

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

January 03, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Berry

Roll Call: Clerk of Council

Approval of Minutes

Welcome & Reading of Agenda: Pres. Berry

LANDS: Mr. Schottke

Ordinance C-65-22 Accept the Annexation of 10.63⁺ acres located North of White Road and East of McDowell Road in Jackson Township to the City of Grove City. Second reading and public hearing.

Ordinance C-72-22 Rezone 10.63⁺ acres and 13.961⁺ acres located north and south of White Road from SF-1 and R-1 (residential) respectively to PUD-R (planned-residential) with Zoning Text. Second reading and public hearing.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 12/19

Date: 11/01/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-65-22
1st Reading: 11/07/22
Public Notice: 11/08/22
2nd Reading: 11/21/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-65-22

Postponed to
01-03-23

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 10.63+ ACRES LOCATED NORTH OF WHITE ROAD AND EAST OF MCDOWELL ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 10.63+ acres, more or less, in Jackson Township was duly filed by Leroy Geyer; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on August 23, 2022; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on September 06, 2022.

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

SECTION 1. The proposed annexation, as applied for in the petition of Leroy Geyer, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on July 22, 2022 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on August 23, 2022, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 8231. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 4. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

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

Ted A. Berry, President of Council

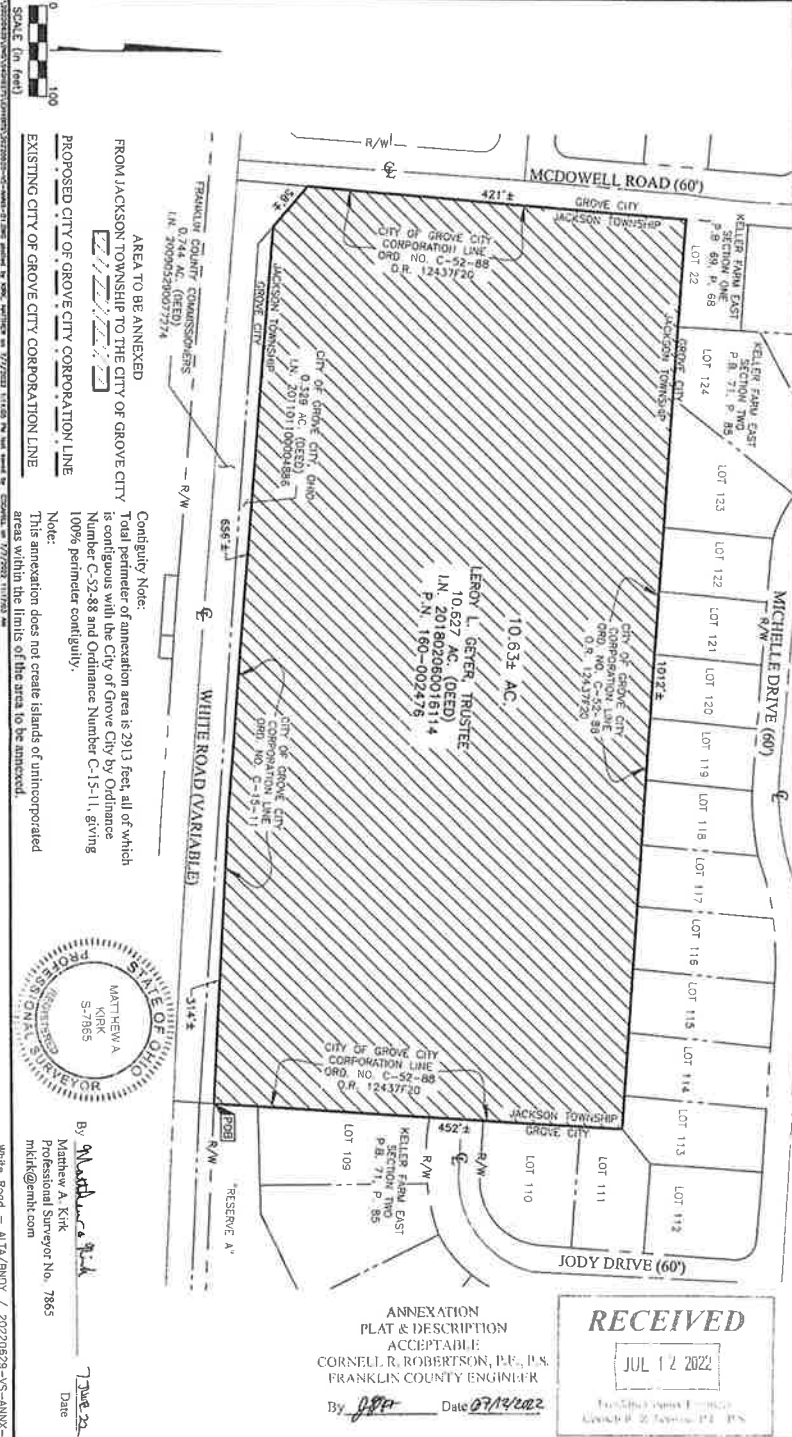
Passed:

EMH
 5500 New Albany Road, Columbus, OH 43250
 (614) 233-7200
 www.emh.com

PROPOSED ANNEXATION OF 10.63 ± ACRE FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

SURVEY NO. 8231
VIRGINIA MILITARY DISTRICT
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	July 7, 2022
Scale:	1" = 100'
Job No:	2022-0629
Sheet No:	1 of 1



ANNEXATION PLAT & DESCRIPTION ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By *[Signature]* Date *07/14/2022*

RECEIVED
 JUL 12 2022
 The City of Grove City, Ohio
 Council & Mayor's Office

AREA TO BE ANNEXED
 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

PROPOSED CITY OF GROVE CITY CORPORATION LINE

EXISTING CITY OF GROVE CITY CORPORATION LINE

Confingity Note:
 Total perimeter of annexation area is 2913 feet, all of which is contiguous with the City of Grove City by Ordinance Number C-52-88 and Ordinance Number C-15-11, giving 100% perimeter confingity.

Note:
 This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

By *[Signature]* Date *7 June 22*
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkir@emh.com

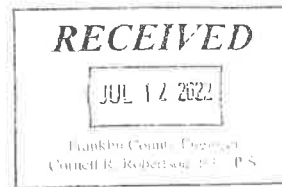
White Road - ALTA/BDNY / 20220629-15-ANX-01

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By CR Date 07/12/2022

C-65-22

PROPOSED ANNEXATION
10.63± ACRES



FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, in Survey Number 8231, Virginia Military District, being all of that 10.627 acre tract of land conveyed to Leroy Geyer, Trustee by deed of record in Instrument Number 201802060016114, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of said 10.627 acre tract, the northeasterly corner of that 0.329 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201101100004886, in the westerly line of the subdivision entitled "Keller Farm East Section Two", of record in Plat Book 71, Page 85, in the existing City of Grove City corporation line, as established by Ordinance Number C-15-11 (unrecorded), in the northerly right of way line of White Road (Variable width);

Thence westerly, with the northerly of said 0.329 acre tract, said northerly right of way line, and said corporation line, a distance of approximately 314 feet to point;

Thence westerly, with the northerly of said 0.329 acre tract, said northerly right of way line, and said corporation line, a distance of approximately 656 feet to a point in the easterly right of way line of McDowell Road (60' wide), in the existing City of Grove City corporation line, established by Ordinance Number C-52-88, of record in Official Record 12437F20;

Thence northwesterly, with said easterly right of way line and said corporation line, a distance of approximately 58 feet to a point;

Thence northerly, with said easterly right of way line and said corporation line, a distance of approximately 421 feet to the southwesterly corner of Lot 22 of the subdivision entitled "Keller Farm East Section One", of record in Plat Book 69, Page 68;

Thence easterly, with the southerly line of said Section 1, the southerly line of said Section Two, and with said corporation line, a distance of approximately 1012 feet to a point;

Thence southerly, with the easterly line of said Section Two and with said corporation line, a distance of approximately 452 feet to the POINT OF BEGINNING, containing 10.63 acres of land, more or less.

This description is for annexation purposes only and is not to be used for transfer.

Total perimeter of annexation area is 2,913 feet, all of which is contiguous with the City of Grove City by Ordinance Number C-52-88 and Ordinance Number C-15-11, giving 100% perimeter contiguity.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

7 JUL 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date



Date: 11/15/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-72-22
1st Reading: 11/21/22
Public Notice: 11/22/22
2nd Reading: 01/03/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-72-22

AN ORDINANCE FOR THE REZONING OF 10.63+ ACRES AND 13.961+ ACRES LOCATED NORTH AND SOUTH OF WHITE ROAD FROM SF-1 AND R-1 RESPECTIVELY 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 08, 2022, with the following stipulation:

1. The six foot (6') privacy fence included for screening in the northern section shall be replaced with landscaping. The final design including species of plantings, spacing, and quantities shall be determined with the final Development Plan.

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 and R-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 8231 and being all of that 10.627 acre tract of land conveyed to Leroy Geyer, Trustee & Virginia Military Survey 6840, *being all of that 22.50 acre tract, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A & B" attached hereto and made a part hereof.

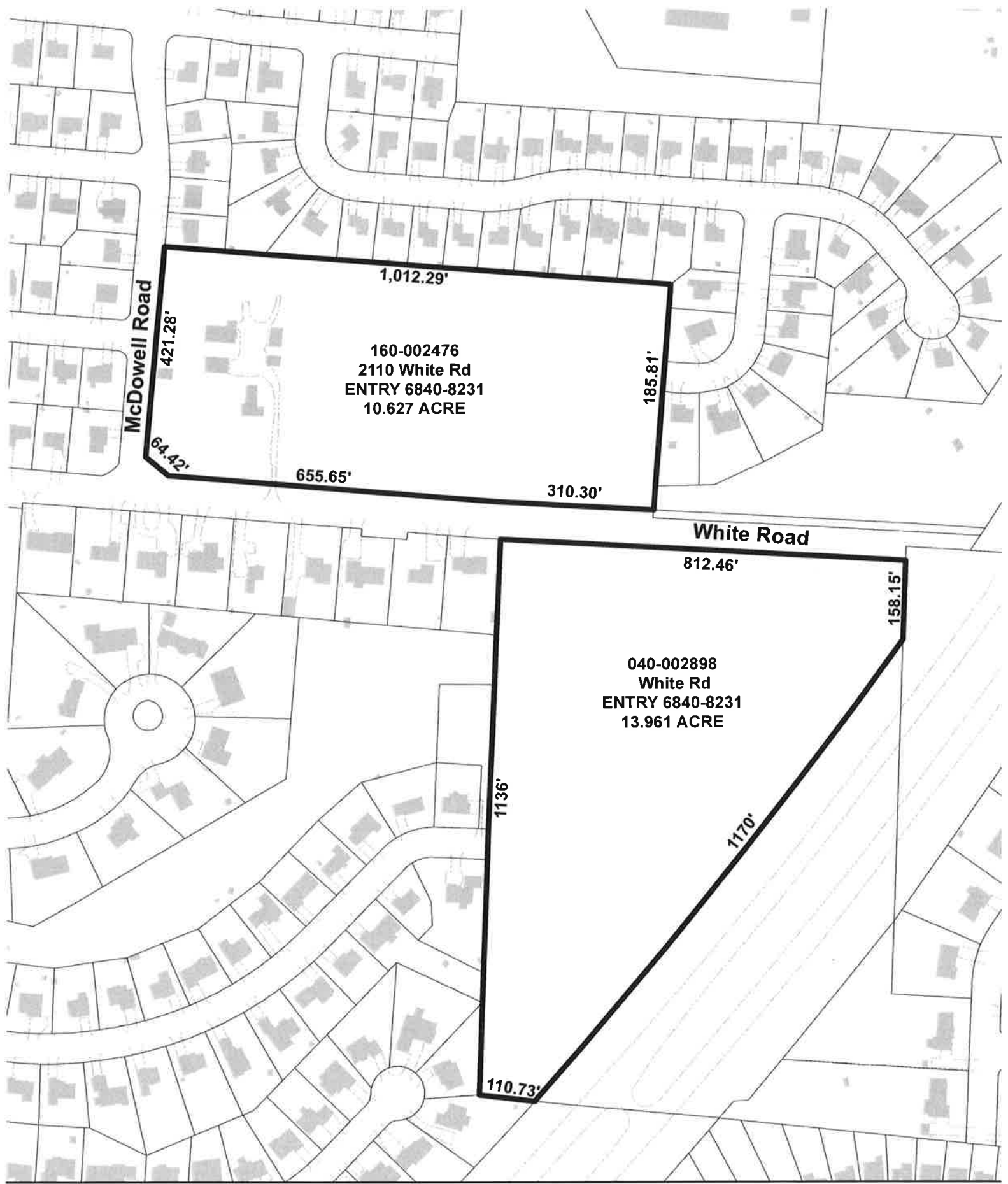
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

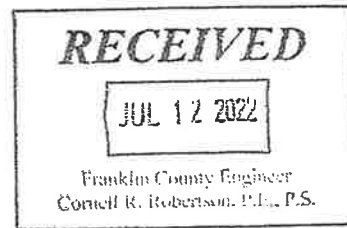


ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By JSN

Date 07/12/2022

Exhibit A
C-72-22
PROPOSED ANNEXATION
10.63± ACRES



FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

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BEGINNING at the southeasterly corner of said 10.627 acre tract, the northeasterly corner of that 0.329 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 201101100004886, in the westerly line of the subdivision entitled "Keller Farm East Section Two", of record in Plat Book 71, Page 85, in the existing City of Grove City corporation line, as established by Ordinance Number C-15-11 (unrecorded), in the northerly right of way line of White Road (Variable width);

Thence westerly, with the northerly of said 0.329 acre tract, said northerly right of way line, and said corporation line, a distance of approximately 314 feet to point;

Thence westerly, with the northerly of said 0.329 acre tract, said northerly right of way line, and said corporation line, a distance of approximately 656 feet to a point in the easterly right of way line of McDowell Road (60' wide), in the existing City of Grove City corporation line, established by Ordinance Number C-52-88, of record in Official Record 12437F20;

Thence northwesterly, with said easterly right of way line and said corporation line, a distance of approximately 58 feet to a point;

Thence northerly, with said easterly right of way line and said corporation line, a distance of approximately 421 feet to the southwesterly corner of Lot 22 of the subdivision entitled "Keller Farm East Section One", of record in Plat Book 69, Page 68;

Thence easterly, with the southerly line of said Section 1, the southerly line of said Section Two, and with said corporation line, a distance of approximately 1012 feet to a point;

Thence southerly, with the easterly line of said Section Two and with said corporation line, a distance of approximately 452 feet to the POINT OF BEGINNING, containing 10.63 acres of land, more or less.

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

7 JUL 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date



EXHIBIT A-1

C-72-22
Exhibit B
~~Exhibit "A"~~

The land referred to in this commitment is described as follows: Township of Jackson, City of Grove City, County of Franklin, State of Ohio

Situated in the Township of Jackson, County of Franklin, State of Ohio and the City of Grove City:

Being a part of Survey #6840, Virginia Military District. Beginning at a stone in the center of the Breckenridge County Road (now known as the Isaac White Road) it being the N.E. corner of Laura and M.E. Thraikill's farm; thence S. 86-3/4 deg. E. with the center of said road 49.24 poles to a stone; thence S. 1-3/4 deg. W. 77.40 poles to a stone; thence N. 84 deg. W. 49.25 poles to a stone in the E. line of the Thraikill farm; thence N. 1-3/4 deg. E. 63.54 poles to the place of beginning, containing 22.50 acres of land.

LESS AND EXCEPT THE FOLLOWING 1.467 ACRE TRACT CONVEYED BY MARVIN L. GEYER, WAYNE E. NIBERT AND MARILYN J. NIBERT TO JERRY L. AND DONNA M. FISHER ON 02/19/1991 BY OR. 16504, PAGE J04:

Situated in the State of Ohio, County of Franklin and the Township of Jackson and being part of the Virginia Military Survey No. 6840, also being all the 22.50 acre shown as Parcel Two in a deed recorded in Official Record 6444-F-03, Recorder's Office, Franklin, Ohio that is easterly of the easterly right of way line of Interstate 71.

Beginning at an iron pin at the southwesterly corner of Lot No. 43 of Briarwood Hills No. 3 of record in Plat Book 40, Page 112 and at the southeasterly corner of said 22.50 acre tract;

Thence N. 83 deg. 39' 13" W. along the southerly line said 22.50 acre tract a distance of 307.41 feet to an iron pin set in the easterly Limited Access Right of Way Line of Interstate 71;

Thence northerly along the easterly Limited Access Right of Way Line of Interstate 71 and with a curve to the left having a radius of 12,024.00 feet, a delta angle of 2 deg. 24' 36" and a long chord that bears N. 39 deg. 51' 20" E. a distance of 505.73 feet to an iron pin found at an angle point in the westerly line of Lot No. 45 of Briarwood Hills No. 3;

Thence S. 2 deg. 31' 06" W. along the westerly line of Lots Nos. 45, 44 and 43 of Briarwood Hills No. 3, a distance of 422.62 feet to the place of beginning containing 1.467 acres, more or less, subject to all easements and restrictions shown of record.

The preceding description was prepared by Ronald L. Edwards, Registered Surveyor No. 4224. Basis of Bearings the bearing of the South line of Briarwood Hills No. 3.

FURTHER LESS AND EXCEPTING THE FOLLOWING 0.559 ACRE TRACT CONVEYED BY MARILYN J. NIBERT AND MARVIN L. GEYER TO THE CITY OF GROVE CITY ON 04/11/2011 IN INSTRUMENT NO. 201104110047909:

Situated in the State of Ohio, County of Franklin, Township of Jackson and City of Grove City, lying in Survey Number 6840 of the Virginia Military District, being a part of the remainder of the 22.50 acre tract conveyed to Marilyn J. Nibert, Trustee (1/2 interest) of record in Instrument Number 200002160032184 and Marvin L. Geyer, Trustee (1/2 interest) of record in Instrument Number 200001310020499, and described as follows:

Beginning at Franklin County Geodetic Survey Monument No. 6607 marking an angle point in the centerline of White Road and at a corner on the westerly limited access right-of-way line for Interstate 71 as shown on the right-of-way plan FRA-62-7.29 on file at the Ohio Department of Transportation, District 6, Delaware, Ohio, the northeasterly corner of said 22.50 acre tract, and the northwesterly corner of the remainder of the 51.751 acre tract conveyed to Anna K. Keil of record in Deed Book 2321, Page 552, Deed Book 2321, Page 554, and Deed Book 2321, Page 558;

thence South 00° 44' 41" West, a distance of 30.03 feet, with the easterly line of said 22.50 acre tract, the westerly line of said 51.751 acre tract, and said westerly limited access right-of-way line, to an iron pin set on the southerly right-of-way

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

File No: 22836958-JUT

line of White Road;

thence North 86° 51' 42" West, across said 22.50 acre tract with said southerly right-of-way line, a distance of 812.14 feet to an iron pin set on the westerly line thereof and at the northeasterly corner of Lot 1 as shown on the subdivision plat entitled "Briarwood Hills No. 4" of record in Plat Book 42, Page 129 conveyed to Olen L. Dye of record in Official Record 13739F20;

thence North 02° 09' 59" East, with the westerly line of said 22.50 acre tract, a distance of 30.00 feet, to Franklin County Geodetic Survey Monument No. 6606 marking an angle point in the centerline of White Road and a northwesterly corner thereof;

thence South 86° 51' 42" East, with said centerline and the northerly line of said 22.50 acre tract, a distance of 811.40 feet, to the Point of Beginning, containing 0.559 acre, more or less, of which 0.559 acre is within the present road occupied, from Auditor's Parcel Number 040-002898.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FOGS 6633 and FCGS 0025. The portion of the centerline of White Road between monuments FCGS 6605 and FCGS 6606, having a bearing of South 85° 28' 28" East, is designated the "Basis of Bearings" for this survey.

And being subject to an easement for Highway Purposes to State of Ohio, containing 6.19 acres and of record in Deed Book 2219, Page 452, Recorder's Office, Franklin County, Ohio.

Commonly Known As: 13.961 acres on White Road, Grove City, OH 43123

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

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C-72-22

ZONING TEXT

Courtyards at Mulberry Run

Grove City, Ohio

Date Submitted:	October 5, 2022
Current Zoning:	R-1, SINGLE FAMILY RESIDENCE (13.99 ACRES) AND ANNEXATION PENDING (10.63 ACRES)
Proposed Zoning:	PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)
Property Owner:	Leroy L Geyer, Trustee Melvin L. Geyer, Trustee 2110 White Road Grove City, Ohio 43123
Applicant:	E.C. New Vision Ohio LLC c/o Joel Rhoades 500 Stonehenge Parkway Dublin, Ohio 43017
Authorized Representative:	Donald T. Plank Plank Law Firm, LPA 411 E. Town St., FL 2 Columbus, OH 43215

I. PROPERTY

The property ("Property") consists of two separate tax parcels totaling 24.588 +/- acres. Tax parcel 160-002476 is 10.63 acres of land located on the north side of White Road and is currently being annexed into the City. Tax parcel 040-002898 is 13.99 +/- acres of land located on the south side of White Road and is currently zoned R-1, Single Family Residence in the City.

II. INTRODUCTION

This Zoning Text establishes the permitted land uses, residential densities, minimum lot sizes and, along with the site plan dated September 26, 2022, and titled Preliminary Development Plan, Courtyards at Mulberry Run (the "Plan"), establishes other development standards for the Property. The Zoning Text and Plan shall collectively be referred to as the "Text". The Property will be a planned community development designed around the natural stream corridor and developed on private streets. Roadways and connections are to be 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, subject to the review and approval by the City. Subject to the review and approval of the City, one (1) access road will be created from White Road and one (1) access road will be created from McDowell Road.

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Text. The provisions of this Text and the Code shall apply unless otherwise modified by Grove City Council (the "Council") through the Development Plan.
- B. For the purposes of this Text, the terms and words contained within shall 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 Text and the Code, this Text shall control.
- C. All provisions of this 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 Council as part of the Development Plan approval.
- E. Deviations from the standards and requirements set forth herein as well as the Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by Council through the

Development Plan, provided that requested deviations are consistent and harmonious with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility among the uses within or in proximity of the Property.

- F. The Development Department shall make the determination whether a design or development standard change or modification is “substantial,” requiring a filing of an application for a modification to the approved Development Plan.

IV. PERMITTED USES

- A. Permitted Uses. The following uses shall be permitted on the Property: (1) Single family residential homes on private streets; and (2) a clubhouse, amenity, and recreational areas for use by residents.

V. DEVELOPMENT STANDARDS

- A. Density. The maximum number of single-family residential dwelling units on the Property shall be 75.

B. Streets/Sidewalks.

1. Pavement Width. Streets will be private and shall have a minimum pavement width of 22 feet measured from face-of-curb to face-of-curb.
 - a. No on-street parking shall be permitted on streets narrower than 28 feet.
 - b. On-street parking shall be permitted on one side of the street for streets at least 28 feet wide.
2. Front Walks. A five (5) foot wide concrete sidewalk shall be installed along one side of the private roadways.
3. Service Walks. All homes shall have walks from the driveway to the front door of the house.
4. Multi-Use Path. A six (6) foot wide multi-use path shall be constructed throughout open spaces in the development, with the final location approved on the Development Plan.
5. White Road Improvements. A pedestrian crossing with rapid flashing beacon shall be installed across White Road at the location depicted on the Development Plan. The White Road pedestrian crossing shall be curbed with landscaped median(s) and contain appropriate traffic and pedestrian signage regarding the crossing. No project-specific signage shall be located within the crossing or landscaped median(s). The existing pavement markings on White Road will be altered to include a westbound left-turn lane into the southern site within limits of the existing pavement. White Road will not be

expanded, and the left-turn lane will be designed to the maximum length feasible within the existing tapering of White Road.

6. Emergency Access. A twenty (20) foot wide emergency access drive shall be installed on both the northern and southern portions of the Property. The emergency access drive will be asphalt and bollards will be installed per C-GC-81 and C-GC-82.

C. Yard Dimensions:

1. Front Yard. The front yard building setback for each lot shall be a minimum of twenty (20) feet measured from the private roadway to the garage door.
2. Rear Yard. The minimum required rear yard setback for each lot shall be ten (10) feet.
3. Side Yard. The side yard building setback for each lot shall be a minimum of five (5) feet.
4. Other Setbacks. No individual lot shall have direct frontage to a public right-of-way. Where a side or rear of a lot is adjacent to a public right-of-way, a 30-foot setback in the form of a reserve containing appropriate screening, defined further under Landscaping/Open Space, shall be installed.

D. Site and Building Design.

1. Home Sizes. The minimum net floor area of each home shall be 1,400 square feet.
2. Materials. The exteriors of the homes and clubhouse shall be comprised entirely of stone, brick, cultured stone, EIFS, wood (including engineered wood), cementitious fiber or stucco, or a combination thereof, except for gutters, soffits and overhangs, entry doors, garage doors and other accents. Aluminum and/or vinyl may be used for trim details such as soffits, gutters, shutters, windows, and gable accents, etc.
3. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
4. Roof. All roof pitches must fall within the range of 6/12 – 12/12 with the exception of porch roof pitches which may not be less than 4/12. The roof material will be dimensional architectural shingles.
5. Driveways. Driveways shall be constructed of concrete.
6. Ancillary Structures. Ancillary structures, including the clubhouse, shall utilize similar materials as the homes.
7. Garage Doors. Garage doors shall be de-emphasized and shall blend with the design character and color of each building. Garage doors shall be of one color and constructed of wood-composite, fiberglass, metal, or vinyl materials.

E. Landscaping/Open Space.

1. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be approved as part of the Development Plan. Sod shall be used at the entrance features and the area to be sodded shall be as approved per the Development Plan.
2. Street Trees. Street trees shall be 2" caliper at planting and planted as shown on the Development Plan. The care, replacement and maintenance of the street trees shall be the responsibility of the HOA. This street tree obligation shall be in lieu of the Applicant's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(b) of the Code.
3. Existing Trees. Existing trees may be removed along with dead and dying trees for the construction of any and all improvements and underground utilities, as approved and shown on the Development Plan.
4. Grass. All common areas shall be seeded and/or sodded in compliance with Section 1136.11 of the Code.
5. Service Structures. Service Structures shall be screened in compliance with Section 1136.08 of the Code.
6. Landscape and Tree Plan. Final landscape plans will be submitted for approval as part of the Development Plan.
7. Screening. A four (4) to six (6) foot high mound with two (2) rows of evergreens and ornamental plants shall be installed along the entirety of the Property's frontage along I-71 and within the open spaces, as noted in Section V(C)(4) herein where the side or rear of a lot is adjacent to White Road or McDowell Road.
8. Open Space. Open space shall comply with the requirements of 1101.09(b) and shall be located as generally depicted on the Preliminary Development Plan.

F. Lighting. Decorative street lighting will be installed. Designs will be submitted and approved as part of the Development Plan.

G. Pools. No above ground swimming pools shall be erected or permitted.

H. Mailboxes. Each home will have the same style pole mounted mailbox unless US Post Office requires ganged mailboxes. In the event cluster boxes ("CBUs") are required, CBUs shall be decorative in nature with finishes or colors in character with other community architectural features and fixtures. Design will be submitted and approved as part of the Development Plan. Where permitted by the USPS, decorative landscaping may be installed around the units but is not required for screening purposes.

I. Fences. Decorative fences for the purpose of providing privacy, not exceeding 6' in height, shall be permitted to be installed around patios and amenities. A 6' privacy fence shall be located along the northern and eastern property line of that portion of the Property north of White Road.

J. Stormwater Management.

1. The proposed stormwater entrance feature on the southern section of the site as shown on the Preliminary Development Plan shall be designed to meet the Landscape Plans as part of the Development Plan.
2. Any wet retention pond visible from White Road or McDowell Road, if applicable, shall be designed to meet the standards of a Tier 1 Basin per the Grove City Stormwater Design Manual.
3. Alternative stormwater management practices, as proposed and shown on the Preliminary Development Plan on both the southern site and northern site, may be approved under the Development Plan as deviations from the Grove City Stormwater Design Manual; provided, that, the resulting features in those locations shall be designed to create aesthetically pleasing features appropriate for the context of the Property and that appropriate studies are conducted at the time of Development Plan to ensure there are no adverse and/or material off-site stormwater impacts, based on such designs.