in the east line of said original 5 acre Tract Two, at the southeast corner of said 0.781 acre tract and at a southwest corner of said 1.940 acre tract;

thence S 89° 10' 16" E along a north line of said 209.786 acre Tract One and along a south line of said 1.940 acre tract a distance of 842.00 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 1.940 acre tract and at the southwest corner of a 0.491 acre tract of land conveyed as Parcel No. 5, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3859, Page 640;

thence S 87° 07' 45" E along a north line of said 209.786 acre Tract One, along the south line of said 0.491 acre tract and along a south line of a 2.794 acre tract of land conveyed, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3727, Page 458 a distance of 758.54 feet to a 3/4" I.D. iron pipe set;

thence S 85° 33' 14" E along a north line of said 209.786 acre Tract One and along a south line of said 2.794 acre tract a distance of 400.15 feet to a 3/4" I.D. iron pipe set;

thence S 87° 07' 45" E along a north line of said 209.786 acre Tract One and along a south line of said 2.794 acre tract a distance of 300.00 feet to a 3/4" I.D. iron pipe set;

thence S 88° 08' 17" E along a north line of said 209.786 acre Tract One and along a south line of said 2.794 acre tract a distance of 340.87 feet to a point, at the southeast corner of said 2.794 acre tract, at the southwest corner of a 6.158 acre tract of land conveyed as Parcel No. 1, for Southwest Boulevard right-of-way purposes, to City of Grove City, Ohio, by deed of record in Deed Book 3734, Page 238 and at the northwest corner of a 10.00 acre tract of land conveyed to South-Western City Board of Education, by deed of record in Official Record 7080, Page G 13, said point being referenced by a 1/2" I.D. iron pipe found at S 08° 23' 05" E a distance of 1.40 feet;

thence S 03° 25' 46" W along an east line of said 209.786 acre Tract One and along the west line of said 10.00 acre tract a distance of 621.08 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 10.000 acre tract;

thence S 79° 46' 05" E along a northerly line of said 209.786 acre Tract One, along the southerly line of said 10.00 acre tract, along the southerly line of a 3.000 acre tract of land conveyed to Board of Education of the South-Western City School District, by deed of record in Instrument 199709170095596 and along a southerly line of an 11.893 acre tract of land conveyed to Kansas City Life Insurance Company, by deed of record in Instrument 2007122000217665 a distance of 1,307.27 feet to a 3/4" I.D. iron pipe found at a northeast corner of said 209.786 acre Tract One, at the southeast corner of said 11.893 acre tract and in the northwesterly line of CSX Corporation (60 feet in width), successor by merger, of record in Official Record 13276, Page B 15, conveyed to The Baltimore and Ohio R.R. Company, by deed of record in Deed Book 592, Page 1 (passing, on-line, a 3/4" I.D. iron pipe found at 2.48 feet and at the southwest corner of said 3.000 acre tract at 664.75 feet and passing a iron pipe w/cap found at the southeast corner of said 3.000 acre tract, also being a southwest corner of said 11.893 acre tract at 1,159.17 feet);

thence S 32° 39' 50" W along a southeast line of said 209.786 acre Tract One and along a portion of the northwest line of said CSX Corporation railroad a distance of 429.91 feet to a point at a southeasterly corner of said 209.786 acre Tract One and at the northeasterly corner of a 2.00 acre tract of land conveyed to David E. & Tracie L Underwood, by deed of record in Instrument 200005180098100;

thence N 55° 45' 05" W along a southwesterly line of said 209.786 acre Tract One and along the northeasterly line of said 2.000 acre tract a distance of 443.38 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the northwesterly corner of said 2.000 acre tract (passing a 3/4" I.D. iron pipe found on-line at 0.33 feet);

thence S 32° 39' 50" W along a southeasterly line of said 209.786 acre Tract One and along the northwesterly line of said 2.000 acre tract a distance of 198.02 feet to a point at a corner of said 209.786 acre Tract One and at the southwesterly corner of said 2.000 acre tract (passing a 3/4" I.D. iron pipe found on-line at 197.40 feet);

thence S 56° 08' 00" E along a northeasterly line of said 209.786 acre Tract One and along the southwesterly line of said 2.000 acre tract a distance of 443.31 feet to a 3/4" I.D. iron pipe set at a northeasterly corner of said 209.786 Acre Tract One, at the southwesterly corner of said 2.000 acre tract and in the northwesterly line of said CSX Corporation railroad;

thence S 32° 39' 50" W along a southeast line of said 209.786 acre Tract One and along a portion of the northwest line of said CSX Corporation railroad a distance of 1,423.62 feet to a point at a southeast corner of said 209.786 acre Tract One and at the northeasterly corner of a Reserve eight (8) feet in width, as shown upon the plat of Grant's Addition to Beulah, of record in Plat Book 5, Page 130 (passing a 1+" iron pipe on-line at 1,422.30 feet);

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One and along a portion of the northeasterly line of said Reserve a distance of 890.22 feet to a 3/4" I.D. iron pipe set;

thence S 32° 39' 50" W along a southeasterly line of said 209.786 acre Tract One, crossing said Reserve, along the southeasterly line of Reserve "A" and along the northwesterly line of Curtis Avenue (30 feet in width), both are as shown upon the plat entitled Resubdivision of Part of Grants Addition to Beulah, of record in Plat Book 58, Page 32 a distance of 141.58 feet to a 3/4" I.D. iron pipe set at a corner of said Reserve "A" and at the north end of a curve connecting the northwesterly right-of-way line of Curtis Avenue with the northeasterly line of Curtis Avenue;

thence westerly along the curved southerly line of said 209.786 acre Tract One, along the curved southerly line of said Reserve "A", along said connecting curve and with a curve to the right, data of which is: radius = 20.00 feet, and delta = 91° 17' 15", arc length = 31.87 feet, a chord distance of 28.60 feet bearing S 78° 18' 28" W to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the west end of said connecting curve;

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One, along the southwesterly line of Reserve "A" and along the northeasterly line of Curtis Avenue a distance of 251.27 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One, at the southwesterly corner of said Reserve "A", at the northwesterly corner of Curtis Avenue and in the southeasterly line of Lot No. 81, as shown upon said plat of Grant's Addition to Beulah;

thence S 32° 07' 44" W along a southeasterly line of said 209.786 acre Tract One, along a portion of the southeasterly line of said Lot No. 81 and along the northwesterly end of Curtis Avenue a distance of 30.02 feet to a 3/4" I.D. iron pipe set at the southeasterly corner of said Lot No. 81, at the southwesterly corner of said Curtis Avenue and in the northeasterly line of the Alley (20 feet in width) north of Grant Avenue as shown upon said plat of Grant's Addition to Beulah;

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One, along the southwesterly line of said Lot No. 81, along the southwesterly lines of Lots Nos. 82 through 89, inclusive of the Alley (20 feet in width between Lot Nos. 85 and 86), along a portion of the northeasterly line of said Alley northerly of Grant Avenue and along a portion of the southwesterly line of Lot No. 90, a distance of 472.24 feet to a 3/4" I.D. iron pipe set, said Lots and Alleys are as shown upon said plat of Grant's Addition to Beulah;

thence S 32° 07' 44" W along a southeasterly line of said 209.786 acre Tract One, crossing said Alley, the westerly portion of which was vacated by Ordinance No. 282, crossing Lot No. 60, as shown upon said plat of Grant's Addition to Beulah and along a tract of land conveyed out of said Lot No. 60, for Alley purposes (20 feet in width) to Village of Grove City by deed of record in Deed Book 1837, Page 435 a distance of 170.09 feet to a 3/4" I.D. iron pipe set at the southwesterly corner of said Alley, in the southwesterly line of said Lot No. 60 and in the northeasterly right-of-way line of Grant Avenue (60 feet in width), as shown upon said plat of Grant's Addition to Beulah;

thence N 56° 02' 55" W along a southwesterly line of said 209.786 acre Tract One, along a portion of the southwesterly line of said Lot No. 60 and along a portion of the northeasterly right-of-way line of Grant Avenue a distance of 48.02 feet to a 3/4" I.D. iron pipe set in the northwesterly line of an Alley (20 feet in width, westerly of said Lot No. 60), as shown upon said plat of Grant's Addition to Beulah, at the northeasterly corner of Grant Avenue, vacated by Ordinance No. C-1-67 and in the Acreage Reserve known as Beulah Grove, as shown upon the plat of Grant's Addition to Beulah, of record in Plat Book 5, Page 130;

thence S 32° 07' 44" W along a southeasterly line of said 209.786 acre Tract One, along a portion of the northwesterly line of said Alley, along the northwesterly end of Grant Avenue, along a portion of said Beulah Grove and crossing an Alley (20 feet in width), between Grant Avenue and Park Street, as shown upon said plat of Grant's Addition to Beulah a distance of 228.25 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One, in the southwesterly line of said Alley and in the northeasterly line of Lot No. 31, as shown upon the plat of A. G. Grant's Beulah Sub'd., of record in Plat Book 4, Page 205;

thence S 56° 02' 55" E along a northeasterly line of said 209.786 acre Tract One, along a portion of the southwesterly line of said Alley, along a portion of the northeasterly line of said Lot No. 31 and along the northeasterly line of Lot No. 30, as shown upon said plat of A. G. Grant's Beulah Sub'd., a distance of 68.25 feet to a 3/4" I.D. iron pipe found at a northeasterly corner of said 209.786 acre Tract One, at the northeasterly corner of said Lot No. 30 and at the northwesterly corner of Lot No. 29, as shown upon said plat of A. G. Grant's Beulah Sub'd.;

thence S 32° 47' 41" W along a southeasterly line of said 209.786 acre Tract One, along the southeasterly line of said Lot No. 30 and along the northwesterly line of said Lot No. 29 a distance of 195.55 feet to a 3/4" I.D. iron pipe set at a southeasterly corner of said 209.786 acre Tract One, at the southeasterly corner of said Lot No. 30, at the southwesterly corner of said Lot No. 29 and in the northeasterly right-of-way line of Park Street (66 feet in width), as shown upon said plat of A. G. Grant's Beulah Sub'd.;

thence N 56° 10' 44" W along a southwesterly line of said 209.786 acre Tract One, along a portion of the northeasterly right-of-way line of Park Street and along the southwesterly lines of said Lots No. 30 and 31 a distance of 99.93 feet to a point at a southwesterly corner of said 209.786 acre Tract One, at the southwesterly corner of said Lot No. 31 and at the southeasterly corner of Lot No. 32, as shown upon said plat of A. G. Grant's Beulah Sub'd., said point also being the southeasterly corner of a tract of land conveyed to Thoroughbred Horsemen's Health Retirement Fund, by deed of record in Official Record 8496, Pg. G 13;

thence N 32° 47' 41" E along a northwesterly line of said 209.786 acre Tract One, along a portion of the northwesterly line of said Lot No. 31, along a portion of the southeasterly line of said Lot No. 32 and along the southeasterly line of said tract conveyed to Thoroughbred Horsemen's Health Retirement Fund a distance of 100.00 feet to a 3/4" I.D. iron pipe set at the northeasterly corner of a tract of land conveyed to said Thoroughbred Horsemen's Health Retirement Fund (passing a 3/4" I.D. iron pipe found, on-line, at 0.66 feet);

thence N 56° 10' 44" W along a southwesterly line of said 209.786 acre Tract One, crossing said Lot No. 32, along the northeasterly line of said tract conveyed to Thoroughbred Horsemen's Health Retirement Fund, crossing Lot No. 33, as shown upon said plat of A. G. Grant's Beulah Sub'd. and along the northeasterly line of a tract of land conveyed to Elmer & Loretta Waltz, by deed of record in Instrument 200710010171406 a distance of 100.12 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One, in the southeasterly line of said Lot No. 33, at the northwesterly line of said tract of land conveyed to Elmer & Loretta Waltz and in the southeasterly line of Lot No. 34, as shown upon said plat of A. G. Grant's Beulah Sub'd.;

thence S 32° 47' 41" W along a southeasterly line of said 209.786 acre Tract One, along a portion of the northwesterly line of said Lot No. 33, along the northwesterly line of said tract of land conveyed to Elmer & Loretta Waltz, and along a portion of the southeasterly line of said Lot No. 34 a distance of 100.00 feet to a point in the northeasterly right-of-way line of Park Street, at the southwesterly corner of said Lot No. 33, at the southwesterly corner of said tract conveyed to Elmer & Loretta Waltz and at the southeasterly corner of said Lot No. 34 (passing a 3/4" I.D. iron pipe found, on-line, at 98.58 feet);

thence N 56° 10' 44" W along a southwesterly line of said 209.786 acre Tract One, along a portion of the northeasterly right-of-way line of Park Street, along the southwesterly line of said Lots No. 34, along the southwesterly lines of Lot No. 35 and 36, and crossing Elm Street (20 feet in width to the north, vacated by Ordinance No. 35-69), said Lots and said Elm Street are as shown upon said plat of A. G. Grant's Beulah Sub'd., a distance of 153.99 feet to a MAG nail set at a corner of said 209.786 acre Tract One and in the west line of Elm Street;

thence S 02° 56' 49" W along an east line of said 209.786 acre Tract One and along the west line of Elm Street a distance of 189.85 feet to a MAG nail set in the west line of Elm Street (to the north), in the centerline of Elm Street (40 feet in width to the south), as shown upon the plat of Smith's Add'n to Beulah, of record in Plat Book 5, Page 310 and at a southeast corner of said 209.786 acre Tract One;

thence N 87° 03' 11" W along a south line of said 209.786 acre Tract One and crossing Elm Street a distance of 20.00 feet to a railroad spike found at a corner of said 209.786 acre Tract One and at the intersection of the west line of Elm Street with the north line of an Alley 16 feet in width, as shown upon said plat of Smith's Add'n to Beulah, said Alley was vacated by Ordinance No. 27-63;

thence S 02° 56' 49" W along an east line of said 209.786 acre Tract One, crossing said Alley, along the west right-of-way line of Elm Street and along the east lines of Lots Nos. 29, 28, 27, 26, 25, 24, 23, 22 and 21, as shown upon said plat of Smith's Add'n to Beulah, a distance of 378.96 feet to a 1" I.D. iron pipe found at a southeast corner of said 209.786 acre Tract One, at the southeast corner of said Lot No. 21 and at the intersection of the west line of Elm Street with the north line of Midland Street (40 feet to the west), as shown upon said plat of Smith's Add'n to Beulah;

thence N 87° 03' 11" W along a south line of said 209.786 acre Tract One, along the south line of said Lot No. 21, along the north line of Midland Street and said line extended westerly crossing an Alley (10 feet in width), as shown upon said plat of Smith's Add'n to Beulah a distance of 161.73 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 209.786 acre Tract One, in the west line of said Alley and in the east line of a 5.923 acre tract of land conveyed to Barbara Helwagen (50% interest) and Reba Diann Warren (50% interest) by deed of record in Instrument 200804020049567;

thence N 03° 13' 24" E along a west line of said 209.786 acre Tract One, along a portion of said Alley and along a portion of the east line of said 5.923 acre tract a distance of 124.87 feet to a iron pipe w/cap found at a corner of said 209.786 acre Tract One and at the northeast corner of said 5.923 acre tract;

thence N 87° 39' 48" W along a south line of said 209.786 acre Tract One, along the north line of said 5.923 acre tract and along a north line of a 4.037 acre tract of land conveyed to The Ohio Conference of Seventh Day Adventists, by deed of record in Deed Book 2279, Page 187 a distance of 1,023.02 feet to a large nail found at a southwest corner of said 209.786 acre Tract One and at a corner of said 4.037 acre tract;

thence N 02° 20' 12" E along a west line of said 209.786 acre Tract One and along a west line of said 4.037 acre tract a distance of 23.00 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at a northeast corner of said 4.037 acre tract;

thence N 87° 39' 48" W along a south line of said 209.786 acre Tract One and along a north line of said 4.037 acre tract a distance of 466.76 feet to a MAG nail set in the centerline of Demorest Road variable width, said MAG nail being N 03° 10' 24" E a distance of 1,128.23 feet from Franklin County Monument No. FCGS 1361 found at the intersection of the centerline of Demorest Road with the centerline of Grove City Road, passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 441.76 feet;

thence N 03° 10' 24" E along the centerline of Demorest Road and along a west line of said 209.786 acre tract a distance of 590.02 feet to a MAG nail set at a northwest corner of said 209.786 acre Tract One and at the southwest corner of a 0.516 acre tract of land conveyed to Edna A. Strickler, by deed of record in Instrument 200604250077530;

thence S 87° 43' 41" E along a north line of said 209.786 acre Tract One, along the south line of said 0.516 acre tract and along a south line of a 0.646 acre tract of land conveyed as Parcel Two to Dana E. & Roberta J. Foreman, by deed of record in Instrument 200010260217184 a distance of 324.80 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the southeast corner of said 0.646 acre tract (passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 25.00 feet);

thence N 03° 12' 12" E along a west line of said 209.786 acre Tract One, along the east line of said 0.646 acre tract, along the east line of a 0.186 acre tract of land conveyed as Parcel 2 and along the east line of a 1.491 acre tract of land conveyed as Parcel 1, both to Richard E. & Theresa L. Mills, by deed of record in Official Record 29192, Page I 20 a distance of 451.21 feet to a 1/2" square solid found at a corner of said 209.786 acre Tract One and at the northeast corner of said 1.491 acre tract;

thence N 87° 43' 41" W along a south line of said 209.786 acre Tract One and along a portion of the north line of said 1.491 acre tract a distance of 100.01 feet to a 3/4" I.D. iron pipe set at a southwest corner of said 209.786 acre Tract One and at the southeast corner of a 1.032 acre tract of land conveyed as Parcel 1 to Columbus Baptist Association, Inc., Trustees, by deed of record in Official Record 9921, Page I 10;

thence N 03° 12' 12" E along a west line of said 209.786 acre Tract One, along the east line of said 1.032 acre Parcel 1 and along the east line of a 1.032 acre tract of land conveyed as Parcel 2 to Columbus Baptist Association, Inc., Trustees, by deed of record in Official Record 9921, Page I 10, a distance of 398.74 feet to a 3/4" I.D. iron pipe set at a corner of said 209.786 acre Tract One and at the northeast corner of said 1.032 acre Parcel 2;

thence N 87° 43' 41" W along a south line of said 209.786 acre Tract One and along the north line of said 1.032 acre tract Parcel 2 a distance of 224.68 feet to a MAG nail set in the centerline of Demorest Road and at a southwest corner of said 209.786 acre Tract One (passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 199.68 feet);

thence N 03° 14' 39" E along the centerline of Demorest Road and along a west line of said 209.786 acre Tract One a distance of 100.00 feet to a MAG nail set at a northwest corner of said 209.786 acre Tract One and at the southwest corner of a 3.100 acre tract of land conveyed to Rebecca Williams, by deed of record in Instrument 200704180068160;

thence S 87° 43' 41" E along a north line of said 209.786 acre Tract One and along the south line of said 3.100 acre tract a distance of 224.60 feet to a point at a corner of said 209.786 acre Tract One and at the southeast corner of said 3.100 acre tract (passing a 3/4" I.D. iron pipe set in the east right-of-way line of Demorest Road at 25.00 feet and a large nail found on-line at 224.10 feet);

thence N 03° 12' 12" E along a west line of said 209.786 acre Tract One, along the east line of said 3.100 acre tract, along the east line of a 0.516 acre tract of land conveyed to Michael Gallai & Susan L. Lamarche, by deed of record in Instrument 200207170175383, along the east line of a 0.516 acre tract of land conveyed to Patrick T. & Roberta K. Abbott, by deed of record in Official Record 29160, Page D 08, and along the east line of a 0.517 acre tract of land conveyed to Erma Pache, by deed of record in Instrument 200101300018757 a distance of 902.53 feet to a 3/4" I.D. iron pipe set at a northwest corner of said 209.786 acre Tract One, at the northeast corner of said 0.517 acre tract, in the south line of said original 5 acre Tract Two, and in the south line of said 1.214 acre tract;

thence S 87° 48' 18" E along a north line of said 209.786 acre Tract One, along a portion of the south line of said original 5 acre Tract Two, and along a portion of the south line of said 1.214 acre tract a distance of 5.89 feet to a 3/4" I.D. iron pipe set at the southeast corner of said 1.214 acre tract;

thence N 03° 17' 25" E crossing a portion of said original 5 acre Tract Two and along the east line of said 1.214 acre tract a distance of 229.68 feet to the true place of beginning;

containing 212.706 acres of land more or less and being subject to all highways, easements and restrictions of record. Of said 212.706 acres; 0.053 acre is within P.N. 160-001593, 0.487 acre is within P.N. 160-000929, 3.029 acres are within P.N. 040-004259, 24.310 acres are within P.N. 040-004279, 0.515 acre is within P.N. 040-004278, 20.214 acres are within P.N. 040-004269, 39.199 acres are within P.N. 040-004270, 10.427 acres are within P.N. 040-004260, 27.946 acres are within P.N. 040-004273, 8.005 acres are within P.N. 040-004276, 3.425 acres are within P.N. 040-004263, 21.965 acres are within P.N. 040-004272, 29.168 acres are within P.N. 040-004271, 6.494 acres are within P.N. 040-000848, 1.240 acres are within P.N. 040-000719, 0.860 acre is within P.N. 040-000189, 0.413 acre is within P.N. 040-000246, 0.546 acre is within P.N. 040-000708, 1.486 acres are within P.N. 040-000715, 6.331 acres are within P.N. 040-000468, 0.348 acre is within P.N. 040-000911, 0.190 acre is within P.N. 040-000414, 0.122 acre is within P.N. 040-001196, 0.114 acre is within P.N. 040-000413, 0.121 acre is within P.N. 040-001056, 0.114 acre is within P.N. 040-001062, 0.243 acre is within P.N. 040-001031, 0.456 acre is within P.N. 040-000169, 0.176 acre is within P.N. 040-000454, 0.448 acre is within P.N. 040-000455, 0.361 acre is within P.N. 040-000453, 0.218 acre is within P.N. 040-000419, 0.399 acre is within P.N. 040-000269, 0.361 acre is within P.N. 040-000272, 0.181 acre is within P.N. 040-000273, 0.961 acre is within P.N. 040-0005831, 0.384 acre is within P.N. 040-000106, 0.207 acre is within P.N. 040-000620, 0.148 acre is within P.N. 040-000619, 0.074 acre is within P.N. 040-003779, 0.074 acre is within P.N. 040-000618, 0.074 acre is within P.N. 040-003778, 0.074 acre is within P.N. 040-000617, 0.074 acre is within P.N. 040-003777, 0.075 acre is within P.N. 040-000547, 0.149 acre is within P.N. 040-000615, 0.149 acre is within P.N. 040-000614, 0.149 acre is within P.N. 040-000613 and 0.149 acre is within P.N. 040-000612.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc. Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey, under his supervision in August, 2009. All corners called out as set are 3/4" I.D. iron pipes, 30" in length and are set with a plastic cap stamped "BIRD & BULL, INC.". Basis of bearings is the centerline of Demorest Road, being N 03° 14' 39" E, between Franklin County Monuments FCGS 5131, FCGS 1236 and FCGS 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available from the Franklin County Engineer's Office.

Kevin L. Baxter
Kevin L. Baxter
Ohio Surveyor No. 7697



M-87	M-88	M-91	0-22	0-31-B	0-31-C
Allot (040) 189, 246, + 468	Allot (040) 106, 454, 169, 455, 269, 911, 272, 1031, 273, 1056, 413, 1062 + 14, 1196 419, + 453, 5831	Allot (040) 547, 620, 612, 3777, 613, 3778, 614, + 615, 3779 617, 618, 619,	Allot (040) 719 0-31 Allot (040) 708, 4259, 715, 4270 848, + 4276	Allot (040) 4260	Allot (040) 4269, 4273, + 4278 + 4274
0-31-D Allot (040) 4263, 4271 + 4272					Allot (160) 929 + 1593

Exhibit A
C-24-18

ZONING TEXT

BEULAH PARK

Grove City, Ohio

CURRENT ZONING: SD-3, RECREATIONAL FACILITIES
IND-2, HEAVY INDUSTRY
R-2, SINGLE-FAMILY RESIDENTIAL

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

Property Owner & Applicant:

GC Beulah Park Investments, LLC
250 E. Broad St., Suite 1100
Columbus, OH 43215

Authorized Representative:

Donald Plank, Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

I. PROPERTY

The property ("Property") consists of approximately 212± acres south of Southwest Boulevard, east of Demorest Road, north and west of the Beulah Subdivision, and approximately 720 feet west of Broadway as further described on the attached legal description (Exhibit __) and Survey (Exhibit __) (hereinafter sometimes referred to as "Beulah Park.") and as generally depicted on the Beulah Park Subarea Plan dated _____ (the "Subarea Plan").

II. INTRODUCTION

Beulah Park opened in 1923 as Ohio's first thoroughbred racetrack, offering live thoroughbred racing from October through early May. The site was also home to a number of community events, drawing individuals from across the region. In 2012, Penn National Gaming, Inc. announced that Beulah Park's racing license would be relocated to northeast Ohio and the last race was run in Beulah Park on May 3, 2014. The relocation of the racing operation left the 213 acre Beulah Park site vacant and ripe for redevelopment.

Given the historic significance of the Beulah Park site and its proximity to the City's Historic Town Center and other existing residences and developments in Grove City, the integration of the site into the existing fabric of the community is of utmost importance. The Property will be designed as a master planned community to be developed around a community park. The overall design of the site and development within each subarea will be in conformance with the principles contained within the 2013 Beulah Park Conceptual Framework.

III. GENERAL PROVISIONS

- A. The provisions outlined within these development standards shall apply to the Property unless otherwise modified by Grove City Council (the "Council") through the Development Plan for each Subarea. Provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Zoning Text.
- B. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by City Council as part of the Development Plans.
- E. The development of the Property shall generally contribute to the following principles contained in the 2013 Beulah Park Conceptual Framework.
 - 1. Development on the site highlights the historic significance of Beulah Park.
 - 2. Beulah Park serves as a community gathering place.
 - 3. Connectivity is promoted on the site to improve the function of the street network and provide more opportunities to walk and bike.
 - 4. Quality design is emphasized for all uses to create an attractive and distinctive public and private realm, appropriate with the character of adjacent uses.
 - 5. Development provides the city with a net fiscal benefit.
- F. Deviations from the standards and requirements set forth herein as well as the Zoning Code, Stream Corridor Protection Policy and Standard Drawings may be approved by City Council through the

Development Plan, if/when they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses or integrity of proposed construction improvements within or in proximity of the Property.

- G. The roadway designs, entrance features, applicant's/property owner's improvements to publicly owned open space shall be the subject of a Development Plan(s)' approval, separate and apart from individual Subarea Development Plan approvals.
- H. As used herein, the term "four-sided architecture" shall mean: using the same material on the sides and back of a building as those materials used on the building's front façade.

IV. GENERAL DEVELOPMENT STANDARDS

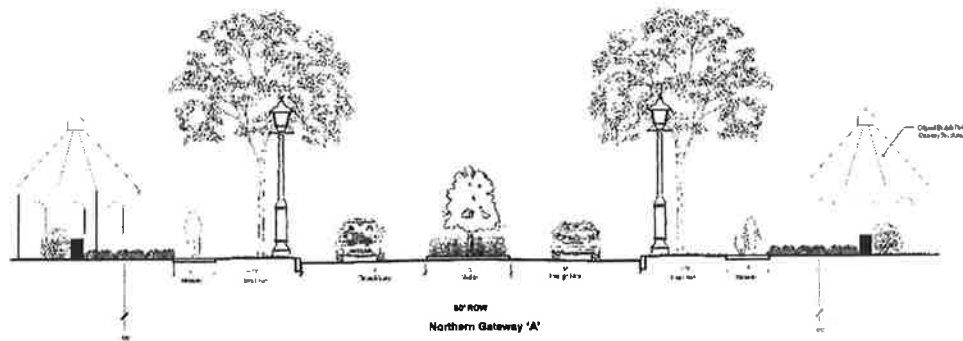
A. ROADWAY NETWORK AND ACCESS

1. Roadways shall be integrated and tied into the surrounding existing public road network as set forth on the Subarea Plan.
 - a) Roadways will be designed in a manner to balance the movement of vehicular and non-vehicular traffic, providing a pedestrian-oriented environment while providing on-street parking for area residents and park patrons. Measures including, but not limited to, narrowed roadways, bump-outs, on-street parking, roundabouts, raised intersections or speed tables and center islands may be utilized throughout the site to be detailed in the Development Plan and subsequent Engineering Plans for site.
 - b) Public roadways shall have minimum five (5) feet wide sidewalks on both sides of streets. Eight (8) feet wide asphalt multi-use paths may replace sidewalks as depicted on the Subarea Plan.
2. Access points to public roadways shall generally be located as shown on the Subarea Plan and as otherwise approved by the City. Primary access points to the Property from the existing roadway network shall be installed as shown on the Subarea Plan.
 - a) Southwest Boulevard: Two (2) public roadways will provide full service access to the Property from Southwest Boulevard. Additional curb cuts shall be permitted from Southwest Boulevard to access sites in Subarea A, as summarized under Section V.A.2.a..
 - b) Demorest Road: Two (2) public roadways will provide full service access to the Property from Demorest Road, one aligning with the entrance to Breck Community Park.
 - c) Columbus Street (extension): Columbus Street shall be extended from west of the railroad tracks at the Property's southeast corner, into and through the Property.
 - d) Park Street (extension): Park Street shall be extended through the Property to the west.
 - e) Lincoln Avenue: Lincoln Avenue shall be extended to the north and east, to connect to the Columbus Street extension.
 - f) Elm Street (extension): Elm Street shall be extended from its current intersection with Park Street to the north, into and through the Property.
3. Pedestrian and bike connectivity shall be integrated throughout the site and along Southwest Boulevard.
4. Curb cut spacing, dimensioning and related requirements along all public streets shall be approved as part of the Development Plans.
5. Roadways in the development shall be designed according to the standards below or as modified in the Development Plan. Road types are referenced on the Subarea Plan. For all road types shown, sidewalks may be replaced with multi-use paths where appropriate as shown on the Subarea Plan.

Bump outs or pinch-points shall be installed to designate on-street parking areas and provide pinch points within the roadway network to narrow the roadway to calm vehicular traffic and create safer pedestrian crossings. All roadways shall incorporate the City's standard curb and gutter per Standard Drawing C-GC-57A.

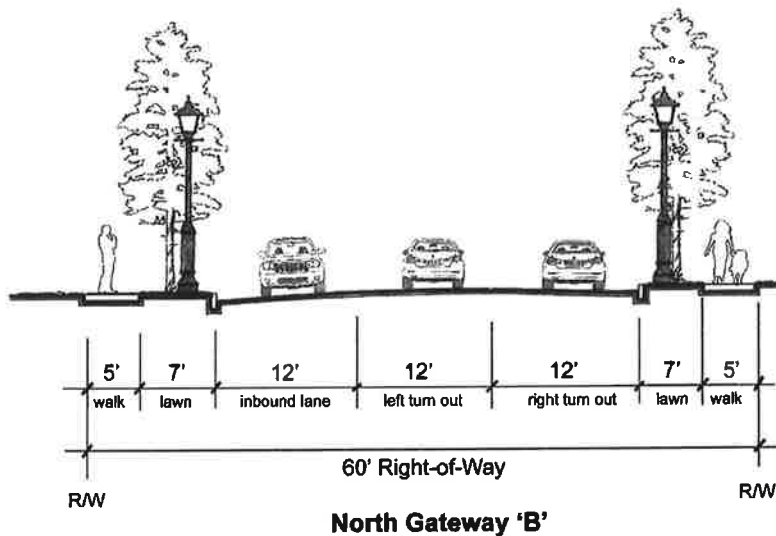
a) North Gateway 'A'

- 80' right-of-way
- Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
- 12' landscape median
- 14' each side for tree lawns, sidewalks and planting beds



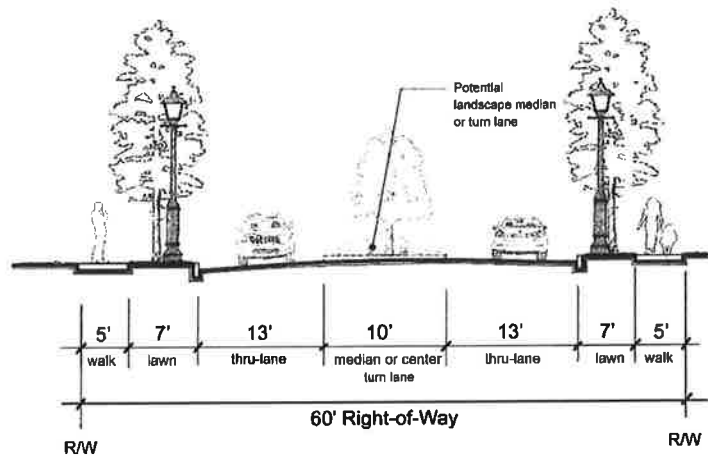
b) North Gateway 'B'

- 80' right-of-way
- Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
- 12' center turn lane and/or landscape median
- 12' each side for tree lawns, sidewalks and planting beds



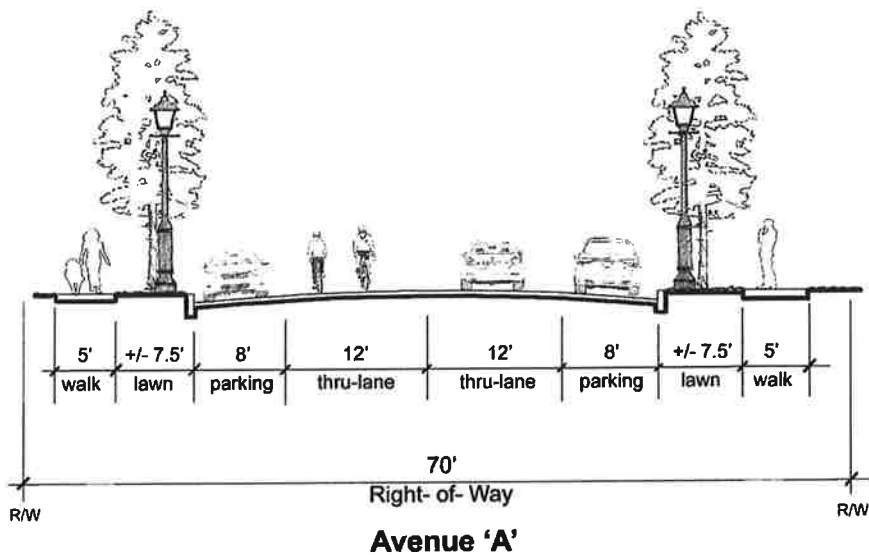
c) Boulevard

- 60' right of way
- 12' minimum each side for tree lawns and sidewalks
- 13' paved lanes
- 10' landscaped median and / or turn lane
- No on-street parking



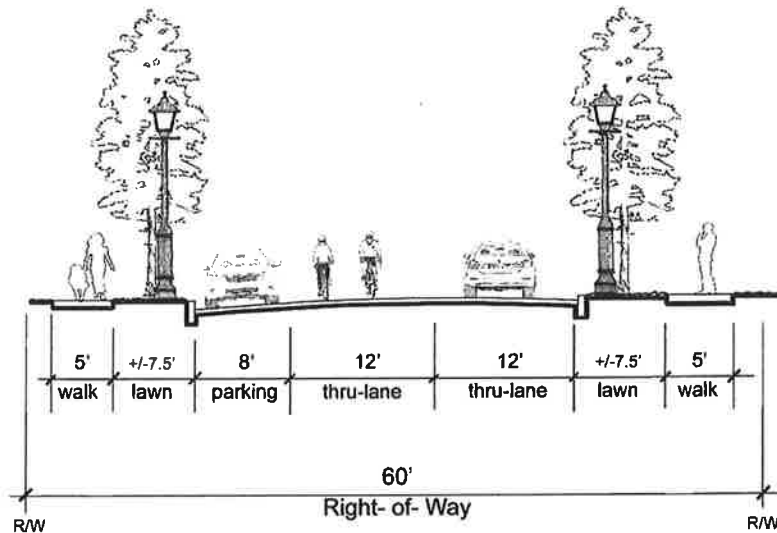
d) Avenue 'A'

- 70' right of way
- 12.5' minimum each side for tree lawns and sidewalks and multi-use paths
- 12' paved lanes
- On-street parking on both sides of street, with curb extensions (bulb-outs) at intersections or mid-block
- In addition to the curb extensions, Park Street shall incorporate traffic circles to further calm traffic



e) Avenue 'B'

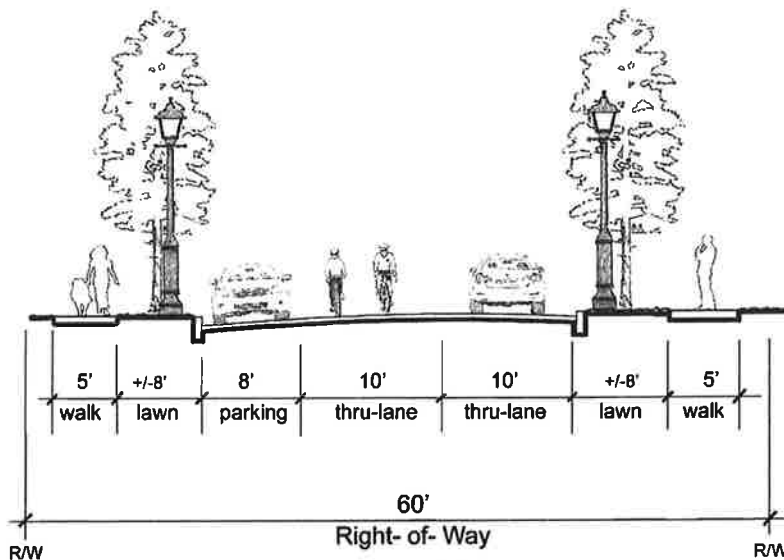
- 60' right of way
- 12.5' minimum each side for tree lawns and sidewalks and multi-use paths
- 12' paved lanes
- On-street parking on park side of street, with curb extensions (bulb-outs) at intersections or mid-block



Avenue 'B'

f) Local

- 60' right of way
- 10' paved lanes
- On-street parking on one side of street
- 12.5' minimum each side for tree lawns and sidewalk and multi-use paths



Typical Local Street

g) Private Streets

- i. Private streets shall be permitted to deviate from the public roadway standards as part of the Development Plan for the applicable subarea.

h) Alleys

- i. Alleys in residential areas shall be either public or private roadways subject to the approval of City Council. Public alleys shall be a minimum 16' wide for two-way traffic, constructed per the City's Standard Drawing C-GC-91. Alleys shall be minimum of 12' wide for one-way traffic.

i) Driveways

- i. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the Beulah Park development shall be prohibited.

B. LANDSCAPING, ENTRANCE FEATURES AND PUBLIC ART

1. A street tree planting program shall be established along both sides of public roadways providing tree spacing to be approved as part of the Development Plans. Street trees shall vary to encourage bio-diversity and reduce risk of disease and loss, and shall be maintained by the Community Authority, or Homeowners' Association / Condominium Association for the subarea containing or adjacent to the street tree(s).
2. Entry/monument signs shall be set in irrigated landscaped areas at locations approved on the Development Plan for the respective Subarea.
3. Entrance features will be located at all the intersections of all public roadway entrances into the site from Southwest Boulevard, Demorest Road, and Columbus Street. Entrance features shall include stone and decorative fencing as well as monuments related to the historical nature of the Property as approved on the Development Plan.
4. Entrance feature(s) at the Columbus Street entrance to the site shall include enhancements in addition to the requirements noted above in Section IV.B.3.
5. Equestrian themed public art and monuments shall be integrated throughout the Property.
6. The existing Beulah Park gatehouses and stone walls at the Southwest Boulevard entrance shall be preserved or their character replicated as part of the entrance feature to the Property from Southwest Boulevard as approved on the Development Plan.

C. LIGHTING

1. Street light fixtures to be located within the right-of-way of public roadways shall match the character of "period gas lighting fixtures" utilized in the Town Center.
2. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.

D. SCREENING

1. Screening from uncomplimentary land uses or for other purposes shall be accomplished primarily through fencing, landscaping and mounding as approved on the Development Plans.

V. SUBAREA USE REGULATIONS AND DEVELOPMENT STANDARDS

A. SUBAREA A

1. Permitted Uses

- a) Research and development uses including research related to product development in conjunction with testing, laboratory and minor fabricating and assembly operations.
- b) Light production/assembling/manufacturing involving processing, fabrication, packaging, assembly and related functions, whether using machinery or labor and associated with the industrial operations of producing goods, components and other related items.
- c) Business services including, but not limited to, duplicating, addressing, blueprinting or photocopying; stenographic, mailing and advertising; business machine service and repair; communications operations including service and repair operation.
- d) Administrative, professional and business offices and institutional uses including, but not limited to, medical and medical-related activities; legal, engineering and architectural services; accounting, auditing and other bookkeeping services and other similar uses.
- e) Retail uses as approved by City Council.

2. General Development Standards

a) Access

- i. To limit the number of curb cuts on Southwest Boulevard, all lots within Subarea A shall utilize shared access points, unless otherwise approved as part of the Development Plan. Additional points of access to the subarea may be permitted from Street "A" and Street "E" on the Subarea Plan.
 - (a) A maximum of two (2) full access curb cuts may be allowed on Southwest Boulevard to service the 12.37-acre area between Street "A" and Street "E". Any access point along Road "E" between the roundabout and Southwest Boulevard shall be limited to a right-in, right-out movement unless otherwise justified by traffic study. Operation of roundabout, signalized intersection, and Southwest Boulevard will need to take precedent when evaluating access locations and configuration.
 - (b) Access for the 4.62-acre area east of Street "A" may be facilitated by a right-in/right-out access on Southwest Boulevard and with a full access curb cut off of Street "A" integrated with the Street "D" intersection.
 - (c) All access points shall meet the driveway spacing requirements of the City's Code. Access locations shall be evaluated in conjunction with the Traffic Impact Study and in conjunction with future lane configuration on Southwest Boulevard (e.g. turn lanes) and approved by the City.

b) Lot Requirements and Setbacks

	Front	Side	Rear
Building Setback	30'	10'	50'
Parking and Drive Aisle Setback	30'	7.5'	25'
Truck Parking, Loading and Drive Aisle Setback	50'	25'	100'

- i. 1.5-acre minimum lot size.

- ii. 6.0-acre maximum lot size unless otherwise approved by City Council.
- iii. 85% maximum lot coverage for all impervious areas.

c) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and 18 feet in length.
- ii. A minimum of one (1) parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one (1) parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

d) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, solid fence, wall or earthen mound.
- ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping and/or walls. Screening shall be at least six (6) inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- iii. All roof mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

e) Building Requirements

- i. Maximum building square footage of 50,000 square feet.
- ii. 35-foot maximum height.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular use areas as noted below.
 - (a) Along Southwest Boulevard: A continuous three (3) foot height minimum earthen mound with one 2.5-inch minimum caliper tree planted for each 40 linear feet of parking lot frontage. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the site(s) from Southwest Boulevard shall be installed and will be approved as part of the Development Plan for individual sites.
 - (b) Along other public rights-of-way: A continuous three (3) foot height minimum evergreen hedge with one 2.5-inch minimum caliper tree planted for each 40 linear feet of parking lot frontage.
 - (c) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable provided that combined planting areas are visible from public rights-of-way.
 - (a) One (1) tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch minimum caliper at installation.

- (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24 inches minimum and five (5) foot maximum spacing at installation.

B. SUBAREA B

The character of development in this subarea should be compatible with the Town Center to create an effective transition between these two unique areas.

1. Permitted Uses

- a) Specialty retail, commercial establishments and boutiques
- b) Specialty food stores
- c) Restaurants or taverns with no drive-in or drive-thru facilities
- d) Home furnishings, home improvement and miscellaneous material and equipment stores which operate entirely within principle structures and require no outside storage of products or materials.
- e) Personal services, performed for persons or their apparel
- f) Financial establishments with no drive-in or drive-thru facilities
- g) Business and administrative offices and professional associations including buildings with multiple tenants

2. General Development Standards

a) Lot Requirements

- i. No front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots shall be located behind the primary structure, utilizing shared access drives and curb cuts with adjacent developments whenever feasible to do so. Parking is not required on site, provided that the applicant provides evidence of the long term availability of sufficient public parking off-site.
- ii. When adjacent to residential districts, building and parking lot setback requirements will be approved with the Development Plan for the site. Parking lots are to be designed to reduce the impact on nearby residences.

b) Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center.
- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- iii. 50 feet maximum building height.

C. SUBAREA C

1. Permitted Uses

- a) Primary Uses
 - i. Single-family dwellings

b) Accessory Uses

- i. Apartments over attached or detached garages, on properties with a primary, single-family home
- ii. Accessory uses as permitted in the Code in residential districts

2. General Development Standards

a) Density

- i. 5.0 dwelling units per acre maximum density.

b) Area Requirements

- i. Homes fronting public open space ('P1' or 'P2') shall be accessed from rear alleys with no direct access or curb cuts permitted from public (non-alley) roadways.
- ii. Maximum front setback for homes served by alleys shall be eighteen (18) feet, including porches.
- iii. Minimum front setback for homes served by alleys shall be twelve and one half (12.5) feet, including porches.
- iv. Minimum front setback shall be twenty (20) feet for homes with driveways accessed from public streets and not rear alleys.
- v. Front porches for homes with driveways accessing the street may encroach up to five (5) feet into the building setback.
- vi. Minimum rear setback shall be ten (10) feet.
- vii. Minimum side setback shall be five (5) feet. House projections such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- viii. Minimum lot width shall be fifty (50) feet for interior lots.
- ix. Minimum lot width shall be sixty-five (65) feet for corner lots.
- x. Irregular lot shapes and configurations shall be avoided.

c) Building Requirements

- i. All homes fronting streets B and C shall have front porches a minimum of five (5) feet by eight (8) feet in area.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044" thickness or greater) or a combination thereof.
- iii. All homes fronting Streets B and C shall have the following trim elements which shall be wood or composite material (i.e. cement board):
 - Fascias of 1x8 or larger – painted
 - Frieze boards of 1x4 or larger – painted
 - Gable rake boards of 1x8 or larger – painted
 - Gable barge boards of 1x6 or larger – painted
 - Window trim of 1x4 or larger – painted
 - Columns or similar details shall be painted natural or composite materials but not vinyl or aluminum

- iv. Homes shall be a minimum of 2,000 square feet in size. Minimum square footage shall include only livable area, excluding garages and basements.
- v. All homes fronting directly across from public open space shall be two stories. All other homes within the Subarea shall be a minimum of 1.5 stories. Maximum building height of all structures, including garages shall be 40' measured to the mid-point of the roof. The first floor shall have an elevation of 24" min. above the finish grade measured at the highest point of the grade at the house. The first-floor walls shall have nominal ceiling heights between eight (8) and ten (10) feet. All houses fronting streets B and C shall have roof pitches of 7/12 minimum. Additionally, porch roofs may be of any pitch.
- vi. Garage door opening(s) facing a public roadway shall not exceed 45% of the width of the house façade, including the garage.
- vii. All homes fronting directly across from public open space shall have garages accessed off rear alleyways. Detached garages should utilize similar materials and reflect comparable architecture with the primary structure with a maximum height, measured to the ridge, of twenty-two (22) feet. Roof pitches shall be a minimum of 7/12.
- viii. 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 or similar 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 final approval as to whether a change is "substantial."

D. SUBAREA D

1. Permitted Uses

- a) Single-family dwellings
- b) Community facilities
- c) Accessory Uses
 - i. Apartments over attached or detached garages, on properties with a primary, single-family home.
 - ii. Accessory uses as permitted in the Code for residential districts.

2. General Development Standards

a) Density

- i. 5.5 dwelling units per acre maximum density.

b) Area Requirements

- i. Maximum lot width shall be sixty (60) feet, excluding corner lots.
- ii. Minimum lot width shall be fifty (50) feet.
- iii. Irregular lot shapes and configurations shall be avoided.
- iv. Minimum front setback shall be twenty (20) feet.
- v. Minimum side setback shall be five (5) feet. House projections such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- vi. Front porches may encroach up to five (5) feet into the building setback.
- vii. Minimum rear setback shall be ten (10) feet.

c) Building Requirements

- i. All homes shall have front porches.
- ii. All homes shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044" thickness or greater) or a combination thereof.
- iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- iv. 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 or similar 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 final approval as to whether a change is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

E. **SUBAREA E**

1. **Permitted Uses**

a) **Primary Uses**

- i. Single-family dwellings

b) **Accessory Uses**

- i. Apartments over attached or detached garages, on properties with a primary, single-family home
- ii. Accessory uses as permitted in the Code in residential districts

2. **General Development Standards**

a) Density

- i. 5.5 dwelling units per acre maximum density.

b) Area Requirements

- i. Maximum lot width shall be sixty (60) feet, excluding corner lots.
- ii. Minimum lot width shall be fifty (50) feet.
- iii. Irregular lot shapes and configurations shall be avoided.
- iv. Minimum front setback shall be twenty (20) feet.
- v. Minimum side setback shall be five (5) feet. House projection such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- vi. Front porches may encroach up to five (5) feet into the building setback.
- vii. Minimum rear setback shall be ten (10) feet.

c) Building Requirements

- i. All homes shall have porches.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044" thickness or greater) or a combination thereof.
- iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- iv. 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 or similar 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 make the determination of whether a change or other modification(s) as noted above is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

F. **SUBAREA E 2**

Permitted Uses

a) Primary Uses

- i. Single-family dwellings

b) Accessory Uses

- i. Apartments over attached or detached garages, on properties with a primary, single-family home
- ii. Accessory uses as permitted in the Code in residential districts

2. **General Development Standards**

a) Area Requirements

- i. Minimum lot width shall be ninety (90) feet.
- ii. Irregular lot shapes and configurations shall be avoided.
- iii. Minimum front setback shall be eighteen (18) feet.
- iv. Minimum side setback shall be ten (10) feet. House projection such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- v. Front porches may encroach up to five (5) feet into the building setback.
- vi. Minimum rear setback shall be thirty (30) feet.

b) Building Requirements

- i. All homes shall have porches.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture. The use of natural materials, including wood, brick and stone, or manufactured stone, shall be required as well as the use of cement

board or similar siding (i.e., Hardiplank) and/or high-quality vinyl siding (0.044" thickness or greater).

- iii. Homes shall be a minimum of 2,400 square feet.
- iv. 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 or similar 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 make the determination of whether a change or other modification(s) as noted above is "substantial."
- v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vi. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

G. SUBAREA F

1. Permitted Uses

- a) Detached and attached condominium dwellings.
- b) Support facilities and accessory uses such as clubhouse, pool and other common amenities.

2. General Development Standards

a) Density

- i. 6.0 dwelling units per acre maximum density.

b) Setbacks

- i. Twenty (20) feet minimum building and parking setback from property lines where adjacent to single-family residential subareas.
- ii. Ten (10) feet minimum between buildings.
- iii. Twenty (20) feet minimum front building setbacks for all structures measured from the back of curb of private streets.

c) Building Requirements

- i. All condominium unit dwellings shall have a two-car garage.
- ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color or contain other unique architectural details.
- iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.
- iv. Homes/units along Street "A" shall be accessed from roadways within the Subarea, with no direct access or curb cuts permitted from Street "A" for individual units.
- v. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.

d) Streets

- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
- ii. All streets shall be a minimum of 22 feet in width measured from back of curb.
- iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- iv. Decorative fencing, and/or additional landscape improvements, shall be installed along the development's frontage on Street "A" as approved as part of the Development Plan.

H. **SUBAREA G**

1. **Permitted Uses**

- a) Multi-family townhomes

2. **General Development Standards**

a) Density

- i. 15.0 dwelling units per acre maximum density.

b) Site Configuration

- i. The configuration of the site and design, scale and orientation of all buildings within the subarea shall appropriately integrate into the context of the existing neighborhood. The appropriateness of the site design shall be approved as part of the Development Plan.

c) Setbacks

- i. Fifteen (15) feet minimum side yard setback and fifteen (15) feet between buildings.
- ii. Twenty (20) feet maximum front building setback for buildings in Subarea G north of Open Space / Park 'P2'.

d) Building Requirements

- i. Dwellings should be oriented to face the public open space with no parking permitted between the front building setback and open space. The design, scale and orientation of all buildings within the Subarea shall appropriately integrate into the context of the existing neighborhood. The appropriateness of the building design shall be approved as part of the Development Plan.
- ii. All units shall have entrances on the ground floor or be accessed from a ground-floor staircase leading to a small front porch.
- iii. All buildings have a maximum height of three (3) stories except any portion of a building within 125' from any existing single-family zoned and occupied property line shall not exceed two and one-half (2.5) stories.
- iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding (0.044" thickness or greater) or a combination thereof. No more than 70% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding.
- v. Accessory structures including maintenance structures, garages, dumpster enclosures and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.

e) Parking Requirements

- i. One off-street parking space shall be provided for each bedroom. Additional guest parking shall be provided in a mix of off-street and on-street spaces.

I. **SUBAREA H**

1. **Permitted Uses**

- a) Multi-family dwellings
- b) Private support facilities and accessory uses such as leasing office, clubhouse, pool, and other indoor and outdoor activity areas limited to the use by residents and their guests.

2. **General Development Standards**

a) Density

- i. 17.25 dwelling units per acre maximum density.

b) Setbacks

- i. Fifteen (15) feet minimum side yard building setback and fifteen (15) feet between buildings.
- ii. Thirty (30) feet minimum rear building setback, except accessory structures, shall have a fifteen (15) foot rear setback.

c) Buffer yard

- i. Landscape screening shall be installed to reduce visibility and noise from the railroad along the east property line, as approved on the Development Plan.
- ii. Landscape screening shall be installed along the northern edge of the subarea to screen from the industrial properties to the north, as approved on the Development Plan.
- iii. Decorative fencing and additional landscape improvements, shall be installed along the development's frontage on Street "A" as approved as part of the Development Plan.

d) Building Requirements

- i. Fifty (50) feet maximum building height.
- ii. No unit entrances shall be below ground.
- iii. All buildings shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings or similar elements to break up the building mass.
- iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding or a combination thereof. No more than 50% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl, 0.044" thickness or greater siding.
- v. Fencing and railings shall be approved as part of the Development Plan.
- vi. Accessory structures including maintenance structures, garages, dumpster enclosures and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.

e) Streets

- i. All streets within the subarea shall be privately owned and maintained.
- ii. All streets and drive aisles shall be a minimum of twenty-two (22) feet in width.
- iii. Street composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.

J. **SUBAREA I**

1. **Permitted Uses**

- a) Assisted Living
- b) Independent Living
- c) Memory Care
- d) Private support facilities and amenities including dining venues, indoor and outdoor activity areas and shops limited to the use of residents and their guests
- e) Nursing Home
- f) Detached and attached condominium dwellings
- g) Support facilities and accessory uses such as clubhouse, pool and other common amenities associated with a residential condominium development
- h) Research and development uses including research related to product development in conjunction with testing, laboratory and minor fabricating and assembly operations.
- i) Administrative, professional and business offices and institutional uses including, but not limited to, medical and medical-related activities; legal, engineering and architectural services; accounting, auditing and other bookkeeping services and other similar uses.

2. **General Development Standards**

a) Access

- i. No direct access shall be granted off Southwest Boulevard.

b) Landscaping

- i. Along Southwest Boulevard: A continuous three (3) foot height minimum earthen mound with one 2.5-inch minimum caliper tree planted for each thirty-five (35) linear feet of parking lot frontage. Trees may be grouped. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the frontage is encouraged and will be approved as part of the Development Plan for individual sites.
- ii. Along the western boundary adjacent to existing homes on Demorest Road, a landscape screen shall be installed in the form of a continuous 80% landscape hedge, fence, wall or a combination thereof or as approved on the Development Plan.

3. **Institutional Uses:** The following development standards shall apply to those uses set forth in 1. a), b), c), d), and e) of this Section J:

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	35'

Parking and Drive Aisle Setback	30'	20'	50'
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b) Building Requirements

- i. All buildings shall feature four-sided architecture.
- ii. Garages or other covered parking structures shall feature similar architectural details as utilized on the primary structure(s).
- iii. Fifty-five (55) feet maximum building height.

c) Parking Requirements

- i. Independent or Assisted Living Facilities: 0.5 parking space shall be required for every bedroom, plus one (1) space for each employee during peak shift.
- ii. Memory Care: One (1) parking space shall be required for every three (3) beds, plus 1 space per 200 square feet of administrative and staff work area.

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular use areas as noted below.
 - (a) Along Streets "E" and "F": A continuous three (3) foot height minimum evergreen hedge with one 2.5-inch minimum caliper tree planted for each thirty-five (35) linear feet of parking lot frontage. Trees may be grouped.
 - (b) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the current code requirements for "Interior Vehicular Use Areas."

4. **Condominium Dwellings:** The following development standards shall apply to those uses set forth in 1. f) and g) of this Section J:

a) Density

- i. 6.0 dwelling units per acre maximum density.

b) Setbacks

- i. Twenty (20) feet minimum building and parking setback from property lines where adjacent to single-family residential subareas.
- ii. Ten (10) feet minimum between buildings.
- iii. Twenty (20) feet minimum front building setbacks for all structures measured from the back of curb of private streets.

c) Building Requirements

- i. All condominium unit dwellings shall have a two-car garage.
- ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color or contain other unique architectural details.
- iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.

- iv. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.

d) Streets

- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
- ii. All streets shall be a minimum of 22 feet in width measured from back of curb.
- iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- iv. Decorative fencing and additional landscape improvements, shall be installed along the development's frontage on Streets "E" and "F" as approved as part of the Development Plan.

5. **Research and development, offices, and other similar uses:** The following development standards shall apply to those uses set forth in 1. h) and i) of this Section J:

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	50'
Parking and Drive Aisle Setback	30'	20'	50'

b) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and 18 feet in length.
- ii. A minimum of one (1) parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one (1) parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.

c) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, solid fence, wall or earthen mound.
- ii. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping and/or walls. Screening shall be at least six (6) inches taller than the height of any containers or equipment that may be in these areas and shall have the same or complementary material as the building exterior.
- iii. All roof mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular use areas as noted below.
 - (a) Along Streets "E" and "F": A continuous three (3) foot height minimum evergreen hedge with one 2.5-inch minimum caliper tree planted for each 40 linear feet of parking lot frontage.
 - (b) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable provided that combined planting areas are visible from public rights-of-way.
 - (a) One (1) tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch minimum caliper at installation.
 - (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24 inches minimum and five (5) foot maximum spacing at installation.



SITE DATA:

Total Site Area ± 212.70 Acres

Commercial Land ± 16.83 Acres

Sub-Area	Total Area	Maximum Density	Maximum Square Feet
'A'	± 14.32 Ac.	12,000 s.f. / Acre	171,800 s.f.
'B'	± 2.59 Ac.	10,000 s.f. / Acre	25,800 s.f.

Gross Residential Land ± 195.87 Acres

Sub-Area	Total Area	Maximum Density	Total Units Permitted
'C'	± 20.67 Ac.	5.0 du/acre	103 du
'D'	± 17.35 Ac.	5.5 du/acre	95 du
'E'	± 18.50 Ac.	5.5 du/acre	101 du
'F'	± 20.71 Ac.	6.0 du/acre	124 du
'G'	± 10.29 Ac.	15.0 du/acre	154 du
'H'	± 24.08 Ac.	17.25 du/acre	415 du
Total Residential Units			992 du

Sub-Area	Total Area	Units
'I'	± 10.23 Ac.	175 Assisted / Independent Living beds

Total Open Space Shown ± 55.90 Acres

- Community Park: ± 29.13 Acres
- Stream & Buffer: ± 22.47 Acres
- Wooded Preserve: ± 4.30 Acres

Project Gross Density +/- 4.66 du/acre

STREET TYPOLOGY:

- NORTH GATEWAY (A&B)** [Red line]
- BOULEVARD** [Blue line]
- AVENUE TYPE 'A'*** [Teal line]
- AVENUE TYPE 'B'** [Dark blue line]
- LOCAL** [Pink line]
- ROUNDABOUT** [Yellow line]
- MULTI-USE PATH** [Dashed line]

* These roads may have boulevard / traffic calming sections. To be determined with final development plan

Beulah Park - Subarea Plan

City of Grove City, Ohio February 22, 2018

