

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

January 06, 2020

5:45 p.m.

Organizational Meeting

Call to Order

Appointment of Council President

Appointment of Clerk of Council

Seating Arrangement

Assignment of Committees

Declare Clerk of Council Designee for Council on Open Records Certification

Acceptance of Rules of Council

Adjournment

Regular Meeting

LANDS:

Ordinance C-69-19 Approve the Rezoning of 15.8 acres located East of Broadway and North of Orders Road from SF-1 to PUD-R with Text. Second reading and public hearing.

Ordinance C-73-19 Approve a Special Use Permit for Outdoor Seating for Dairy Queen located at 3094 Southwest Blvd. Second reading and public hearing.

FINANCE:

Ordinance C-01-20 Amend Ordinance C-51-19 to Change the Payment Terms for the Purchase of Real Property. First reading.

ON FILE: Minutes of: 12/16/19 Council Meeting; 12/18/19 Plan. Comm.

Date: 11/13/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-69-19
1st Reading: 11/18/19
Public Notice: 11/19/19
2nd Reading: 01/06/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-69-19

AN ORDINANCE FOR THE REZONING OF 15.8 ACRES LOCATED EAST OF BROADWAY AND NORTH OF ORDERS ROAD FROM SF-1 TO PUD-R WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on November 05, 2019, with the following stipulations:

1. The entrance feature monument sign shall be externally illuminated;
2. Additional language shall be added to the Zoning Text - Section VII (B) Landscaping stating that "Additional landscaping shall be installed along the west property line where adjacent to existing single-family homes and where it is determined that any existing preserved vegetation does not provide adequate screening".

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

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being a 15.8+ acre track being all of that land described as Parcel One and Parcel Two as conveyed to Harrisburg Pike Investors, LLC, as recorded in Official Records, Instrument Number 201804250054049, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

C-69-19
EXHIBIT A
Zoning description
15.8+/- Acres

Southeast side of Harrisburg Pike
Southwest of Demorest Drive

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 1383, being a 15.8± acre tract of land, said 15.8± acre tract being all of the land described as Parcel One (less exceptions) and Parcel Two as conveyed to Harrisburg Pike Investors, LLC of record in Instrument Number 201804250054049, said 15.8± acre tract being more particularly described as follows:

Beginning, at a northerly corner of said Parcel Two, at a westerly corner of a tract of land conveyed to Samira H. Jallaq of record in Instrument Number 200306200186543, in a southeasterly line of a tract of land conveyed to David and Lucinda Richards and being in the centerline of Harrisburg Pike (U.S. 62 – S.R. 3);

Thence **S 56° 34' 31" E** along the northeasterly line of Parcel Two and along the southwesterly line of said Jallaq tract, about **1128.12± feet** to a common corner thereof, being a southwesterly corner of a tract of land conveyed to Asaliah Murib and Yasser Murib, being a northwesterly corner of a tract of land conveyed to Homewood Corp;

Thence **S 01° 58' 58" W** along the easterly lines of Parcel Two and Parcel One and along the westerly line of said Homewood tract, about **586.35± feet** to a southeasterly corner of said Parcel One and a northeasterly corner of a tract of land conveyed to Matthew D. and Jill C. Warren;

Thence **N 62° 34' 48" W** along the southerly line of Parcel One, along the northeasterly line of said Warren tract, along a northeasterly line of a tract of land conveyed to Michael J. and K. Renee Mantkowski, about **1135.70± feet** to an angle point in the southerly line of said Parcel One, being a northerly corner of said Mantkowski tract and an easterly corner of a tract of land conveyed to Jon G. Kepler;

Thence **N 61° 54' 10" W** along the southerly line of Parcel One and along a portion of the northeasterly line of said Jon G. Kepler, about **127.77± feet** to a westerly corner of said Parcel One and at the southerly corner of a tract of land conveyed to Cheryl L. Hill;

Thence **N 29° 39' 01" E** along a northwesterly line of Parcel One and the southeasterly line of said Hill tract, about **210.25± feet** to a common corner thereof;

Thence **N 58° 47' 04" W** along a southwesterly line of Parcel One and a northeasterly line of said Hill tract, about **160.99± feet** to a common corner thereof, being a easterly corner of a tract of land conveyed to Roger L. Spillman, etal, a southerly corner of a second tract of land conveyed to Roger L. Spillman, etal and being in the centerline of said Harrisburg Pike (U.S. 62 – S.R. 3);

Thence **N 33° 05' 34" E** along a northwesterly line of Parcel One, along the southeasterly line of said second Spillman tract, along a southeasterly line of a tract of land conveyed to David W. Richards, Jr., along a portion of a southeasterly line of a tract of land conveyed to Mary Ann Bailey, Tr. and along said centerline, about **209.37± feet** to a northerly corner of said Parcel One and a westerly corner of a tract of land conveyed to Jason L. Riffle;

Thence **S 56° 43' 00" E** along a northeasterly line of Parcel One, along the southwesterly line of said Riffle tract and leaving said centerline, about **211.67± feet** to a common corner thereof and being the westerly corner of said Parcel Two;

Thence **N 33° 09' 01" E** along a northwesterly line of Parcel Two and a southeasterly line of said Riffle tract, about **117.79± feet** to a common corner thereof;



Location Map - MTS

**15.8± ACRE ANNEXATION
FROM THE TOWNSHIP OF
JACKSON TO THE CITY GROVE CITY**
Jackson Township, Franklin County, Ohio
Virginia Military Survey No. 1363

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
By *FRM* Date *10/25/18*
FRANKLIN COUNTY ENGINEER



10/24/18

Douglas R. Hock, P.S. 7661
Advanced Civil Design, Inc
422 Beecher Road
Gahanna, OH 43230
Phone 614-428-7750

Date:

Job No.: 18-0003-889
Date: 10/17/2018

Asadiah Murib &
Yaseer Murib
APN: 160-000174

City of Grove City Corp. Line
Case No. C-17-96
Ord. No. 31719E10

Homewood Corp.
APN: 040-009246

Matthew D. Warren &
Jill C. Warren
APN: 160-003009

Samira H. Jallag
I.N. 200508200186543
APN: 160-000160

Harrisburg Pike Investors LLC
I.N. 201804250054049
Parcel Two
APN: 160-000323

15.8± Ac.

Harrisburg Pike Investors LLC
I.N. 201804250054049
(Less Exceptions)
Parcel One
APN: 160-001022

Michael J. Hankowski &
K. Renee Hankowski
APN: 160-003008



David Richards &
Lucinda Richards
APN: 160-000010

Mary Ann Bailey, Tr.
APN: 160-001828
David W. Richards Jr.
APN: 160-002822

Roger L. Spillman et al
APN: 160-001900

Roger L. Spillman et al
APN: 160-001842

Cheryl L. Hill
APN: 160-001632

Jon G. Kepler
APN: 160-000970

GRAPHIC SCALE



1 inch = 150 feet

Length of Contiguity: ±586 feet
Total Length of Perimeter: ±4,202 feet
Percentage of Contiguity: ±13.9%

No islands of township property are created by this annexation.

Legend

- Area to be Annexed
- Existing City of Grove City Corp Line
- Proposed City of Grove City Corp Line

C-69-19

AMENDED 11-12-19

HIDDEN CHASE

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

ZONING TEXT

October 25, 2019

- I. INTRODUCTION. This Zoning Text (the "Text") establishes the permitted land uses, residential densities, minimum lot sizes, and other standards for the development comprising the 15.8+/- acres of land generally located approximately 1000 feet South of Demorest Rd, approximately 2000 feet North of Orders Road on the East side of Harrisburg Pike, as more accurately depicted on the Preliminary Development Plan dated July 31, 2019 and described in the legal description submitted with the rezoning application (the "Property"). The Property or, as sometimes referred to herein, "HIDDEN CHASE", is a planned development designed within a rural setting and conserving the natural features of the site.
- II. COMPATIBILITY. Property is organized as one cohesive neighborhood and is designed to conserve a portion of the existing tree rows along the property lines for the benefit of residents and adjacent neighbors. The development standards reflect qualities and characteristics that are desired by those seeking low maintenance communities. Roadways and vehicular connections are configured in a manner to allow for safe and efficient connectivity to the existing road network. Roads shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of the roadway connections are subject to the review, approval and participation from and by the City of Grove City.
- III. SEVERABILITY. All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- IV. APPLICABILITY. The standards and provisions outlined within the Text shall apply to the 15.8+/- acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.
- V. CONFLICT. When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.
- VI. DEVIATION. The standards, requirements and uses may be deviated from upon the request of City or Developer during the development plan review process as long as such requests are consistent and harmonious with the overall intent and character of the development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relief from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.
- VII. GENERAL REQUIREMENTS.
 - A. Streets / Sidewalks
 1. Access. The community will have primary access from the East side of Harrisburg Pike approximately 2,200 feet North of Orders Road. This street will be paved and will meet the requirements of the Grove City Engineering Department as well as the Jackson Township Fire Department. A secondary "emergency access" will be installed approximately 350 feet to the North of the primary community access. The surface of the emergency access lane will either be a reinforced turf or a combination of asphalt and reinforced turf to meet the requirements

of the Jackson Township Fire Department. The access lane will be delineated with evergreen shrubs, and signage at both ends, for year-round visibility.

2. Pavement Width. Streets will be private and shall have a minimum pavement width of 24 feet measured from face-of-curb to face-of-curb. There shall be no parking on either side of the street.
3. Front Walks. Five-foot-wide concrete sidewalks shall be installed along the interior side of the private roadway loop.
4. Service Walks. All homes shall have walks from the driveway to the front door of the house.
5. Pond Walkway. Per Grove City requirements there shall be an asphalt walk surrounding the pond as indicated on the Final Development Plan. There shall be a connection between the pond walkway and the adjacent future residential community to the east. The exact location of the walk connection will be coordinated between the two community developers at the time the residential community to the east is developed. The configuration of this connection, as well as landscaping, lighting and other improvements associated with the connection shall be approved by the Development Department. All walkways on site will be maintained by the Homeowners Association for this development.

B. Landscaping.

1. Entrance Features.
 - a) The primary entrance feature along Harrisburg Pike shall display a similar character as the Holton Run development to the north, including utilizing stone pillars, black decorative metal fencing and a variety of landscaping.
 - b) The general massing, location and species of plants and additional hardscape for the entry features shall be approved with the final development plan for this property.
 - c) Sod shall be used at the entrance features and the area to be sodded shall be approved as a part of final development plan.
2. Entry Signage. One entry sign will be located at the Harrisburg Pike vehicular entry point. The entry sign shall be installed at each access point from public roadways with a setback of 15 feet from the right of way. The sign will consist of a maximum 7' x 3'6" sign face supported by a structure that is a maximum of 15' x 8' in size. The final signage design, location, landscaping, irrigation and lighting will be approved with the Final Development Plan.
3. Street Trees. Street tree location varies based on driveway locations on each lot and will be determined with the development of each lot. Street trees will be installed per section 1136.09 (b). Street trees shall be 2" caliper at planting and planted between the sidewalk and the street curb as shown on the Final development plan. The care, replacement and maintenance of the street trees shall be handled by the Homeowners Association. The tree species for the street shall be shown on the Final Development Plan.
4. Tree Preservation Area. The northern, eastern and southern perimeters of the property are wooded. As shown on the development plan there will be a 10-foot tree preservation area directly along the North, South and East property line.
5. Buffer Area. There shall be a 15-foot buffer area along the southern property line in addition to the tree preservation area (for a total of 25' landscape buffer along the southern property line). Evergreen trees will be installed within this area to address visual buffering for the adjacent neighbors. These trees will be shown on the Landscape Plan as part of the approved the Final Development Plan.
6. Existing trees. Dead and dying trees within the Tree Preservation area shall be removed. Otherwise, trees may only be removed in such areas for utility installation.
7. Grass. All common areas shall be seeded in compliance with Section 1136.11 of the City Code.

8. Additional Landscaping.
“Additional landscaping shall be installed along the west property line where adjacent to existing single-family homes and where it is determined that any existing preserved vegetation does not provide adequate screening.
 9. Landscape and Tree Plan. A tree and landscape concept plan was included as part of the Preliminary Development Plan application dated July 31, 2019. Final landscape plans will be submitted and approved with Final Development Plan.
 10. Individual Home Landscaping. Each double building will have three (3) trees, ten (10) shrubs and landscaping beds per Section 1136.09(a)(1) of the Grove City, Ohio Zoning Code.
 11. Service Structures. Service structures shall be screened in compliance with Section 1136.08 of the City Code.
- C. Lighting. Decorative street lighting will be installed on alternating sides of all streets. Designs will be submitted and approved as part of the Final Development Plan. The entrance feature monument sign shall be externally illuminated.
- D. Pools. No above ground swimming pools shall be erected or permitted.
- E. Mailboxes. The community will have a unified mail center/ kiosk as illustrated on the Preliminary Development Plan date July 31, 2019. The design will be submitted and approved as part of the Final Development Plan. The kiosk or grouped mailbox center will utilize colors and/or decorative materials in character with other site fixtures or structures in the development, with supplemental landscaping surrounding the structure.
- F. Fences. Decorative screening for the purpose of providing privacy, not exceeding 5-foot in height, may be permitted to be installed between patios located immediately adjacent to dwellings.
- G. Open Space. Open space shall be provided as depicted on the Final Development Plan and shall meet the requirement of Section 1101.09(b). The open space will be owned and maintained by the Homeowner’s Association.
- H. Stormwater Design. The detention pond must meet Stormwater Design Manual unless otherwise approved by the final development plan.

VIII. AREA REQUIREMENTS

- A. Property – 15.8 +/- acres
1. Intent. The intent of this community design is to provide lower maintenance, fee-simple, housing to address an ever-increasing need for housing options in Central Ohio. As such, all units are to (at minimum) incorporate the same quality of design, detail and level of exterior finishes.
 2. Permitted Uses. Fee simple double (attached single-family) residential use shall be permitted within this area.
 3. Density. The maximum density will be 80 total units (40 Double buildings)
 4. Supplemental Parking. 12 additional parking spaces above what is stated below will be provided on both the east and west ends of the community loop road

5. Unit Size. Units shall be a minimum of 1,500 square feet.
6. Yard Dimensions.
 - a. Front Yard. The building structure and or garages shall be setback a minimum of 20 feet from the private roadway. Porches may encroach up to 5' into required front yard.
 - b. Rear Yard. The minimum required rear yard shall be 20 where units back to each other and 25 feet from other adjacent property lines except the setback from south property line shall be 40 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 6 feet between paired units. Chimneys and bay windows may encroach into the required side yard areas.
 - d. Minimum Lot Widths. The minimum paired lot width shall be 45 feet along the arc of the chord at the lot line and 40' for each individual lot parallel to the adjacent lot line.
 - e. Harrisburg Pike Setback. The build setback off Harrisburg Pike shall be 50 feet.
7. Site and Building Design.
 - a. Materials. All exteriors shall use a mixture of cementitious board or similar siding (Hardiplank TM), stucco, cultured stone, brick, vinyl (0.044-inch thickness or greater) or a combination thereof. No high chroma colors will be permitted in a building material. The percentage of respective building materials will be as approved as part of the Final Development Plan.
 - b. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
 - c. Foundations. All exposed courses of foundation shall be brick or stone, or brick or stone veneer, or if not such treatment shall not exceed 12 inches in exposure and shall be stamped to simulate the appearance of brick or stone.
 - d. Roof. Primary roof areas shall have roof pitches ranging from 8/12 to 12/12. Roofs shall utilize dimensional shingles.
 - e. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
 - f. Garages. All homes shall have a two-car garage.
 - g. Driveways. All homes will have driveways constructed of asphalt or concrete of at least 18 feet in width.
 - h. Accessory Structures. No detached garages, sheds or other accessory structures shall be permitted.



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

November 15, 2019

Honorable Members of City Council:

Please be advised that the Development Department is in receipt of the attached revised zoning text for the Harrisburg Pike PUD-R, originally reviewed by Planning Commission at their November 5, 2019 meeting. The revised text has been amended to reflect the recommended stipulations set by Planning Commission and a change in the project name. The applicant has requested that the attached zoning text be considered for approval, with the changes noted below:

1. The project name has been amended.

Explanation: The applicant has indicated that the original proposed name of "Hidden Meadows" has already been used in an existing development. The new name for the project, as noted in the zoning text, is proposed to be "Hidden Chase."

2. Stipulations recommended by Planning Commission have been incorporated into the zoning text.

1) The entrance feature monument sign shall be externally illuminated.

Explanation: Section VII(C) Lighting was amended to include the requirement that the entrance feature monument sign be externally illuminated.

2) Additional language shall be added to the Zoning Text – Section VII(B) Landscaping stating that "Additional landscaping shall be installed along the west property line where adjacent to existing single-family homes and where it is determined that any existing preserved vegetation does not provide adequate screening."

Explanation: A new "Additional Landscaping" section was added to Section VII(B) with the recommended language regarding screening along the west property line where adjacent to existing single-family homes.

If you have any questions about the amendments listed above or would like to discuss the zoning text, please call me at 614-277-3007 or email kshields@grovecityohio.gov.

Sincerely,

Kimberly Shields, AICP
Community Development Manager

CC. Tami Kelly, Clerk of Council
Richard L. "Ike" Stage, Mayor
Charles W. Boso, Jr., City Administrator
Kyle Rauch, Development Director
File

C-69-19

HIDDEN MEADOWS

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

ZONING TEXT

October 25, 2019

- I. **INTRODUCTION.** This Zoning Text (the "Text") establishes the permitted land uses, residential densities, minimum lot sizes, and other standards for the development comprising the 15.8+/- acres of land generally located approximately 1000 feet South of Demorest Rd, approximately 2000 feet North of Orders Road on the East side of Harrisburg Pike, as more accurately depicted on the Preliminary Development Plan dated July 31, 2019 and described in the legal description submitted with the rezoning application (the "Property"). The Property or, as sometimes referred to herein, "HIDDEN MEADOWS", is a planned development designed within a rural setting and conserving the natural features of the site.
- II. **COMPATIBILITY.** Property is organized as one cohesive neighborhood and is designed to conserve a portion of the existing tree rows along the property lines for the benefit of residents and adjacent neighbors. The development standards reflect qualities and characteristics that are desired by those seeking low maintenance communities. Roadways and vehicular connections are configured in a manner to allow for safe and efficient connectivity to the existing road network. Roads shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of the roadway connections are subject to the review, approval and participation from and by the City of Grove City.
- III. **SEVERABILITY.** All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- IV. **APPLICABILITY.** The standards and provisions outlined within the Text shall apply to the 15.8+/- acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.
- V. **CONFLICT.** When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.
- VI. **DEVIATION.** The standards, requirements and uses may be deviated from upon the request of City or Developer during the development plan review process as long as such requests are consistent and harmonious with the overall intent and character of the development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relief from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.
- VII. **GENERAL REQUIREMENTS.**
 - A. **Streets / Sidewalks**
 1. **Access.** The community will have primary access from the East side of Harrisburg Pike approximately 2,200 feet North of Orders Road. This street will be paved and will meet the requirements of the Grove City Engineering Department as well as the Jackson Township Fire Department. A secondary "emergency access" will be installed approximately 350 feet to the North of the primary community access. The surface of the emergency access lane will either be a reinforced turf or a combination of asphalt and reinforced turf to meet the requirements

of the Jackson Township Fire Department. The access lane will be delineated with evergreen shrubs, and signage at both ends, for year-round visibility.

2. Pavement Width. Streets will be private and shall have a minimum pavement width of 24 feet measured from face-of-curb to face-of-curb. There shall be no parking on either side of the street.
3. Front Walks. Five-foot-wide concrete sidewalks shall be installed along the interior side of the private roadway loop.
4. Service Walks. All homes shall have walks from the driveway to the front door of the house.
5. Pond Walkway. Per Grove City requirements there shall be an asphalt walk surrounding the pond as indicated on the Final Development Plan. There shall be a connection between the pond walkway and the adjacent future residential community to the east. The exact location of the walk connection will be coordinated between the two community developers at the time the residential community to the east is developed. The configuration of this connection, as well as landscaping, lighting and other improvements associated with the connection shall be approved by the Development Department. All walkways on site will be maintained by the Homeowners Association for this development.

B. Landscaping.

1. Entrance Features.
 - a) The primary entrance feature along Harrisburg Pike shall display a similar character as the Holton Run development to the north, including utilizing stone pillars, black decorative metal fencing and a variety of landscaping.
 - b) The general massing, location and species of plants and additional hardscape for the entry features shall be approved with the final development plan for this property.
 - c) Sod shall be used at the entrance features and the area to be sodded shall be approved as a part of final development plan.
2. Entry Signage. One entry sign will be located at the Harrisburg Pike vehicular entry point. The entry sign shall be installed at each access point from public roadways with a setback of 15 feet from the right of way. The sign will consist of a maximum 7' x 3'6" sign face supported by a structure that is a maximum of 15' x 8' in size. The final signage design, location, landscaping, irrigation and lighting will be approved with the Final Development Plan.
3. Street Trees. Street tree location varies based on driveway locations on each lot and will be determined with the development of each lot. Street trees will be installed per section 1136.09 (b). Street trees shall be 2" caliper at planting and planted between the sidewalk and the street curb as shown on the Final development plan. The care, replacement and maintenance of the street trees shall be handled by the Homeowners Association. The tree species for the street shall be shown on the Final Development Plan.
4. Tree Preservation Area. The northern, eastern and southern perimeters of the property are wooded. As shown on the development plan there will be a 10-foot tree preservation area directly along the North, South and East property line.
5. Buffer Area. There shall be a 15-foot buffer area along the southern property line in addition to the tree preservation area (for a total of 25' landscape buffer along the southern property line). Evergreen trees will be installed within this area to address visual buffering for the adjacent neighbors. These trees will be shown on the Landscape Plan as part of the approved the Final Development Plan.
6. Existing trees. Dead and dying trees within the Tree Preservation area shall be removed. Otherwise, trees may only be removed in such areas for utility installation.
7. Grass. All common areas shall be seeded in compliance with Section 1136.11 of the City Code.
8. Service Structures. Service structures shall be screened in compliance with Section 1136.08 of the City Code.

9. Landscape and Tree Plan. A tree and landscape concept plan was included as part of the Preliminary Development Plan application dated July 31, 2019. Final landscape plans will be submitted and approved with Final Development Plan.
 10. Individual Home Landscaping. Each double building will have three (3) trees, ten (10) shrubs and landscaping beds per Section 1136.09(a)(1) of the Grove City, Ohio Zoning Code.
- C. Lighting. Decorative street lighting will be installed on alternating sides of all streets. Designs will be submitted and approved as part of the Final Development Plan.
 - D. Pools. No above ground swimming pools shall be erected or permitted.
 - E. Mailboxes. The community will have a unified mail center/ kiosk as illustrated on the Preliminary Development Plan date July 31, 2019. The design will be submitted and approved as part of the Final Development Plan. The kiosk or grouped mailbox center will utilize colors and/or decorative materials in character with other site fixtures or structures in the development, with supplemental landscaping surrounding the structure.
 - F. Fences. Decorative screening for the purpose of providing privacy, not exceeding 5-foot in height, may be permitted to be installed between patios located immediately adjacent to dwellings.
 - G. Open Space. Open space shall be provided as depicted on the Final Development Plan and shall meet the requirement of Section 1101.09(b). The open space will be owned and maintained by the Homeowner's Association.
 - H. Stormwater Design. The detention pond must meet Stormwater Design Manual unless otherwise approved by the final development plan.

VIII. AREA REQUIREMENTS

- A. Property – 15.8 +/- acres
 1. Intent. The intent of this community design is to provide lower maintenance, fee-simple, housing to address an ever-increasing need for housing options in Central Ohio. As such, all units are to (at minimum) incorporate the same quality of design, detail and level of exterior finishes.
 2. Permitted Uses. Fee simple double (attached single-family) residential use shall be permitted within this area.
 3. Density. The maximum density will be 80 total units (40 Double buildings)
 4. Supplemental Parking. 12 additional parking spaces above what is stated below will be provided on both the east and west ends of the community loop road
 5. Unit Size. Units shall be a minimum of 1,500 square feet.
 6. Yard Dimensions.
 - a. Front Yard. The building structure and or garages shall be setback a minimum of 20 feet from the private roadway. Porches may encroach up to 5' into required front yard.

- b. Rear Yard. The minimum required rear yard shall be 20 where units back to each other and 25 feet from other adjacent property lines except the setback from south property line shall be 40 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 6 feet between paired units. Chimneys and bay windows may encroach into the required side yard areas.
 - d. Minimum Lot Widths. The minimum paired lot width shall be 45 feet along the arc of the chord at the lot line and 40' for each individual lot parallel to the adjacent lot line.
 - e. Harrisburg Pike Setback. The build setback off Harrisburg Pike shall be 50 feet.
7. Site and Building Design.
- a. Materials. All exteriors shall use a mixture of cementitious board or similar siding (Hardiplank TM), stucco, cultured stone, brick, vinyl (0.044-inch thickness or greater) or a combination thereof. No high chroma colors will be permitted in a building material. The percentage of respective building materials will be as approved as part of the Final Development Plan.
 - b. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
 - c. Foundations: All exposed courses of foundation shall be brick or stone, or brick or stone veneer, or if not such treatment shall not exceed 12 inches in exposure and shall be stamped to simulate the appearance of brick or stone.
 - d. Roof. Primary roof areas shall have roof pitches ranging from 8/12 to 12/12. Roofs shall utilize dimensional shingles.
 - e. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
 - f. Garages. All homes shall have a two-car garage.
 - g. Driveways. All homes will have driveways constructed of asphalt or concrete of at least 18 feet in width.
 - h. Accessory Structures. No detached garages, sheds or other accessory structures shall be permitted.

Date: 12/11/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: C-73-19
1st Reading: 12/16/19
Public Notice: 12/17/19
2nd Reading: 01/06/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-73-19

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR DAIRY QUEEN LOCATED AT 3094 SOUTHWEST BOULEVARD

WHEREAS, Dairy Queen, applicant, has submitted a request for a Special Use Permit for Outdoor Seating located at 3094 Southwest Blvd.; and

WHEREAS, on Dec. 03, 2019, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. A decorative black bollard cover shall be installed over the concrete-filled steel pipe bollard that has been proposed; and
2. Any umbrellas utilized on the patio shall not include text or logos.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1s is hereby issued to Dairy Queen, located at 3094 Southwest Blvd., contingent upon the stipulations set by Planning Commission.

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

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 12/30/19
Introduced By: _____
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No. : C-01-20
1st Reading: 01/06/20
Public Notice: 01/07/20
2nd Reading: 01/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-01-20

AN ORDINANCE TO AMEND ORDINANCE C-51-19 TO CHANGE THE PAYMENT TERMS FOR THE PURCHASE OF REAL PROPERTY

WHEREAS, Ordinance C-51-19 authorized the purchase of Tax Parcel No. 160-000648-00 located at 3160 Demorest Road; Tax Parcel No. 160-000646-00 located at 4310 Grove City Road; Tax Parcel No. 160-001416-00 located at 4310 Grove City Road and Tax Parcel No. 160-000972-00; and

WHEREAS, the City was going to pay \$100,000.00 on closing in 2019 and deliver a promissory note for the balance of the purchase price for payments in 3 equal installments, with interest, beginning in 2020 and ending in 2022; and

WHEREAS, the Seller did not want to close on the sale of the property until 2020; and

WHEREAS, the City and Seller agreed to revise the structure of the payments for the purchase of real property.

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

SECTION 1. Section 2 of Ordinance C-51-19 is hereby amended as follows: The City shall pay \$560,000.00 (purchase price) to be paid, without interest, as follows:

\$137,500 at closing on January 2, 2020
\$137,500 on January 4, 2021
\$137,500 on January 3, 2022
\$137,500 on January 2, 2023

SECTION 2. The remainder of the provisions of Ordinance C-51-19 shall remain in effect.

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

President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this