

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

October 02, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: Pres. Berry / Roll Call / Approval of Minutes / Welcome & Reading of Agenda

LANDS: Mr. Schottke

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|--------------------------|--|
| <u>Ordinance C-32-23</u> | Approve the rezoning of 3.407+ acres located west of Front St. and north and south of Cleveland Avenue from R-2 to PUD-C. Second reading and public hearing. |
| <u>Ordinance C-33-23</u> | Amend the Zoning Text for Beulah Park, Surarea B located south of Southwest Blvd. and East of Demorest Rd., as adopted by Ord. C-24-18. Second reading and public hearing. |
| <u>Ordinance C-34-23</u> | Vacate and Transfer portions of Cleveland Ave. and Front St. public right-of-way. Second reading and public hearing. |
| <u>Ordinance C-38-23</u> | Accept the Plat of Farmstead, Phase 10, located West of S.R. 104. Second reading and public hearing. |
| <u>Ordinance C-40-23</u> | Authorizing the Annexation of 3.13+ acres mainly comprised of public right-of-way from Jackson Township to the City and declaring an emergency. |
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FINANCE: Mr. Holt

- | | |
|--------------------------|---|
| <u>Ordinance C-39-23</u> | Appropriate \$250,000.00 from the General Fund for the Current Expense of matching a Grant from Google for the Expansion of the Buckeye Ranch. Second reading and public hearing. |
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New Business: Bicycle Transportation Task Force Report

Call for Dept. Reports & Closing Comments; Adjourn

ON FILE: Minutes of: 09/16 Council; 09/25 BZA.

Date: 08/15/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-32-23
1st Reading: 08/21/23
Public Notice: 08/22/23
2nd Reading: 10/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-32-23

AN ORDINANCE FOR THE REZONING OF 3.407+ ACRES LOCATED WEST OF FRONT STREET AND NORTH AND SOUTH OF CLEVELAND AVENUE FROM R-2 TO PUD-C

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 August 08, 2023 with the following stipulations:

1. A 15-foot parking setback is required along the west property line of the southern portion of the development, where directly adjacent to residential property; and
2. The encroachment of decks and patios inside the 15-foot setbacks shall be applicable only to the building on Lincoln Avenue.

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 R-2 to PUD-C with the zoning text adopted & amended for Beulah Park subdivision:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot Numbers 61, 62 and 63 in Grant's Addition to Beulah and a tract being a part of Virginia Military Survey 1388 and being part of the right-of-way of Cleveland Ave. and 40' of Front Street adjoining lots 61-63, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "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

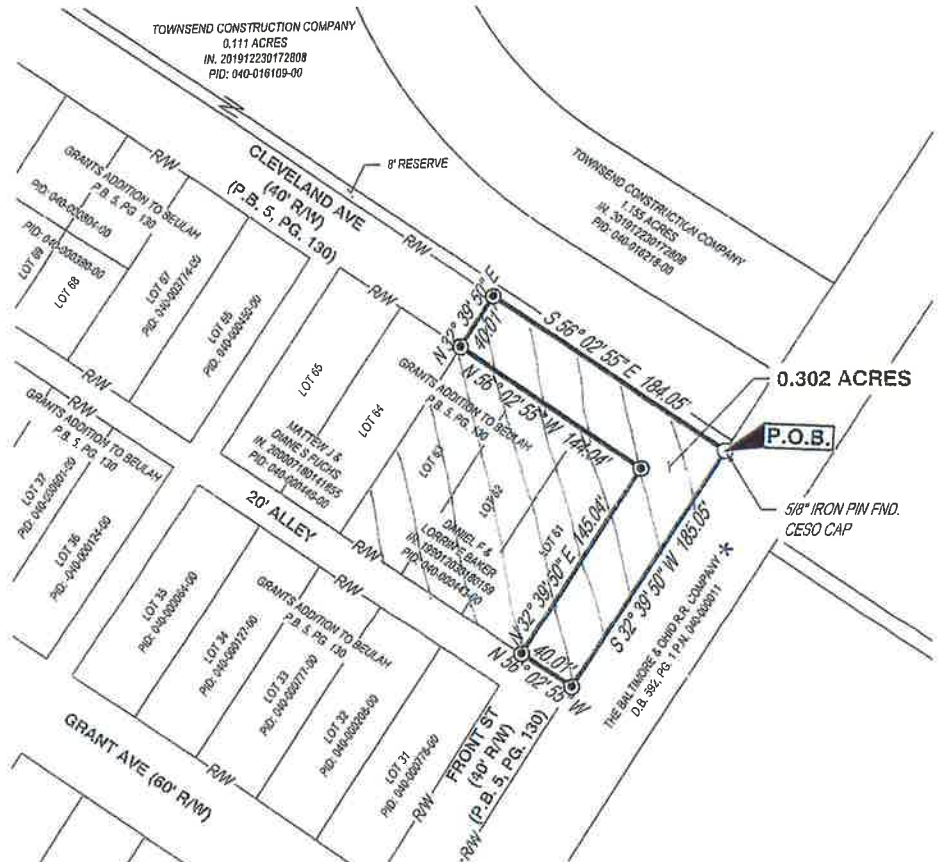
C-32-23

SURVEY OF ACREAGE PARCELS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY 1388

GRAPHIC SCALE (IN FEET)

★ Now known as CSX TRANSPORTATION INC., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and Official Record 13276 B14 subsequently re-recorded as Official Record 13283 G13



BASIS OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 3°14'40\"/>

BASED ON FIELD OBSERVATIONS PERFORMED IN MARCH 2021.



JEFFREY A. MILLER, OHIO P.S. NO 7211

DATE

SURVEY OF ACREAGE PARCELS

GROVE CITY, OHIO

FRANKLIN COUNTY, OHIO

SCALE: 1" = 100'

DATE: 05/07/2021

DESIGN:
N/ADRAWN:
DAVCHECKED:
ALB

JOB NO.: 759156

SHEET NO.:

1 OF 1

LEGEND

- IRON PIN TO BE SET
(5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL FOUND
- IRON PIN FOUND

C-32-23

Exhibit "B"
Re-Zoning Legal Description

Tract One (0.48 +/- Acres – Parcel Id. No.: 040-000443-00)

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

Being Lot Number Sixty-one (61), Sixty-two (62), and Sixty-three (63) of Grant's Addition to Beulah, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 130, Recorder's Office, Franklin County, Ohio.

Tract Two and Three (1.155 +/- Acres – Parcel Id. No.'s: 040-016109-00 and 040-016218-00)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, being part of the 8' Reserve as delineated on the plat of Grant's Addition to Beulah as recorded in Plat Book 5 page 130, and being 1.155 acres consisting of 1.044 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210, and all of a 0.111 acre parcel (deed) conveyed to GC Beulah Investments LLC by the instrument filed as Instrument Number 201905160057325 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 1.155 acre parcel also being more particularly described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the Grantor's easterly line and on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the Grantor's said easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 8.00 feet to an iron pin set at the Grantor's southeasterly corner and on the northerly right-of-way line of Cleveland Avenue;

Thence along the Grantor's southerly line and along the northerly right-of-way line, North 56 degrees 02 minutes 55 seconds West for a distance of 542.13 feet to an iron pin set on the easterly right-of-way line of Lincoln Avenue as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49;

Thence along the Grantor's westerly line and along the said easterly right-of-way line the following courses:

North 30 degrees 05 minutes 28 seconds East for a distance of 12.48 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 41 degrees 17 minutes 12 seconds, a radius of 120.00 feet, an arc length of 86.47 feet, and a long chord which bears North 50 degrees 44 minutes 04 seconds East for a distance of 84.61 feet to an iron pin set;

North 71 degrees 22 minutes 40 seconds East for a distance of 88.61 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet, an arc length of 31.42 feet, and a long chord which bears South 63 degrees 37 minutes 20 seconds East for a distance of 28.28 feet to an iron pin set on the southerly right-of-way line of Columbus Street as dedicated by the said plat of Beulah Park Section 1;

Thence along the Grantor's northerly line and along the said southerly right-of-way line the following courses:

South 18 degrees 37 minutes 20 seconds East for a distance of 55.62 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 38 degrees 42 minutes 50 seconds, a radius of 335.00 feet, an arc length of 226.35 feet, and a long chord which bears South 37 degrees 58 minutes 45 seconds East for a distance of 222.07 feet to an iron pin set;

South 57 degrees 20 minutes 10 seconds East for a distance of 179.86 feet to an iron pin set at the Grantor's northeasterly corner and on the said westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 60.93 feet to the TRUE POINT OF BEGINNING, containing 1.155 acres, more or less, consisting of 0.111 acres out of Franklin County Auditor's Parcel number 040-016109 and 1.044 acres out of Franklin County Auditor's Parcel number 040-000413.

Prior instrument record as of this writing recorded in Instrument Number 201610060136210 in the records of Franklin County.

Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Tract Four (1.470 +/- Acres – Parcel Id. No.: 040-016217-00)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 1.470 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 1.470 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the westerly line of the said railroad property, North 32 degrees 39 minutes 50 seconds East for a distance of 130.93 feet to an iron pin set on the northeasterly right-of-way line of Columbus Street as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49, passing an iron pin set at 60.93 feet, the first said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's southwesterly line and along the said northeasterly right-of-way line the following courses:

North 57 degrees 20 minutes 10 seconds West for a distance of 179.86 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 38 degrees 42 minutes 50 seconds, a radius of 265.00 feet, an arc length of 179.06 feet, and a long chord which bears North 37 degrees 58 minutes 45 seconds West for a distance of 175.67 feet to an iron pin set;

North 18 degrees 37 minutes 20 seconds West for a distance of 98.87 feet to an iron pin set;

Thence crossing through the lands of the Grantor, South 71 degrees 54 minutes 40 seconds East for a distance of 436.80 feet to an iron pin set on the Grantor's easterly line and on the westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 229.98 feet to the TRUE POINT OF BEGINNING, containing 1.470 acres, more or less.

Prior instrument record as of this writing recorded in Instrument Number 201610060136210 in the records of Franklin County.

Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Tract Five (0.302 +/- Acres – R.O.W. to be Vacated)

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being a portion of the right of way of Cleveland Avenue and a 40 foot unnamed right of way commonly known as Front Street adjoining lots 61-63, as delineated on the plat entitled "Grants Addition to Beulah" of record Plat Book 5, Page 130, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a 5/8" iron pin found with a cap inscribed "CESO" at the intersection of the northerly right of way line of Cleveland Avenue and the easterly right of way line of said Front Street and being in the southeast corner of the 8 foot reserve as conveyed to Townsend Construction Company of record in Instrument Number 201912230172808, a westerly line of a tract of land as conveyed to The Baltimore and Ohio R.R. Company, of record in Deed Book 592, Page 1, now known as CSX Transportation Inc., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and Official Record 13276 B14 subsequently re-recorded as Official Record 13283 G13;

Thence South 32°39'50" West with said westerly line and said easterly right of way line a distance of 185.05 feet to an iron pin set;

Thence North 56°02'55" West through said right of way of Front Street, for a distance of 40.01 feet to an iron pin set on the westerly right of way line of said Front Street, the northerly right of way line of a 20 foot wide alley and the southeasterly corner of lot 61 of a subdivision entitled Grants Addition to Beulah, of record in Plat Cabinet 5, Page 130;

Thence North 32°39'50" East with said westerly right of way line of Front Street and the easterly line of said lot 61, distance of 145.04 feet to an iron pin set at the northeast corner of said lot 61 and being the intersection of the westerly right of way line of Front Street and the southerly right of way line of said Cleveland Avenue;

Thence North 56°02'55" West with the southerly right of way line of Cleveland Avenue, for a distance of 144.04 feet to an iron pin set at the northwesterly corner of lot 63 of said Grants Addition to Beulah;

Thence North 32°39'50" East through said right of way of Cleveland Avenue, for a distance of 40.01 feet to an iron pin set on the northerly right of way line of said Cleveland Avenue and the southerly line of a 1.155 acre tract of land as conveyed to Townsend Construction Company, of record in Instrument Number 201912230172808;

Thence South 56°02'55" East with said northerly right of way line and said southerly line, a distance of 184.05 feet to **Point of Beginning** and containing **0.302** acres of land more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The bearings shown on this survey are based on the bearing of North 3°14'40" East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S 1236 And F.C.G.S 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at The Franklin County Engineer's Office.

Based on field observations performed in March 2021.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

C-32-23



Beulah Park Revised Sub-Area Plan

C-32-23

B. SUBAREA B

The character of development in this subarea will provide for a mix of general commercial retail, restaurant, and commercial office uses, and multi-family residential uses (primarily, above the first floor, but with a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings) of any such commercial uses and will function as a gateway connection from the Town Center District of the historical downtown of the City to the Beulah Park development to the north and west of the subarea and is intended to be compatible with the surrounding properties to enhance and create effective use and connection between the subarea and Beulah Park, using modern adaptations of historical architectural styles, designs, and building elements for that connection and cohesiveness. ~~should be compatible with the Town Center to create an effective transition between these two unique areas.~~

1. Permitted Uses

- a) Administrative, professional, business, and flex offices, and institutional uses including, but not limited to, medical and medical-related services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses
- a)b) General and sSpecialty retail, commercial establishments, and boutiques
- b)c) Specialty food stores
- e)d) Restaurants or taverns with patios and outdoor seating areas, with no drive-in or drive-thru facilities
- d)e) Home furnishings, home improvement, and miscellaneous material and equipment stores which operate entirely within principal ~~palpe~~ structures and require no outside storage of products or materials
- e)f) Personal services, performed for persons or their apparel
- f)g) Financial establishments with no drive-in or drive-thru facilities
- h) Multi-family residential uses, above the first floor of any of the uses listed in this Section IV(B)(1) and a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings ~~Business and administrative offices and professional associations, including buildings with multiple tenants~~
- i) Other uses as approved by City Council

2. General Development Standards

- a) Access – Primary and secondary curb cut access to the northern portion and southern portion of the subarea shall be as determined on the Development Plan.
- a)b) Lot Requirements and Setbacks
 - i. There shall be nNo front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots ~~may shall~~ be located primarily, as much as is feasible, behind or to the side of the primary structure, utilizing shared access drives and curb cuts with adjacent developments where ~~re never~~ feasible to do so. Parking lots and drive aisles may be permitted in the front of the primary structures due to any required building setbacks from the railroad lines and railroad property (for railroad activity clearance) and certain existing utility infrastructure and easements that may

remain, but for which pavement may be utilized in and on such areas, ~~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 as part of this Zoning Text, as set forth below, but may be adjusted, by deviation, as part of ~~with~~ the Development Plan for ~~at~~ the site within the ~~subarea~~ Property. Parking lots are to be ~~designated~~ designed to reduce the impact on nearby residences.

- a. Parking Setback – shall be as determined on the Development Plan.

- b. Building Setback – 15 feet; provided, that, porches, patios, outdoor seating areas, bay windows, architectural bump-outs, decks, and patio fences and similar improvements may encroach within such 15-foot setback.

- iii. There shall be no minimum lot size required.

- iv. There shall be a maximum lot coverage of eighty-five percent (85%) for all impervious areas.

~~b)c)~~ Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center District of the City by using modern adaptations of historical architectural design, styles, and building elements to create cohesiveness and a transitioned connection into the more modern building architectural styles and building materials used in Beulah Park.

- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.

- iii. There shall be no maximum or minimum building square footage required.

- iv. There shall be a ~~fifty~~ (50) ~~foot~~ feet maximum building height.

d) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.

- ii. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of building area for retail and office uses; and one (1) parking space shall be provided for every two hundred (200) square feet of inside dining area/seating areas, excluding kitchen areas and outdoor seating area and patios, for restaurant uses; and one (1) parking space shall be provided for each residential dwelling unit. Deviations may be granted to this requirement as part of the Development Plan.

- iii. All loading areas and delivery doors shall be at the rear and side of buildings.

- iv. The parking of semi-truck cabs and/or trailers shall be prohibited.

e) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, or wall, or a combination thereof. Except for on-ground service structures' screening fencing, privacy fences shall be prohibited on the Property, unless otherwise permitted as part of the Development Plan.
- 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 rooftop screening devices or parapets, or if on the ground, mounding, landscaping, screening fencing and/or walls. Screening shall be at least six 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 rooftop screening device or parapet around the top of the building or service/mechanical equipment. Screening design and material shall be architecturally compatible with the remainder of the building.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as set forth below:
 - a. Within all parking lots and vehicular-use areas: Landscapes 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-right-of way.
 - a. One (1) tree shall be planted for every fifty (50) linear feet of any building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.

e)g) Lighting

- i. 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 District of the City.
- ii. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.

Date: 08/15/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-33-23
1st Reading: 08/21/23
Public Notice: 8/22/23
2nd Reading: 10/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-33-23

AN ORDINANCE TO AMEND THE ZONING TEXT FOR BEULAH PARK, SUBAREA B LOCATED SOUTH OF SOUTHWEST BLVD. AND EAST OF DEMOREST ROAD AS ADOPTED BY ORD. C-24-18

WHEREAS, on May 07, 2018, Council approved a Rezoning request for 215 + acres located South of Southwest Blvd. and East of Demorest Road that included a Zoning Text; and

WHEREAS, on July 20, 2020, Council approved ordinance C-25-20, amending Subarea C of the Zoning Text; and

WHEREAS, on August 08, 2023, the Planning Commission recommended approval of amendments to the attached Zoning Text with the following stipulations:

1. A 15-foot parking setback is required along the west property line of the southern portion of the development, where directly adjacent to residential property; and
2. The encroachment of decks and patios inside the 15-foot setbacks shall be applicable only to the building on Lincoln Avenue.

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

SECTION 1. The Zoning Text for Beulah Park, Subarea B, located South of Southwest Blvd. and East of Demorest Rd., as adopted by Ord. C-24-18 and amended by Ord. C-25-20, is hereby amended contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-33-23



B. SUBAREA B

The character of development in this subarea will provide for a mix of general commercial retail, restaurant, and commercial office uses, and multi-family residential uses (primarily, above the first floor, but with a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings) of any such commercial uses and will function as a gateway connection from the Town Center District of the historical downtown of the City to the Beulah Park development to the north and west of the subarea and is intended to be compatible with the surrounding properties to enhance and create effective use and connection between the subarea and Beulah Park, using modern adaptations of historical architectural styles, designs, and building elements for that connection and cohesiveness. ~~should be compatible with the Town Center to create an effective transition between these two unique areas.~~

1. Permitted Uses

- a) Administrative, professional, business, and flex offices, and institutional uses including, but not limited to, medical and medical-related services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses
- a)b) General and sSpecialty retail, commercial establishments, and boutiques
- b)c) Specialty food stores
- e)d) Restaurants or taverns with patios and outdoor seating areas, with no drive-in or drive-thru facilities
- d)e) Home furnishings, home improvement, and miscellaneous material and equipment stores which operate entirely within principal ~~palpe~~ structures and require no outside storage of products or materials
- e)f) Personal services, performed for persons or their apparel
- f)g) Financial establishments with no drive-in or drive-thru facilities
- h) Multi-family residential uses, above the first floor of any of the uses listed in this Section IV(B)(1) and a limitation of under 1,500 s.f. of accessible multi-family residential uses on the first floor in each of the front buildings ~~Business and administrative offices and professional associations, including buildings with multiple tenants~~
- i) Other uses as approved by City Council

2. General Development Standards

- a) Access – Primary and secondary curb cut access to the northern portion and southern portion of the subarea shall be as determined on the Development Plan.
- a)b) Lot Requirements and Setbacks
 - i. There shall be nNo front, side, or rear building setback requirements where adjacent to non-residential districts. When parking is provided on-site, parking lots ~~may~~ shall be located primarily, as much as is feasible, behind or to the side of the primary structure, utilizing shared access drives and curb cuts with adjacent developments where ~~re never~~ feasible to do so. Parking lots and drive aisles may be permitted in the front of the primary structures due to any required building setbacks from the railroad lines and railroad property (for railroad activity clearance) and certain existing utility infrastructure and easements that may

remain, but for which pavement may be utilized in and on such areas. ~~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 ~~as part of this Zoning Text, as set forth below, but may be adjusted, by deviation, as part of~~ with the Development Plan for ~~at the site within the subarea~~ Property. Parking lots are to be ~~designated~~ designed to reduce the impact on nearby residences.

- a. Parking Setback – shall be as determined on the Development Plan.

- b. Building Setback – 15 feet; provided, that, porches, patios, outdoor seating areas, bay windows, architectural bump-outs, decks, and patio fences and similar improvements may encroach within such 15-foot setback.

- iii. There shall be no minimum lot size required.

- iv. There shall be a maximum lot coverage of eighty-five percent (85%) for all impervious areas.

b)c) Building Requirements

- i. Building architecture and building materials shall be compatible with existing structures within the Town Center District of the City by using modern adaptations of historical architectural design, styles, and building elements to create cohesiveness and a transitioned connection into the more modern building architectural styles and building materials used in Beulah Park.
- ii. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- iii. There shall be no maximum or minimum building square footage required.
- iv. There shall be a fifty (50) ~~foot~~ maximum building height.

d) Parking Requirements

- i. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.
- ii. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of building area for retail and office uses; and one (1) parking space shall be provided for every two hundred (200) square feet of inside dining area/seating areas, excluding kitchen areas and outdoor seating area and patios, for restaurant uses; and one (1) parking space shall be provided for each residential dwelling unit. Deviations may be granted to this requirement as part of the Development Plan.
- iii. All loading areas and delivery doors shall be at the rear and side of buildings.
- iv. The parking of semi-truck cabs and/or trailers shall be prohibited.

e) Screening

- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, or wall, or a combination thereof. Except for on-ground service structures' screening fencing, privacy fences shall be prohibited on the Property, unless otherwise permitted as part of the Development Plan.
- 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 rooftop screening devices or parapets, or if on the ground, mounding, landscaping, screening fencing and/or walls. Screening shall be at least six 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 rooftop screening device or parapet around the top of the building or service/mechanical equipment. Screening design and material shall be architecturally compatible with the remainder of the building.

f) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as set forth below:
 - a. Within all parking lots and vehicular-use areas: Landscapes 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-right-of way.
 - a. One (1) tree shall be planted for every fifty (50) linear feet of any building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.

e)g) Lighting

- i. 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 District of the City.
- ii. All other public street lights shall be mounted on decorative poles that are architecturally compatible with the area lighting and have a pedestrian scale.

Date: 08/15/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-33-23
1st Reading: 08/21/23
Public Notice: 8/22/23
2nd Reading: 10/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-34-23

AN ORDINANCE TO VACATE AND TRANSFER PORTIONS OF CLEVELAND AVENUE AND FRONT STREET PUBLIC RIGHT-OF-WAY

WHEREAS, on April 06, 2015, Council enacted Resolution CR-16-15 which approved the preliminary development plan for Beulah Park; on December 4, 2017, enacted Resolution CR-49-17 which approved a preliminary development plan for the Beulah Park property; and, on May 7, 2018, enacted Ordinance C-24-18 which approved the rezoning of the Beulah Park property to PUD-R and PUD-C with zoning text; and

WHEREAS, the portions of Cleveland Avenue and Front Street public right-of-way (the "Vacated Parcels") depicted on Exhibit A and fully described in Exhibit B are adjacent to Beulah Park and, except for the reservation of certain easements set forth herein, are not needed for any municipal purpose; and

WHEREAS, the vacation and transfer of the Vacated Parcels is necessary for the development of the gateway to Beulah Park, as Beulah Crossing; and

WHEREAS, Council is satisfied that there is good cause for the vacation of said portions of the public right-of-way and that it will not be detrimental to the general interest of the public.

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

SECTION 1. The Vacated Parcels, which are those portions of Cleveland Avenue and Front Street public right-of-way containing approximately 0.302 acres, as depicted on Exhibit A and as more fully described in Exhibit B, are hereby vacated.

SECTION 2. This Council hereby orders that the vacated public right-of-way be conveyed to Townsend Construction Company and combined with Franklin County Auditor Tax Parcel Id. No.: 040-000443-00, consisting of approximately 0.48 acres, and located at 3345 West Cleveland Avenue, Grove City, Ohio 43123.

SECTION 3. A general utility easement for all existing utility lines within the Vacated Parcels is hereby expressly reserved.

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

Ted A. Berry, President of Council

Passed:

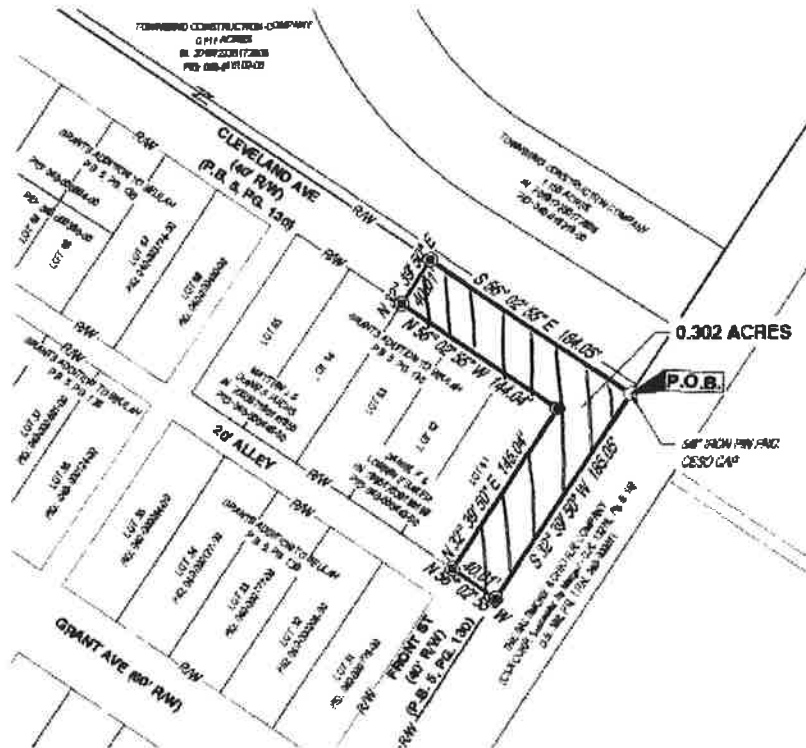
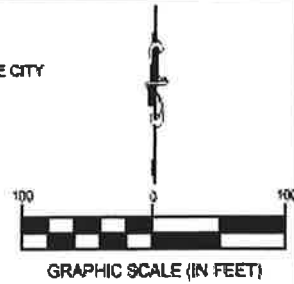
Richard L. Stage, Mayor

Effective:

EXHIBIT A

SURVEY OF ACREAGE PARCELS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY 1388

BASE OF BEARING

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 3°44'00" EAST FOR THE CENTERLINE OF DEMOREST ROAD BETWEEN FRANKLIN COUNTY MONUMENTS F.C.G.S. 5127, F.C.S.B. 1236 AND F.C.G.S. 1080, AS SHOWN ON THE CENTERLINE SURVEY PLAT, SHEET 1 OF 2 FOR DEMOREST ROAD AND AVAILABLE AT THE FRANKLIN COUNTY ENGINEERS OFFICE.

BASED ON FIELD OBSERVATIONS PERFORMED IN MARCH 2021.

JEFFREY A. MILLER, OND P.S. NO 7211

DATE _____

SURVEY OF ACREAGE PARCELS

GROVE CITY, OHIO

FRANKLIN COUNTY, OHIO

SCALE: 1" = 100'

DATE: 05/07/2021

DESIGN:

DRAWING: 04

CHECKED
ALB

CESO 
WWW.CESOINC.COM

JOB NO.

SHEET NO.:

1 OF 1

LEGEND

- IRON PIN TO BE SET
(5/8" DIA REBAR W/ DECS CAP)
- ✓ MAG NAIL FOUND
- IRON PIN FOUND

EXHIBIT B

Survey of Acreage Parcels **0.302 Acres**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military District Survey Number 1388 and being all out of a portion of the right of way of Cleveland Avenue and Front Street, as shown in that plat entitled "Grants Addition to Beulah" of record Plat Book 5, Page 130, all deed references refer to the Records of the Recorder's Office, Franklin County, Ohio, and described as follows:

Beginning at a 5/8" iron pin found with a cap inscribed "CESO" at the intersection of the northerly right of way line of Cleveland Avenue and the easterly right of way line of Front Street and being a westerly line of a tract of land as conveyed to The Baltimore and Ohio R.R. Company, of record in Deed Book 592, Page 1;

Thence South 32°39'50" West with said westerly line and said easterly right of way line a distance of 185.05 feet to an iron pin set;

Thence North 56°02'55" West through said right of way of Front Street, for a distance of 40.01 feet to an iron pin set on the westerly right of way line of said Front Street, the northerly right of way line of a 20 foot wide alley and the southeasterly corner of lot 61 of a subdivision entitled Grants Addition to Beulah, of record in Plat Cabinet 5, Page 130;

Thence North 32°39'50" East with said westerly right of way line of Front Street and the easterly line of said lot 61, distance of 145.04 feet to an iron pin set at the northeast corner of said lot 61 and being the intersection of the westerly right of way line of Front Street and the southerly right of way line of said Cleveland Avenue;

Thence North 56°02'55" West with the southerly right of way line of Cleveland Avenue, for a distance of 144.04 feet to an iron pin set at the northwesterly corner of lot 63 of said Grants Addition to Beulah;

Thence North 32°39'50" East through said right of way of Cleveland Avenue, for a distance of 40.01 feet to an iron pin set on the northerly right of way line of said Cleveland Avenue and the southerly line of a 1.155 acre tract of land as conveyed to Townsend Construction Company, of record in Instrument Number 201912230172808;

Thence South 56°02'55" East with said northerly right of way line and said southerly line, a distance of 184.05 feet to **Point of Beginning** and containing **0.302** acres of land more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The bearings shown on this survey are based on the bearing of North 3°14'40" East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S 1236 And F.C.G.S 1906, as shown on the centerline survey plat, sheet 1 of 2 for Demorest Road and available at The Franklin County Engineer's Office.

Based on field observations performed in March 2021.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".

CESO, Inc.



Jeffrey A. Miller, PS
Registered Surveyor No. 7211

W:\PROJECTS\Townsend Construction\759156_BakerTract-
ColumbusOH\04-SURVEY\Documents\759156-SURV-ROW VACATION-0.302 AC.docx

Date: 09/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-38-23
1st Reading: 09/18/23
Public Notice: 9/19/23
2nd Reading: 10/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-38-23

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 10

WHEREAS, Farmstead, Phase 10, a subdivision containing lots 334 - 356 inclusive, and Reserve "P", 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 Farmstead, Phase 10, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a resubdivision of a portion of Lot 3 of the partition of Ephraim Borror's Estate, containing 10.006 acres of land, more or less. Said 10.006 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 09/27/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: XX 30 Days:
Current Expense:

No. : C-40-23
1st Reading: 10/02/23
Public Notice: 0 / /23
2nd Reading: 0 / /23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-40-23

AN ORDINANCE AUTHORIZING THE ANNEXATION OF 3.13 ± ACRES MAINLY COMPRISED OF PUBLIC RIGHT-OF-WAY FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY AND DECLARING AN EMERGENCY

WHEREAS, the City of Grove City desires to annex from Jackson Township 3.13 acres, more or less, of property mainly comprised of public right-of-way that is owned in fee simple by the City of Grove City as legally described in Exhibit A and depicted in the annexation plat attached hereto as Exhibit B; and

WHEREAS, pursuant to Ohio Revised Code Section 709.16, the City of Grove City has the authority to petition the Board of County Commissioners of Franklin County, State of Ohio, to annex this property as the property is contiguous to the corporation line of the City of Grove City, and the property is being acquired and will be owned in fee simple by the City of Grove City; and

WHEREAS, upon receipt of an annexation petition from the City of Grove City for the annexation of the property, the Board of County Commissioners of Franklin County, State of Ohio, shall grant the annexation petition; and

WHEREAS, an emergency exists for the health, safety, and general welfare of the community in that the annexation must occur prior to City soliciting bids for public infrastructure improvements.

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

SECTION 1. The City of Grove City hereby authorizes the annexation from Jackson Township of 3.13 acres, more or less, of property mainly comprised of public right of way that is owned in fee simple by the City of Grove City as legally described in Exhibit A and depicted in the annexation plat attached hereto as Exhibit B.

SECTION 2. The City Law Director and the City Clerk are hereby vested with the authority to file a petition for the annexation of this property with the Board of County Commissioners of Franklin County, State of Ohio.

SECTION 3. For the reasons stated in the preamble, this ordinance is hereby declared an emergency measure and shall therefore go into immediate effect.

Ted A. Berry, President of Council

Passed:

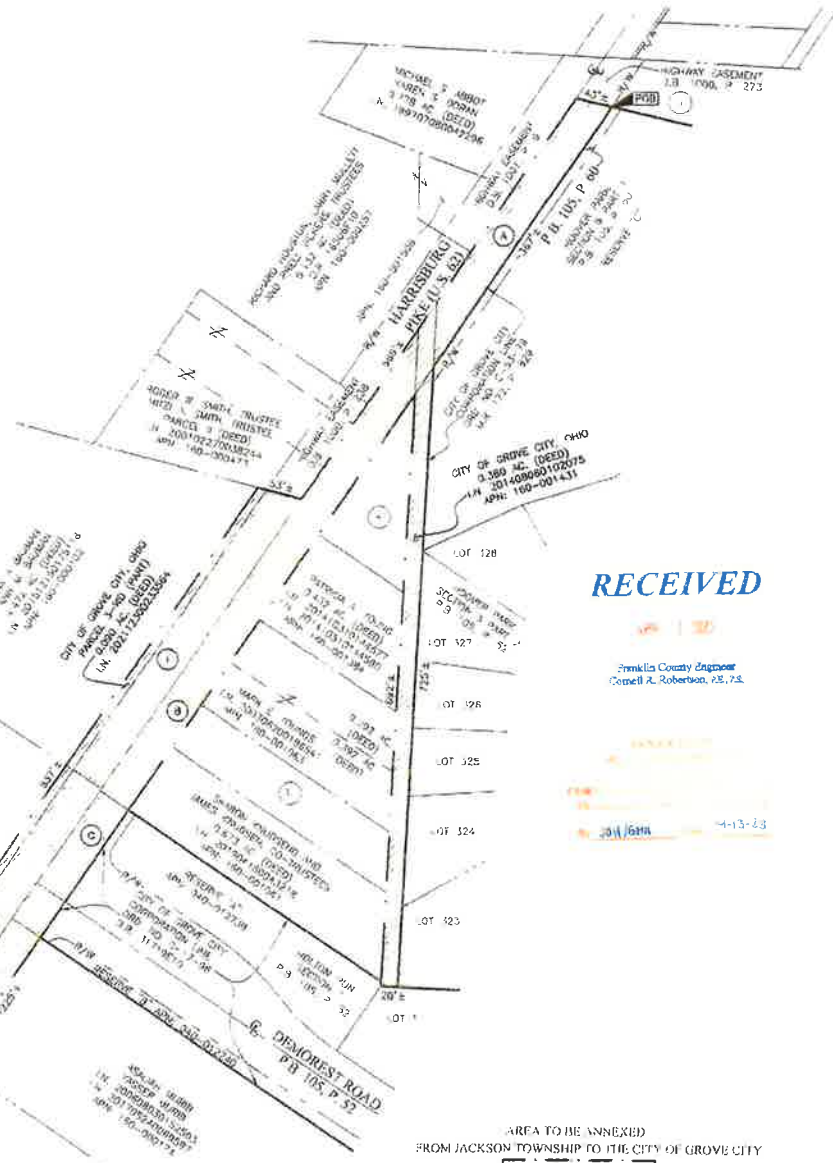
Richard L. Stage, Mayor

Effective:

PROPOSED ANNEXATION OF 3.13± ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

VIRGINIA MILITARY SURVEY NUMBER 1383
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

- (A) CITY OF GROVE CITY, OHIO
PARCEL 9-WD
0.300 AC. (DEED)
I.N. 202010050150928
- (B) CITY OF GROVE CITY, OHIO
PARCEL 7-WD
0.589 AC. (DEED)
I.N. 202212070165504
- (C) CITY OF GROVE CITY, OHIO
PARCEL 8-WD
0.185 AC. (DEED)
I.N. 202010050150929
- (D) CITY OF GROVE CITY, OHIO
PARCEL 6-WD
0.182 AC. (DEED)
I.N. 202007100099880
- (E) CITY OF GROVE CITY, OHIO
PARCEL 5-WD
0.175 AC. (DEED)
I.N. 202007100098802
- (F) CITY OF GROVE CITY, OHIO
PARCEL 4-WD
0.151 AC. (DEED)
I.N. 202007100098801
- (G) CITY OF GROVE CITY, OHIO
PARCEL 1-WD
0.275 AC. (DEED)
I.N. 202007100099883
- (H) CITY OF GROVE CITY, OHIO
PARCEL 3-WD (PART)
0.370 AC. (DEED)
I.N. 202112300233584
- (I) CRABTREE PROPERTIES, LTD.
0.444 AC TRACT ONE (DEED)
I.N. 201507100003219
APN: 150-001191-00
- (J) PATRICIA A. YOUNG
0.869 AC. (DEED)
I.N. 201410310144578
I.N. 201410310144580
APN: 150-000153
- (K) NIKOLAUS & RO
TABITHA M. KING
0.392 AC. (DEED)
I.N. 202303150035092
APN: 150-010107



RECEIVED

Franklin County Engineer
Cornell A. Robertson, P.E., F.S.

APR 10 2023
4-13-23

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

Contiguity Note:
Total perimeter of annexation area is 3020 feet, of which 1297 feet is contiguous with the City of Grove City by Ordinance Number C-17-96, and Ordinance Number C-53-79, giving 75.8% perimeter contiguity.

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

EMHT		Date: April 10, 2023
5000 New Academy Road, Columbus, OH 43264 Phone: 614-775-4500 Fax: 614-775-4501 emht.com		Scale: 1" = 100'
Project: 2019-0489		Sheet: 1 of 1
REVISIONS		
NO.	DATE	DESCRIPTION



Heather King
Professional Surveyor No. 8307

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RECEIVED

APR 13 2021

**PROPOSED ANNEXATION
3.13± ACRES**

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

FROM: TOWNSHIP OF JACKSON

By JDH/GMA Date 4-13-23

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 1383, and being all of that 0.300 acre tract conveyed as Parcel 9-WD to the City of Grove City, Ohio by deed of record in Instrument Number 2002010050150928, that 0.360 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 201408060102075, that 0.569 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 202212070165504, that 0.165 acre tract conveyed as Parcel 7-WD to the City of Grove City, Ohio by deed of record in Instrument Number 2020010050150929, that 0.162 acre tract conveyed as Parcel 6-WD to the City of Grove City, Ohio by deed of record in Instrument Number 20200710009980, that 0.175 acre tract conveyed as Parcel 5-WD to the City of Grove City, Ohio by deed of record in Instrument Number 202007100099802, that 0.151 acre tract conveyed to Parcel 4-WD the City of Grove City, Ohio by deed of record in Instrument Number 202007100099801, that 0.275 acre tract conveyed as Parcel 1-WD to the City of Grove City, Ohio by deed of record in Instrument Number 202007100099803, those 0.102 acre and 0.408 acre tracts conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 202105060081358, and those 0.370 acre and 0.090 acre tracts conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 202112300233564, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an angle point in the easterly right-of-way line of Harrisburg Pike (U.S. 62), in the southerly line of that 0.644 acre tract conveyed as Tract One to Crabtree Properties, Ltd. by deed of record in Instrument Number 201507100093219, at a northwesterly corner of that subdivision entitled "Hoover Park Section 8 Part 1", of record in Plat Book 105, Page 60, and an angle point in the existing City of Grove City corporation line, as established by Ordinance Number C-53-79, of record in Miscellaneous Record 172, Page 829;

Thence southwesterly, across the right-of-way line of Harrisburg Pike, with the southeasterly line of said 0.300 acre tract, the northwesterly line of said "Hoover Park Section 8 Part 1", with said existing City of Grove City corporation line, a distance of approximately 367 feet to a point in the easterly line of said 0.360 acre tract;

Thence southerly, with the easterly line of said 0.360 acre tract, the westerly line of said "Hoover Park Section 8 Part 1" and "Hoover Park Section 8 Part 2", of record in Plat Book 105, Page 62, with said existing City of Grove City corporation line, a distance of approximately 725 feet to the southeasterly corner of said 0.360 acre tract, in the northerly line of Lot 1 of "Holton Run Section 1", of record in Plat Book 105, Page 52, being in the existing City of Grove City corporation line as established by Ordinance Number C-17-96, of record in Official Record 31719E10;

Thence westerly, with the southerly line of said 0.360 acre tract, the northerly line of said Lot 1, with said existing City of Grove City corporation line (Ordinance Number C-17-96), a distance of approximately 20 feet to the southwesterly corner of said 0.360 acre tract, being in the easterly line of Reserve "A" of said "Holton Run Section 1";

Thence northerly, with the westerly line of said 0.360 acre tract, the easterly line of said Reserve "A", that 0.673 acre tract conveyed to Sharon Knudsen and James Knudsen, Co-Trustees, by deed of record in Instrument Number 201904160043218, that 0.392 acre tract conveyed to Nikolaus K. Roe and Tabitha M. King by deed of record in Instrument Number 202303160025092, those 0.392 and 0.292 acre tracts conveyed to Mark E. Youngs by deed of record in Instrument Number 200306200186541, and those 0.432 acre and 0.869 acre tracts conveyed to Patricia A. Young by deeds of record in Instrument Number 201410310144577 and Instrument Number 201410310144580, partially with said existing City of Grove City

PROPOSED ANNEXATION

3.13± ACRES

-2-

corporation line (Ordinance Number C-17-96), a distance of approximately 692 feet to a point in the southeasterly right-of-way line of said Harrisburg Pike;

Thence southwesterly, with the southeasterly right-of-way line of said Harrisburg Pike, with the southeasterly line of said 0.569 acre, 0.165 acre, 0.569 acre, 0.162 acre, 0.175 acre, 0.151 acre tracts, with the northwesterly line of the remainder of said 0.869 acre tract and the northwesterly line of said 0.292 acre, 0.392 acre (Youngs), 0.392 acre (Roe/King), and 0.673 acre tracts, said "Holton Run Section 1", that tract conveyed to Asaliah Murib and Yasser Murib by deeds of record in Instrument Number 200608030152503 and Instrument Number 201705240069597, that 3 acre tract conveyed to Turn-Key Industrial Services, LLC by deed of record in Instrument Number 202303210026723 and that 3 acre tract conveyed to Turn-Key Industrial Services, LLC by deed of record in Instrument Number 202112270232123, partially with said existing City of Grove City corporation line (Ordinance Number C-17-96), a distance of approximately 1225 feet to a point;

Thence southwesterly, with the southeasterly right-of-way line of said Harrisburg Pike, the southeasterly line of said 0.151 acre tract, the northwesterly line of said 3 acre tract (I.N. 202112270232123), a distance of approximately 73 feet to a point at the southerly corner of said 0.151 acre tract, the westerly corner of said 3 acre tract, and in the northeasterly line of that 1.000 acre tract conveyed to Matthew Paley by deed of record in Instrument Number 201809040119665;

Thence northwesterly, across said Harrisburg Pike, with the southwesterly line of said 0.151 acre tract, the northeasterly line of said 1.000 acre tract, a distance of approximately 40 feet to a point in the centerline of said Harrisburg Pike, being in the southeasterly line of said 0.275 acre tract;

Thence southwesterly, with the centerline of Harrisburg Pike, the southeasterly line of said 0.275 acre tract and the northwesterly line of said 1.000 acre tract, a distance of approximately 30 feet the southerly corner of said 0.275 acre tract, the easterly corner of that 1.00 acre tract conveyed as Tract 2 to 4531 Harrisburg LLC by deed of record in Instrument Number 201909100116750;

Thence northwesterly, across said Harrisburg Pike, with the southwesterly line of said 0.275 acre tract, the northeasterly line of said 1.00 acre tract, a distance of approximately 40 feet a point in the northwesterly right-of-way line of said Harrisburg Pike, being the southerly corner of the remainder of that 1.782 acre tract conveyed as Parcel I to 4350 Orders Road LLC by deed of record in Instrument Number 202210260149243;

Thence northeasterly, with the northwesterly right-of-way line of said Harrisburg Pike, a northwesterly line of said 0.275 acre tract and the southeasterly line of the remainder of said 1.782 acre tract, a distance of approximately 103 feet to a point at the easterly corner of the remainder of said 1.782 acre tract and the southerly corner of the remainder of that 1.788 acre tract conveyed as Parcel II to 4350 Orders Road LLC by deed of record in Instrument Number 202210260149243;

Thence northeasterly, with the northwesterly right-of-way line of said Harrisburg Pike, a northwesterly line of said 0.275 acre tract and the southeasterly line of the remainder of said 1.788 acre tract, a distance of approximately 197 feet to a point at the easterly corner of the remainder of said 0.275 acre tract, the southerly corner of said 0.102 acre tract;

Thence northwesterly, with the northwesterly right-of-way line of said Harrisburg Pike, the southwesterly line of said 0.102 acre tract and the northeasterly line of said 1.788 acre tract, a distance of approximately 10 feet to the westerly corner of said 0.102 acre tract and the southerly corner of the remainder of that tract conveyed to Warner Real Estate, LLC by deed of record in Instrument Number 201612230177470;

**PROPOSED ANNEXATION
3.13± ACRES**

-3-

Thence northeasterly, with the northwesterly right-of-way line of said Harrisburg Pike, the northwesterly line of said 0.102 acre and 0.090 acre tracts, the southeasterly line of the remainder of said Warner Real Estate tract and the remainder of that 4.472 acre tract conveyed to Max A. Bauman and Ann M. Bauman by deed of record in Instrument Number 201512150175118, a distance of approximately 837 feet to the northerly corner of said 0.090 acre tract and to the easterly corner of the remainder of said 4.472 acre tract, being in the southwesterly line of that tract conveyed as Parcel II to Roger W. Smith, Trustee and Mitzi A. Smith, Trustee by deed of record in Instrument Number 200102270038244;

Thence easterly, across said Harrisburg Pike, with the northerly line of said 0.090 acre and 0.370 acre tracts, the southeasterly line of said Parcel II, a distance of approximately 53 feet to a point in the centerline of Harrisburg Pike, being the southerly corner of said Parcel II and in the northwesterly line of said 0.569 acre tract;

Thence northeasterly, with the centerline of Harrisburg Pike, the northwesterly line of said 0.569 acre, 0.360 acre and 0.300 acre tracts and the southeasterly line of said Parcel II, that 5.132 acre tract conveyed to Richard Houston, Larry Mullett and Prell Vickers, Trustees by deed of record in Official Record 16506F10 and that 0.778 acre tract conveyed to Michael S. Abbot and Karen S. Doran by deed of record in Instrument Number 199707080042296, a distance of approximately 565 feet to a point at the common corner of said 0.300 acre and 0.644 acre tracts;

Thence easterly, across said Harrisburg Pike, with the northerly line of said 0.300 acre tract, the southerly line of said 0.644 acre tract, a distance of approximately 43 feet to the POINT OF BEGINNING, containing 3.13 acres, more or less.

Total perimeter of annexation area is 5020 feet, of which 1297 feet is contiguous with the City of Grove City by Ordinance Number C-17-96, and Ordinance Number C-53-79, giving 25.8% perimeter contiguity.

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

4/12/23
Date

Date: 09/12/23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days
Current Expense: XX

No.: C-39-23
1st Reading: 09/18/23
Public Notice: 09/19/23
2nd Reading: 10/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-39-23

AN ORDINANCE TO APPROPRIATE \$250,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF MATCHING A GRANT FROM GOOGLE FOR THE EXPANSION OF THE BUCKEYE RANCH

WHEREAS, Google has recognized the significance of the work and mission of Buckeye Ranch by extending a \$250,000 grant to the Buckeye Ranch on August 23, 2023; and

WHEREAS, Buckeye Ranch, established in 1961 in Grove City, is a major provider of mental health services to adolescents and young adults; and

WHEREAS, the City of Grove City formed a Substance Addiction and Mental Health Task Force in February, 2020 to make recommendations as to how the City can assist in supporting efforts to meet the challenges of the mental health crisis; and

WHEREAS, Buckeye Ranch has determined that significant enhancements are needed to the Buckeye Ranch campus and to the services provided; and

WHEREAS, Buckeye Ranch has entered into partnership with Nationwide Children's Hospital to assist in the solution; and

WHEREAS, the campus expansion will include a new intensive care center estimated to cost \$35 million and the partnership is committed to providing a higher level of care for youth who are stepping down from in-patient pediatric psychiatry; and

WHEREAS, the expansion will create new professional opportunities for those interested in behavioral healthcare to include psychiatry, nursing, licensed clinical therapists and mental health technicians; and

WHEREAS, the funding will allow Grove City to join with other community organizations including Nationwide Children's Hospital, Nationwide Insurance, Huntington National Bank, Google, Mr. & Mrs. Michael Crane and Cameron Mitchell Restaurants; and

WHEREAS, the City hereby believes that this expenditure will benefit the citizens of the City of Grove City.

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

SECTION 1. There is hereby appropriated \$250,000.00 from the unappropriated monies of the General Fund to account #100120.551300 for the Current Expense of matching a \$250,000.00 grant from Google for the expansion of the Buckeye Ranch.