



GROVE CITY, OHIO - CITY COUNCIL Agenda

December 18, 2023

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

General Item

Proclamation for Kim Milam

LANDS:

- | | |
|----------------------------|---|
| <u>Ordinance C-48-23</u> | Approve a Special Use Permit for auto repair services for Auto Doctor, LLC located at 3515 Grove City Road. First reading. |
| <u>Ordinance C-49-23</u> | Approve a Special Use Permit for Temporary Outdoor Storage located at 3400 Southwest Blvd. First reading. |
| <u>Resolution CR-46-23</u> | Set forth, as required by Section 709.023 of the Ohio Revised Code, the municipal services that can be furnished to 0.755 acres located at the northeast corner of Grove City and Demorest Roads in Jackson Township upon its annexation to the City of Grove City. |
| <u>Resolution CR-47-23</u> | Approve the Development Plan for Beulah Crossing located north and south of Columbus Street and west of the railroad tracks. |
| <u>Resolution CR-48-23</u> | Approve the Development Plan for the Grove City Innovation Center located at 3679 Grove City Road. |

SERVICE:

- | | |
|----------------------------|---|
| <u>Resolution CR-49-23</u> | Replacing Exhibit "A" of Resolution CR-37-19 to amend the Higher Education Investment Award Criteria. |
|----------------------------|---|

SAFETY:

- | | |
|----------------------------|--|
| <u>Ordinance C-50-23</u> | Amend various section of Chapter 732 titled Medical Marijuana and Section 1135.09(b)(15) titled Cultivation, Processing, or Retail Dispensing of Medical Marijuana Prohibited in All Districts and declare an emergency. |
| <u>Resolution CR-50-23</u> | Adopt the 2023-2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update. |

FINANCE:

- | | |
|--------------------------|--|
| <u>Ordinance C-47-23</u> | Appropriate \$4,710.00 from the East Stringtown Road Tax Incremental Financing Fund and Reduce Appropriation amounts for various funds. Second reading and |
|--------------------------|--|

public hearing.

Ordinance C-51-23 Make Appropriations for Current Expenses and other expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2024. Reading and public hearing.

Ordinance C-52-23 Amend various sections of the Codified Ordinances for an additional Deputy City Administrator.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of:: 12/04 Council; 12/05 Planning Commission

Date: 12/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-48-23
1st Reading: 12/18/23
Public Notice: 12/19/23
2nd Reading: 01/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-48-23

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR SERVICES FOR AUTO DOCTORS, LLC LOCATED AT 3515 GROVE CITY ROAD

WHEREAS, Auto Doctors, LLC, applicant, has submitted a request for a Special Use Permit for auto repair services located at 3515 Grove City Road; and

WHEREAS, on December 05, 2023, 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. Site landscaping shall be added in the form of five (5) arborvitae planters along the main building and three (3) arborvitae planters along the north side of the storage building; and
2. The building shall be painted to match the character of structures in the surrounding area and new man doors installed.

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)Af is hereby issued to Auto Doctors, LLC, located at 3515 Grove City Road, 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, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 1: 202311010036 – Auto Doctors LLC – Special Use Permit (Automotive Services)

Site Location

3515 Grove City Road (PID 040-001095, 040-000098).

Proposal

This proposal is for an automotive service use at 3515 Grove City Road.

Current Zoning

IND-2 (Heavy Industry)

Future Land Use

Tech Flex

Property Owner

Gary Curry

Applicant/Representative

Gregory Drenovas

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Future Land Use Map

Staff Recommendation

Approval with 2 stipulations.

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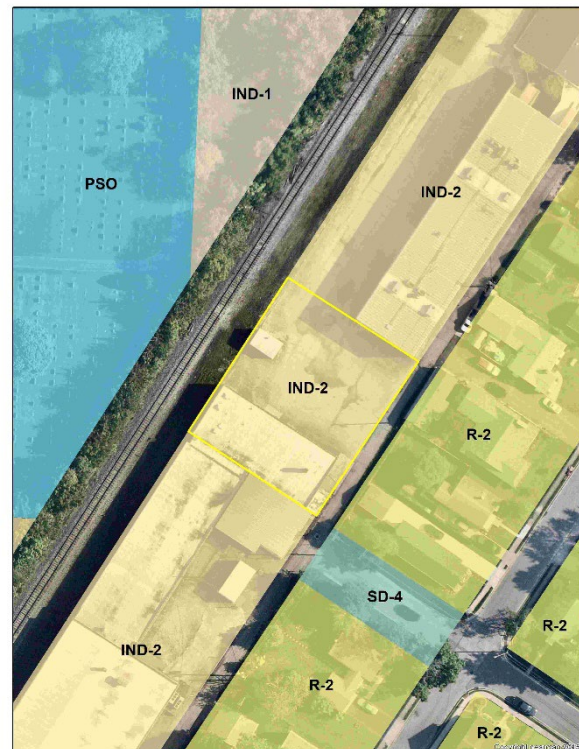
Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for a Special Use Permit to operate an automotive/golf cart repair business at 3515 Grove City Road.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council for approval.

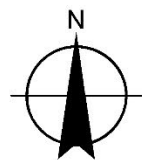
1. Context Map

The property is located at 3515 Grove City Road (PID 040-001095, 040-000098).



202311010036
Auto Doctors LLC
Special Use Permit
PID# 040-001095, 040-000098

0 50 100 200 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit for an automotive and golf cart repair shop at 3515 Grove City Road (PID# 040-001095). The site is zoned IND-2 (Heavy Industry). The GroveCity2050 Community Plan and Future Land Use Map designate this site as Tech Flex, and the proposed use as an automotive repair service meets the recommended primary use for the district.

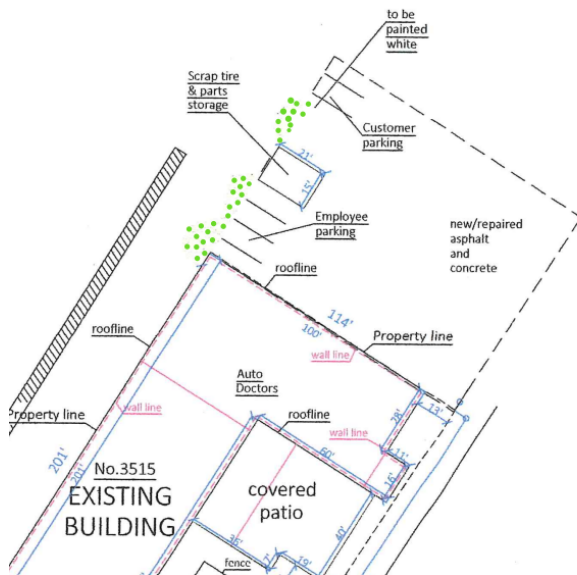
The proposed automotive repair service use will be located within the 4,224-square-foot building located on the northern portion of the site. The repair shop will be primarily by appointment only with occasional drop-offs for emergency services as staff capacity allows. The hours of the operation are 8 am to 5 pm Monday through Friday and 9 am to 12 pm on Saturday. The applicant has indicated they will service between 4 and 10 vehicles per day and that the business has 3 full-time employees.



The business will utilize the property to the north (Parcel ID# 040-00098) for employee and customer parking, and the applicant has provided written approval from the property owner to operate on the property to the north. Both properties have the same owner.

The northern property has a small approximately 300-square-foot building that will be used to store scrap tires and part storage for the business. The applicant indicated that no scrap metal or tires will be stored outside. All scrap will be stored in the storage building and the material will be picked up by a metal recycling company every two weeks and tire companies once a month. The building has 4 overhead door bays that open to the parking lot to the north. Employee and customer parking is located along the western property line near the railroad tracks and storage building.

The applicant has indicated several improvements for the site including adding wall-mounted light fixtures over the overhead doors, repaving the parking lot, striping the parking spaces white, and adding landscaping. Plans currently show landscaping trees on the west side of the storage building. Staff is not supportive of the proposed location of the landscaping as it is located within the CSX Railroad property. Staff recommends that planters with arborvitae be placed along the perimeter of the building and the small storage building instead of the proposed tree locations. Staff recommends 5 arborvitae planters for the main building and 3 arborvitae planters for the north side of the storage building.



Standard is Met: Staff does not believe the proposed automotive repair shop will adversely affect the health, morals, or safety of the surrounding neighborhood as it is located in an industrial area and operates inside the building. The applicant anticipates servicing between 4 and 10 vehicles a day and all operations will be conducted within the structure.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer, and schools.**

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.**

Standard is Met: The proposed use has 3 employees and will service 4 to 10 vehicles a day and is not expected to impose a significantly different traffic impact than what currently exists or would be anticipated based on the future land use designation.

6. **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the city.**

Standard is Met: The applicant has provided information to meet Code requirements for this use to be in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. GroveCity2050 recommends this site be used for the Tech Flex area with a range of manufacturing and industrial uses.

7. **The proposed use complies with the applicable specific provisions and standards of this Code.**

Standard is Met: The automotive repair business area will comply with applicable provisions for special use.

8. **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.**

Standard is Met: The site is in an IND-2 district in which an automotive repair shop is permitted with the approval of a Special Use Permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council-approved submittal dates.**

Standard is Met: The applicant properly submitted a completed application.

10. **Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting servicing or return to customers after servicing, and vehicles held for disposal shall only be permitted in the locations approved on the site plan.**

Standard is Met: Proposed employee and customer parking is located on the western side of the site and no vehicles awaiting service are stored outside overnight.

11. **Vehicle sales, rental, or leasing shall not be permitted on the site unless specifically approved.**

Standard Not Applicable: The proposed use does not sell, rent, or lease vehicles.

12. **Outdoor repair, preparation, cleaning, assembly, or disassembly of vehicles shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Board. Retail sales of products other than vehicular fuels shall be permitted only within an enclosed structure, which shall comply with all provisions of the district, including requirements for parking. Outdoor display, storage, or sale of goods shall not be permitted on the site unless specifically approved as a condition of the Special Use Permit and in conformance with the supplementary standard for outdoor display, storage, and sale, temporary outdoor storage of discarded materials, vehicle parts, scrap, and other waste before collection shall only be permitted within a storage area surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.**

Standard is Met: The proposed storage building is fully enclosed and located over 100 feet from any residential district. Additionally, no outdoor repairs or automotive work will take place with the proposed use.

13. **Fuel pumps and canopies shall conform to all requirements of this section concerning height, setbacks, and signs.**

Standard is Met: No fuel pumps or canopies are proposed with the automotive repair. While no signs were submitted with the application any proposed signs will be required to meet the standards in Section 1145 of the Zoning Code.

14. **Air compressor pumps (e.g., for tire inflation) and other outdoor equipment shall be identified on the site plan and shall be in a manner that minimizes noise impacts on residential areas.**

Standard is Met: No air compressor pumps are proposed with the automotive repair shop.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed development is located in an existing industrial area within the city and will provide additional automotive repair service to the community.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Can be Met: The applicant is proposing landscaping be added to the site, as currently none exists. Additionally, the parking area and other site improvements are proposed for the site. Staff are recommending stipulations to ensure that appropriate landscaping is installed, and improvements are made to the building to further improve the aesthetics of the site.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding is Met: The proposed development will connect to the existing street network of the Town Center and have access to sidewalks, paths, and public transportation within the area.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.**

Finding is Met: The proposed development is limited in scope to this standard.

- (5) **Development provides the city with a net fiscal benefit.**

Finding is Met: The proposed use will bring additional jobs to the city and will not place an undue burden on the City's infrastructure.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations:

1. Site landscaping shall be added in the form of 5 arborvitae planters along the main building and 3 arborvitae planters along the north side of the storage building.
2. The building shall be painted to match the character of structures in the surrounding area and new doors installed.

6. Detailed History

1950

A 4,000-square-foot warehouse building was constructed at 3515 Grove City Road Parcel (ID# 040-000098).

1954

An 11,760-square-foot warehouse building was constructed on Franklin Street Parcel (ID# 040-001095).



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

Received By:
Grove City Development
11/1/23

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Auto Doctors, LLC relocation

PROJECT LOCATION: 3515 Grove City Rd

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001095

ACREAGE AFFECTED BY THIS APPLICATION: .3

EXISTING ZONING: IND-2

EXISTING LAND USE: Commercial

PROPOSED ZONING: IND-2

PROPOSED LAND USE: Commercial

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Gary Curry

3515 Grove City Rd

Grove City, OH 43123

Name

Address

City, State, Zip

614-560-4383

gljc1960@msn.com

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Gregory Drenovas

Owner

Auto Doctors

Name

Title

Company / Organization

3283 Harrisburg Georgesville Rd

Grove City

Ohio, 43123

Address

City

State, Zip

614-657-0134

drenogre@sbcglobal.net

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name

Title

Company / Organization

Address

City

State, Zip

Phone

Fax

Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

11-1-23

RECEIVED BY:

T. Ellis

PAYMENT AMOUNT:

100.00 cash

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

202311010036

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Auto Doctors, LLC

DEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☒ Mixed ☐ Other ☐

ACREAGE DISTURBED: .3 TOTAL FLOOR AREA: 4224

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 11ft

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 4

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Gary Curry, the current property owner hereby authorize the applicant Gregory Drenovas to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: Gary Curry Date: 10-31-2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023.

ALTIN YZEIRI
Official Seal and Signature of Notary Public



ALTIN YZEIRI
Notary Public, State of Ohio
Commission No. 2023-RE-867172
My Commission Expires
August 13, 2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Gregory Drenovas, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Gregory Drenovas Date: 10-31-2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023.

ALTIN YZEIRI
Official Seal and Signature of Notary Public



ALTIN YZEIRI
Notary Public, State of Ohio
Commission No. 2023-RE-867172
My Commission Expires
August 13, 2028

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Total Submittal Fee: \$ 100.00

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☒ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☐ Outdoor Sales and Storage |
| ☐ Daycare Centers | ☐ Outdoor Seating (eating establishments) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Pet shops (excludes boarding) |
| | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2023

Planning Commission		City Council
Application Filing Deadline	Planning Commission	Tentative City Council Meeting Date
November 30, 2022	January 3, 2023	1st Reading January 17, 2023 2nd Reading February 6, 2023
January 4, 2023	February 7, 2023	1st Reading February 21, 2023 2nd Reading March 6, 2023
February 1, 2023	March 7, 2023	1st Reading March 20, 2023 2nd Reading April 3, 2023
March 1, 2023	April 4, 2023	1st Reading April 17, 2023 2nd Reading May 1, 2023
March 29, 2023	May 2, 2023	1st Reading May 15, 2023 2nd Reading June 5, 2023
May 3, 2023	June 6, 2023	1st Reading June 19, 2023 2nd Reading July 3, 2023
May 31, 2023	July 5, 2023	1st Reading July 17, 2023 2nd Reading August 7, 2023
June 28, 2023	August 8, 2023	1st Reading August 21, 2023 2nd Reading September 5, 2023
August 2, 2023	September 5, 2023	1st Reading September 18, 2023 2nd Reading October 2, 2023
August 30, 2023	October 3, 2023	1st Reading October 16, 2023 2nd Reading November 6, 2023
October 4, 2023	November 7, 2023	1st Reading November 20, 2023 2nd Reading December 4, 2023
November 1, 2023	December 5, 2023	1st Reading December 18, 2023 2nd Reading January 2, 2024

*Time Frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

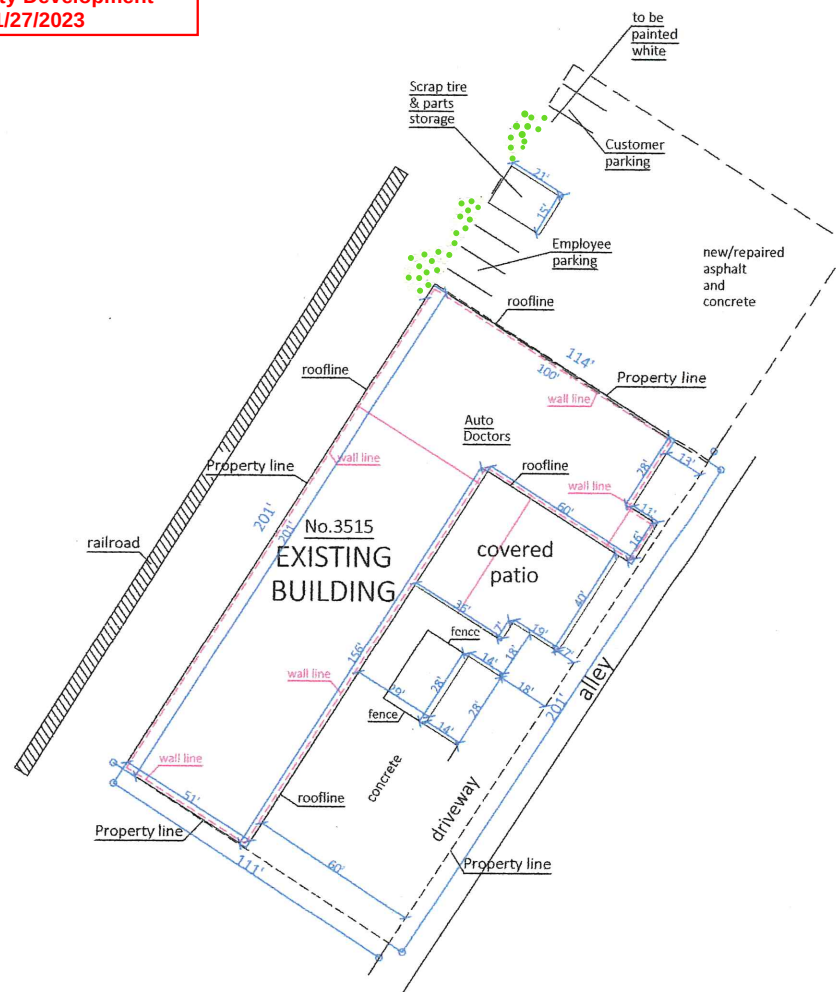
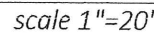
Additional Notes:

- 1.Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
- 2.The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
- 3.Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio 43123.

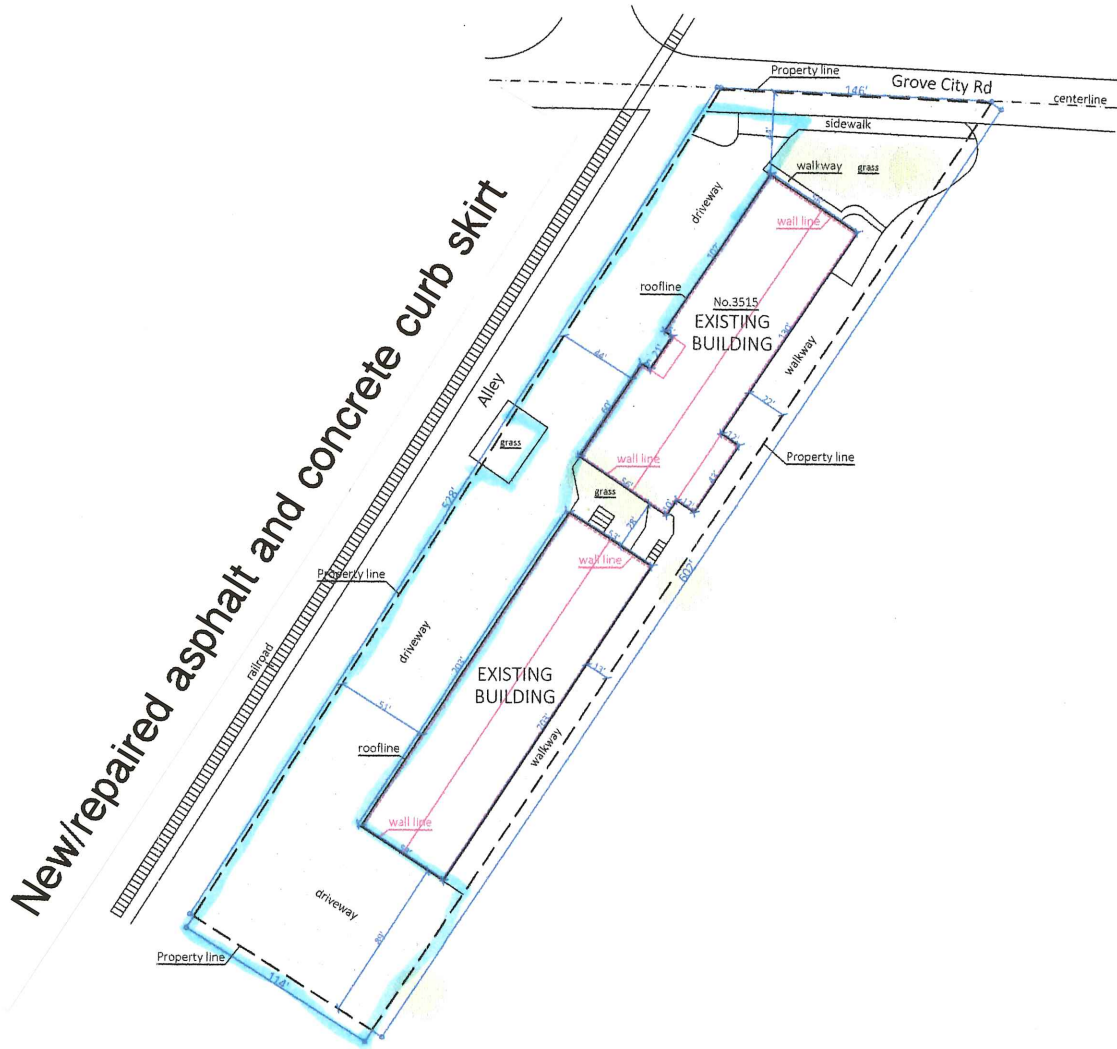
Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development

3515 Grove City Road
Grove City, OH 43123
Parcel ID: 040-001095
Lot area: 0.52 Acres
Paper Size: 24"x36"

127/2023



3515 Grove City Rd
Grove City, OH 43123
Parcel ID: 040-000098
Lot area: 1.54 Acres
Paper Size: 24"x36"



Enter the parking lot from Grove City Rd, then exit using the alley, or vice versa.



RE: Special use permit for Auto Doctors, LLC, control number 202311010036

Received By:
Grove City Development
11/27/2023

To The City of Grove City, Ohio,

Thank you for reviewing my special use permit. As requested, this is a letter advising how I addressed each comment/recommendation mentioned in my recent communication.

1. A land usage agreement has been written and signed by both parties to address the concern of my parking lot lying in an adjacent parcel. The same person owns both parcels.
2. The site plan has been updated to show landscaping in the grassy area between the lot and railroad tracks. This will include 3-2" diameter trees, and approximately 200 sq. ft. of flower beds including bushes and ornamental flowers.
3. A map has been submitted showing the best entrance and exit to our lot for emergency vehicles. There are also several other side streets that could be taken depending on traffic, but the route highlighted allows for the most space and easiest access.
4. The project narrative has been modified to provide information on the operation of the business as listed below:
 - Hours of operations and whether or not services are by appointment only.
 - Number of employees.
 - A note that no vehicles awaiting service will be stored outside overnight
 - A note that no tires or scrap parts be stored outside.
 - A note that no repairs will be conducted outside of the structure
 - Clarified that no items will be sold or displayed outside the structure.
 - The expected number of vehicles to be serviced each day and the expected duration for each vehicle.
 - Information on where / how scrap parts and tires be disposed of.
5. Several lights currently exist on neighboring building. I will be adding cut-off wall pack lighting to each of the 4 northward facing overhead doors to keep the parking lot lit, but not the surrounding neighborhood.

6. Vehicles will not be stored outside overnight.

7. A note has been added to the site plan indicating the parking lot striping will be white.

Thank you for considering my application. Hopefully Ive answered all of the concerns. I look forward to my hearing!

Sincerely,



Gregory Drenovas

Auto Doctors Project Narrative

Auto Doctors, an existing auto/golf cart/small engine repair business in Columbus, is requesting an automotive repair special use permit and site plan approval in order to relocate the business to 3515 Grove City Rd.

The parcel ID of this property is: 040-001095 and is already zoned IND-2.

Auto Doctors will occupy 4224 sq ft of currently empty inside space on the north part of the building, as well as employee parking, a small tire/scrap parts storage building, and customer parking extending to the north side of the building.

Hours of operation will be 8am-5pm Monday-Friday, and Saturday from 9am-12pm. We prefer to do business on an appointment basis when possible, but do occasionally allow for immediate service if time and staffing allows. Vehicles awaiting service will not be stored outside overnight. Repairs will not be made outside of the structure. Items will not be sold or displayed outside of the structure.

We service between 4-10 vehicles per day, as vehicles can take from a few minutes to several days to repair depending on what services are needed.

No scrap tires or parts will be stored outside. They will be stored inside the small building on the north side of the proposed shop. Our scrap metal is picked by a licensed scrap metal recycler once every two weeks, and our scrap tires are picked up monthly by a tire recycling company.

Auto Doctors currently has 3 full time employees. We will likely hire a 4th employee very soon after making this move.

Upon execution of the lease, the landlord has agreed to improve the property by making repairs and improvements to the site, including: curb/street skirt, asphalt and concrete to repair the driveway, striping parking spots (painted in white) so cars are parked in an organized fashion, lot lighting, landscaping, and painting the north face of the building (that faces Grove City Rd.)

Because the footprint of the project is located within an existing developed property, this project will have no impact on future land use in the surrounding area, trail connectivity, open space, or other improvements. The building improvements to be made will enhance the character of the area.

Land use agreement for Auto Doctors, LLC parking and lot access:

This agreement, made on November 20th, 2023, by and between Gary Curry, hereafter referred to as the property owner, and Gregory Drenovas of Auto Doctors, LLC, hereafter referred to as the tenant, to enter upon and use the following described area located at 3515 Grove City Rd (parcel ID: 040-000098) in Grove City, Ohio for the purpose of accessing and parking for the tenants proposed business at the neighboring parcel (040-001095).

The tenant and their customers may enter and use the lot to access the business and for parking. In order to accomplish this, upon execution of the lease, the property owner will repair the asphalt/concrete driveway and curb skirt as shown on the site plan.

The parking lot will be striped in white to keep vehicles organized.

This agreement shall be valid for the duration of the tenant's lease.

Cost of use and maintenance of this area is included in the tenant's lease agreement.



Gregory Drenovas (the tenant)



Gary Curry (the owner)

Date: 12/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-49-23
1st Reading: 12/18/23
Public Notice: 12/19/23
2nd Reading: 01/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-49-23

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR TEMPORARY OUTDOOR STORAGE FOR 3400 SOUTHWEST LLC LOCATED AT 3400 SOUTHWEST BOULEVARD

WHEREAS, 3400 Southwest, LLC, applicant, has submitted a request for a Special Use Permit for Temporary Outdoor Storage located at 3400 Southwest Blvd.; and

WHEREAS, on December 05, 2023, 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. The Special Use Permit shall expire two (2) years from the date passed by Council;
2. All cranes and equipment stored on site shall be stored with booms lowered;
3. There shall be no stacking of container or any other equipment or material in the storage area;
4. A Development Plan shall be submitted for the site within two (2) years of the date passed of the Special Use Permit;
5. No access to the outdoor storage area shall be permitted from Southwest Blvd.;
6. After the Special Use Permit expires, the gate between the site and the property adjacent to the north is Urbancrest, Ohio shall be removed and replaced with a closed chain link fence to eliminate cross access between the Grove City and Urbancrest parcels.
7. The eastern perimeter of the storage area ($\pm$ 332 feet) shall be one six foot height evergreen tree planted per every 20- feet of property line and two 18-inch deciduous shrubs planted for every 40 lineal feet of property line;
8. A Variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(a)(3) of the Code to reduce the required 45-foot truck parking setback, six foot earthen mound, and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound and two staggered rows of evergreens;
9. A Variance shall be obtained from the BZA to Section 1136.06(b) of the Code to reduce the required 20-foot setback for compatible use districts and relocate the required parking lot perimeter plantings to the southeast portion of the site to screen the storage area from Southwest Blvd.;
10. A Variance shall be obtained from the BZA to Section 1136.05(b) of the Code to reduce the required side yard plantings;
11. A Variance shall be obtained from the BZA to Section 1137.05(c) of the Code to allow for a six-foot high chain link fence
12. A Variance shall be obtained from the BZA to Section 1137.11(a) to allow for the gravel parking area to remain.

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)A1r for Temporary Outdoor Storage is

hereby issued to 3400 Southwest, LLC, located at 3400 Southwest Blvd., 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, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202306290024 – 3400 Southwest Boulevard LLC -Outdoor Storage – Special Use Permit

Site Location

3400 Southwest Boulevard (PID 040-006747)

Proposal

A Special Use Permit to allow for temporary outdoor storage.

Current Zoning

IND-2 (Heavy Industry)

Future Land Use

Tech Flex

Property Owner

3400 Southwest LLC

Applicant/Representative

Rebecca J, Mott, Plank Law Firm, LPA

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09(b)(12)
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with twelve stipulations

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6. Detailed History	9

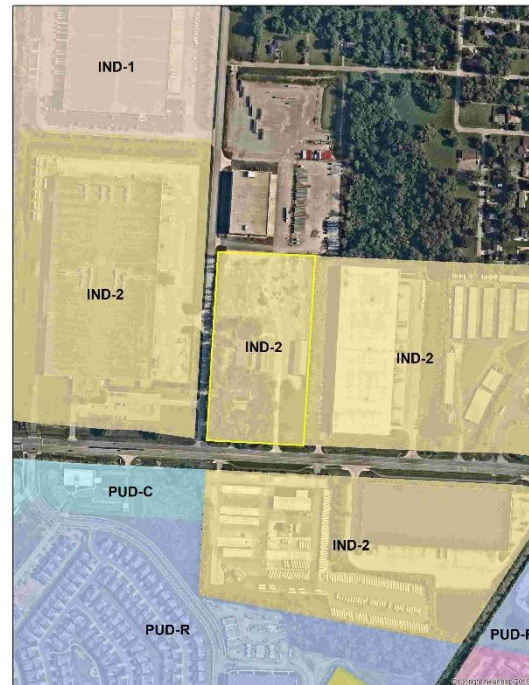
Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This proposal is for a Special Use Permit to allow for the temporary outdoor storage of equipment at 3400 Southwest Boulevard.

Zoning Map

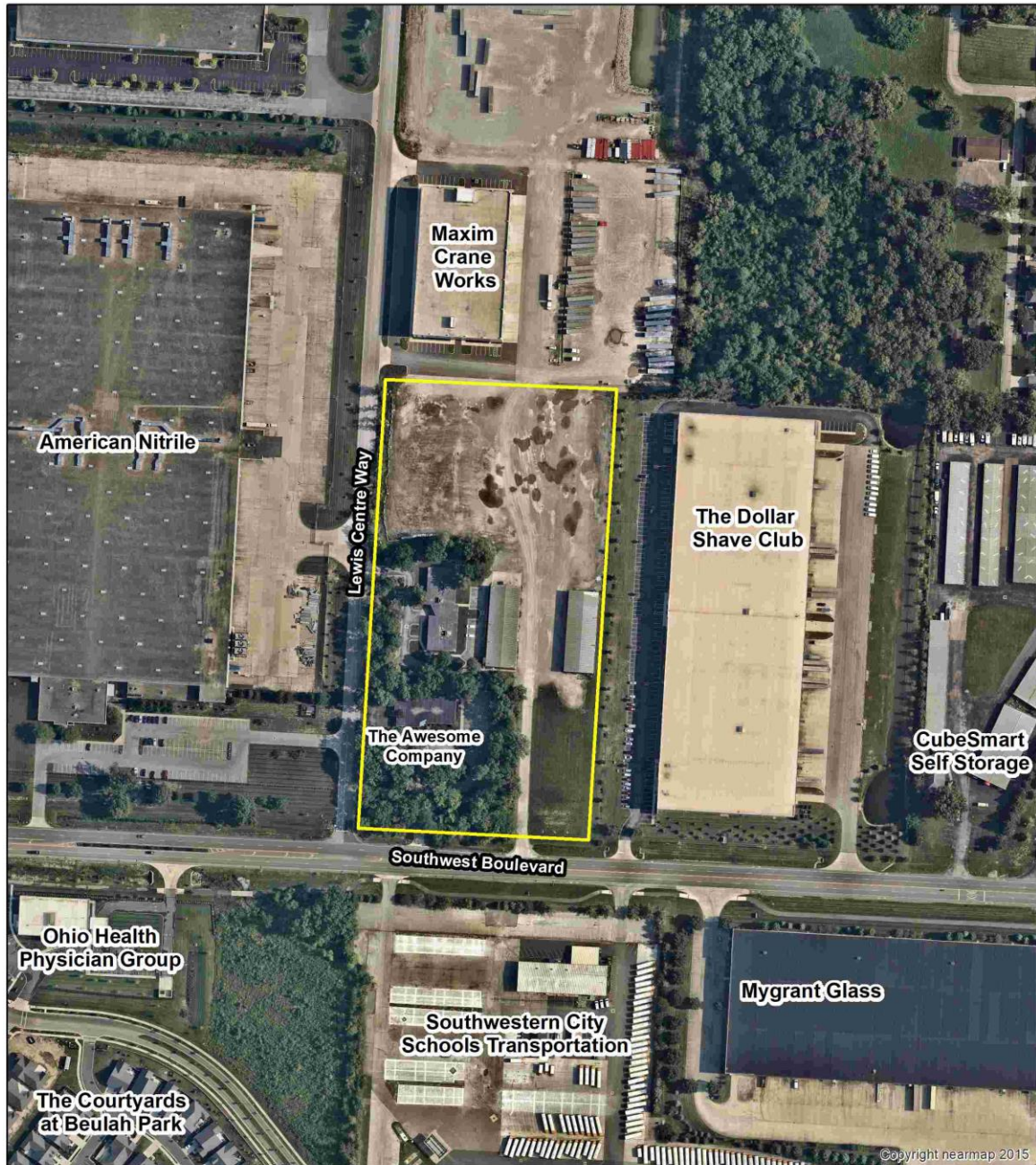


Next Steps

Upon recommendation from Planning Commission, the application will move forward to City Council.

1. Context Map

This property is located at 3400 Southwest Boulevard (PID 040-006747).



202306290025
3400 Southwest Boulevard LLC -
Outdoor Storage
Special Use Permit
PID: 040-006747

0 150 300 600 Feet



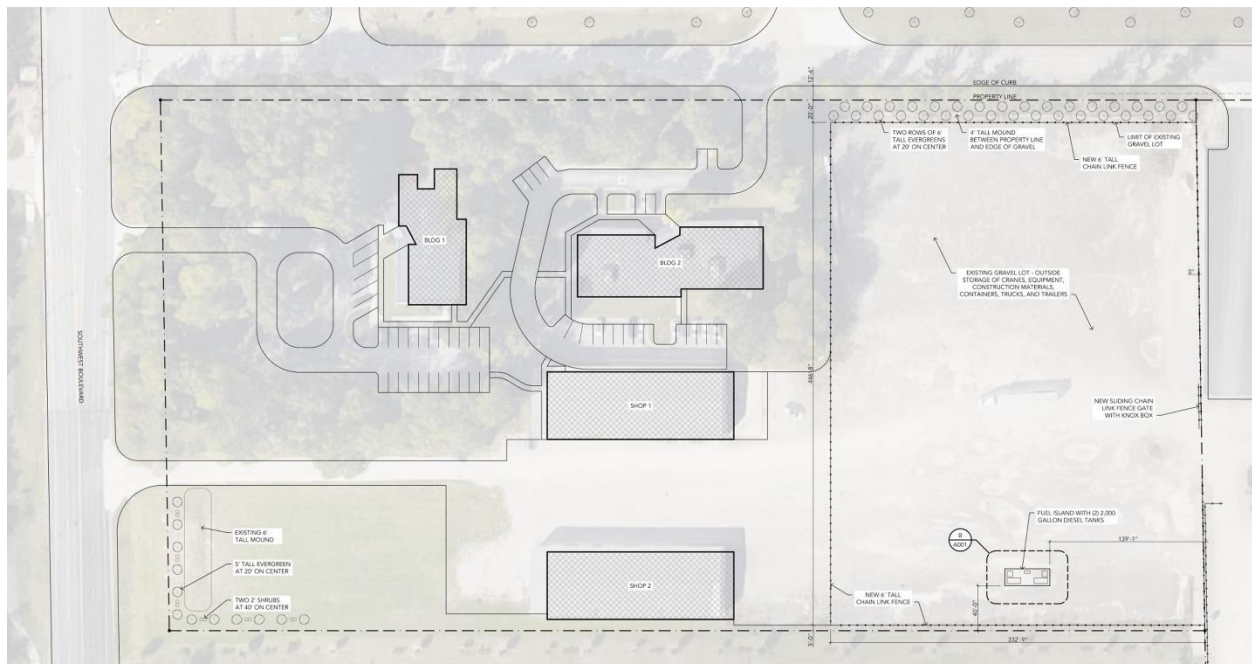
2. Analysis

The applicant is requesting approval of a Special Use Permit to allow for the temporary outdoor storage of equipment at 3400 Southwest Boulevard. Materials state that the property tenant plans to utilize a portion of the property for a temporary two-year period for a lay-down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the property prepares another portion of the property to permanently store the same equipment and cranes. The business requesting this Special Use Permit is located in Urbancrest immediately north of the proposed storage area, and materials state that the permanent storage area will be located in Urbancrest.

The property is zoned IND-2 (Heavy Industry) and is surrounded by other Industrially zoned properties including IND-2 (Heavy Industry) parcels in Grove City and I-1 (Light Industrial) property to the north of the site, in the Village of Urbancrest. The GroveCity2050 Future Land Use and Character Map designates this site as Tech Flex, which lists light industrial as a primary use.

The provided site plan shows that the existing gravel portion of the site will be enclosed in a six-foot high chain link fence to create a secure area measuring approximately 450 feet by 330 feet. A sliding chain link fence will be installed along the northern fence line to provide access to the site in Urbancrest occupied by the tenant. The storage area will store cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes. Materials state that the number of vehicles and trucks anticipated to enter and exit each day is approximately twenty (20), but this will vary.

The proposed storage area is shown with a setback of twenty (20) feet from Lewis Centre Way, which is less than the 45-foot setback for truck vehicular use areas required by code. Additionally, the applicant has stated that they are providing a four (4) foot-high earthen mound with a double-staggered row of evergreen trees. This is less than the code requirement of a six (6) foot-high earthen mound with three staggered rows of evergreen trees.



The site plan provided includes a fuel island measuring 40 feet by 15 feet along the eastern edge of the site. Plans state that the island will be a six-inch concrete slab on grade, with two 2,000-gallon diesel tanks. The applicant indicated that more detail would be provided related to the proposed tanks but at the time of staff report drafting, this information had not been provided. However, to ensure the fuel island is screened from adjacent properties, the eastern perimeter of the storage area (± 332 feet) shall have one 6-foot in height evergreen tree planted per every 20 feet of the property line and two 18-inch deciduous shrubs planted for each 40 lineal feet of property line.

Several variances will need to be obtained through the Board of Zoning appeals for the proposed configuration of the outdoor storage area, including:

- 1) **A variance from Section 1136.06(a)(3) of code, which requires a 45-foot minimum setback for truck parking areas and the installation of a 6' in height earthen mound with 3 staggered rows of 6' in height evergreen trees spaced 20 feet on center, and one 2-inch caliper class tree per each 40 lineal feet of frontage.**

Materials state that the applicant seeks a partial variance from this standard, as a 20' setback will be established and a 4-foot mound with two staggered rows of evergreens has been installed. No 2-inch caliper trees are provided. Noting that the industrial property across Lewis Centre Way, which is also used for truck parking was approved with no mounding or landscaping, staff are supportive of a variance to reduce the amount of screening required, as the property is compatible with the area.

- 2) **A variance from section 1136.06(b), which requires that for rear and side yards adjacent to compatible use districts, a 20' setback shall be established and a 6-foot in height evergreen tree be planted per every 20 feet of property line and two 18-inch deciduous shrubs be planted for each 40 lineal feet of property line.**



View looking North from Southwest Boulevard into Site (Picture Taken 11-15-23)

The applicant is requesting a full variance from this standard. Staff are not supportive of granting a full variance, as other similar applications have been required to meet this standard or provide similar landscaping elsewhere on the site where deemed appropriate. Staff are supportive of utilizing a similar approach to that of the Kirk Williams outdoor storage area along Home Road, where required plantings were grouped along the portion of the property closer to the road to provide more effective screening into the storage area. Given the lack of landscaping along Southwest Boulevard, staff believes the required plantings along the eastern property line should be grouped towards the southeast corner of the site to screen the storage area from the roadway.

3) A variance from section 1137.05(c) which states that no fence shall be erected more than (5) feet in height above the plane of the finished grade of a lot, except screening or privacy fences.

The applicant is proposing to install a six-foot tall chain link fence for security and protection of equipment in the proposed storage area. The proposed fence exceeds the 5-foot height maximum for a non-opaque fence and was installed within the building setback area. However, staff are supportive of a variance to allow for the six-foot fence, noting that the fence is located behind the landscaped mound along Lewis Centre Way, which will result in the fence having limited visibility at full plant maturity.

4) A variance from Section 1137.11(a) which requires that driveways and parking spaces in all districts be smoothly graded with an asphaltic or Portland concrete surface and properly drained.

The applicant has stated that the gravel area is a legal, non-conforming condition, and as such should be allowed to remain gravel. Staff is supportive of this variance, noting that other industrial properties have been granted variances for gravel in outdoor storage areas where deemed not visible from a public right-of-way. The proposed screening combined with the requested landscaping at the southeast portion of the site is anticipated to restrict visibility into the site similarly to other approved gravel outdoor storage areas.

The applicant has submitted examples of other locations of Maxim Crane Works operations. Based on these locations and to reduce the visibility of any equipment from the public right-of-way, no stacking of containers or other equipment should be permitted within the storage area. Additionally, all cranes should be stored with booms lowered.

The project representative has indicated through discussions on the project, that the temporary, two-year outdoor storage request will allow Maxim Crane Works, currently located on the Urbancrest property to the north, to store their equipment until the remainder of their property in Urbancrest can be prepared to store this equipment. Future plans for the site in Grove City proposed for temporary outdoor storage would be to build additional structures along the site's Lewis Centre Way and Southwest Boulevard frontages. These improvements will require more formal, paved parking to be installed as well as modifications to stormwater management on the site. To ensure that storage does not continue into a more permanent condition and that appropriate site design standards are upheld, staff is recommending that a Development Plan be submitted to review these items before the two-year expiration of the proposed special use permit.

3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications, or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts.**

Standard Can be Met: Provided that adequate landscaping be installed to screen the storage area from the public right-of-way and that the items within the storage area be arranged and stored appropriately, the proposed use will not change the character of the district, which includes industrial properties to the north, west, and east.

2. **The proposed use shall not adversely affect the use of adjacent property.**

Standard is Met: The proposed storage lot will not adversely affect the use of adjacent properties, given that the use is less intensive than other area uses as well as those permitted by right on the IND-2 zoned property. Additionally, the mounding and screening will reduce any visual impacts on the surrounding area.

3. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.**

Standard is Met: The proposed temporary use will not impact the health, safety, or morals of the area. The storage area will be screened from the view by mounding and landscaping along the west property line. In addition, there are existing buildings and some mounding located along Southwest Boulevard which provide screening. A six-foot fence will be used to ensure the site and equipment remain secure, and materials indicate that the site will be kept in a neat and orderly condition.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer, and school.**

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.**

Standard is Met: The surrounding area is zoned for a mix of commercial office uses and industrial uses. The public rights-of-way and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic. Additionally, materials state that approximately 20 vehicles will enter and exit the site each day, which is significantly less than the number of trips that could be generated on-site, given the site's IND-2 zoning.

6. **The proposed use shall be in accord with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.**

Standard is Met: The Property uses, buildings and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 Community plan.

7. **The proposed use complies with the applicable specific provisions and standards of this Code.**

Standard is Met: The outdoor storage area will comply with all applicable provisions for the special use permit.

8. **The proposed use shall be found to meet the definition and intent of use specifically listed as a special use in the district in which it is proposed to be located.**

Standard is Met: The property is currently zoned IND-2. Section 1135.09(b)(12) of City Code allows for outdoor storage in IND-2 districts with the approval of a Special Use Permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council-approved submittal dates.**

Standard is Met: The applicant properly submitted a completed application.

10. **Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.**

Standard is Met: No outdoor sales or displays are proposed with the use. Additionally, the proposed storage area is surrounded by other industrial properties, with no residential properties in the immediate vicinity.

11. **Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.**

Standard Not Applicable: No residential properties are in the immediate vicinity.

12. **Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.**

Standard Not Applicable: No lighting is proposed as a part of this application. Additionally, no residential properties are in the immediate vicinity.

13. **Outdoor displays shall be maintained in a neat and orderly fashion.**

Standard is Met: The proposed site will not have any outdoor displays. However, project materials note that the storage area will be kept in an orderly fashion.

14. **Signage for outdoor sales or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138.**

Standard Not Applicable: No signage is proposed as a part of the outdoor storage area.

15. **The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.**

Standard Not Applicable: No merchandise is proposed to be displayed as a part of the proposed application.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding Can be Met: Provided that adequate landscaping be installed to effectively screen the proposed outdoor storage area from the public right-of-way, the proposed use will remain in character with the surrounding industrial area while preserving the aesthetics of Southwest Boulevard. Per discussion with the applicant's representative, the current Special Use Permit is being requested as a temporary condition so that the site can be used for other development in the future including additional buildings for office or potential commercial on the site.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding Can Be Met: The applicant has installed a 4-foot mound with two staggered rows of evergreens along Lewis Centre Way to screen the storage area from the public right-of-way. However, the storage area remains visible from Southwest Boulevard, which could be mitigated if the plantings required along the site's eastern property line are grouped towards the southeast corner of the site. Additional plantings are also requested along the east property line to screen the storage area from adjacent properties.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.

Finding Not Applicable: No changes are proposed to the street or sidewalk network.

(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.

Finding Not Applicable: The scope of the development is limited in applicability to this principle.

(5) Development provides the city with a net fiscal benefit.

Finding is Met: The proposed development would not add an undue burden to the City's infrastructure, noting that the site of the proposed outdoor storage is within an industrial area.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations:

1. The Special Use Permit shall expire two years from City Council approval.
2. All cranes and equipment stored on site shall be stored with booms lowered.
3. There shall be no stacking of containers or any other equipment or material in the storage area.

4. A Development Plan shall be submitted for the site within two years of approval of the Special Use Permit.
5. No access to the outdoor storage area shall be permitted from Southwest Boulevard.
6. After the Special Use Permit expires, the gate between the site and the property adjacent to the north in Urbancrest shall be removed and replaced with a closed chain link fence to eliminate cross-access between the Grove City and Urbancrest parcels.
7. The eastern perimeter of the storage area (± 332 feet) shall have one 6-foot in height evergreen tree planted per every 20 feet of property line and two 18-inch deciduous shrubs planted for every 40 lineal feet of property line.
8. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(a)(3) of code to reduce the required 45-foot truck parking setback, six-foot earthen mound, and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound and two staggered rows of evergreens.
9. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(b) of code to reduce the required 20-foot setback for compatible use districts and relocate required parking lot perimeter plantings to the southeast portion of the site to screen the storage area from Southwest Blvd.
10. A variance shall be obtained from the Board of Zoning Appeals to section 1136.05(b) of code to reduce the required side yard plantings.
11. A variance shall be obtained from the Board of Zoning Appeals to Section 1137.05(c) to allow for a six-foot high chain link fence.
12. A Variance shall be obtained from the Board of Zoning Appeals to Section 1137.11(a) to allow for the gravel parking area to remain.

6. Detailed History

1988

City Council approved a development plan for CJ Mahan Construction Company on the site with Resolution CR-33-88.

1999

City Council approved a development plan for an office building on site with Resolution CR-75-99.



Grove City Planning Commission

SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: 3400 Southwest LLC - Outside Storage

PROJECT LOCATION: 3400 Southwest Boulevard, Grove City, Ohio 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-006747-00 ACREAGE AFFECTED BY THIS APPLICATION: 10.01

EXISTING ZONING: Ind-2 EXISTING LAND USE: Industrial

PROPOSED ZONING: Ind-2 PROPOSED LAND USE: Industrial

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

<u>3400 Southwest LLC</u>	<u>3400 Southwest Boulevard</u>	<u>Grove City, Ohio 43123</u>
Name	Address	City, State, Zip
<u>Phone</u>	<u>Fax</u>	<u>Email</u>

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

<u>Mark Olson</u>	<u>Architect</u>	<u>3400 Southwest LLC</u>
Name	Title	Company / Organization
<u>3400 Southwest Boulevard</u>	<u>Grove City</u>	<u>Ohio 43123</u>
Address	City	State, Zip
<u>740-503-0122</u>		<u>molson@westpatrick.com</u>
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

<u>Rebecca J. Mott</u>	<u>Attorney</u>	<u>Plank Law Firm, LPA</u>
Name	Title	Company / Organization
<u>411 East Town Street, Floor 2</u>	<u>Columbus</u>	<u>Ohio 43215</u>
Address	City	State, Zip
<u>614-947-8600</u>	<u>614-228-1790</u>	<u>rjm@planklaw.com</u>
Phone	Fax	Email

Attorney/Legal Counsel

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: <u>6/29/23</u>	RECEIVED BY: <u>T. Ellis</u>	PAYMENT AMOUNT: <u>\$100.00</u>
TENTATIVE PC MEETING DATE: <u></u>	PC RECOMMENDATION: <u></u>	CHECK NUMBER: <u>CC</u>
PROJECT ID NUMBER: <u>202306290024</u>		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: 3400 Southwest LLC - Outside Storage

DEVELOPMENT TYPE: Commercial Retail

Commercial Office ☐Residential ☐Industrial ☒Mixed ☐Other ☐ACREAGE DISTURBED: 3.56TOTAL FLOOR AREA: NANUMBER OF BUILDINGS: NABUILDING HEIGHT: NA

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

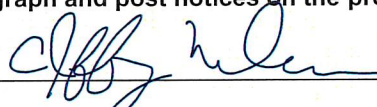
ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____

ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, 3400 Southwest LLC, the current property owner hereby authorize the applicant Mark Olson, Architect to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

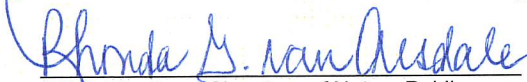
Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

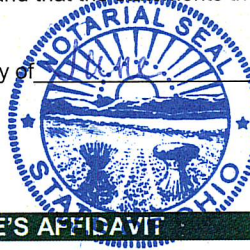
Signature of Current Property Owner:  Date: 6/20/2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2023.

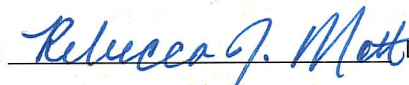

Official Seal and Signature of Notary Public



RHONDA G. VAN ARSDALE
Notary Public, State of Ohio
My Commission Expires 07-04-2024

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Rebecca J. Mott, Plank Law Firm, LPA, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative:  Date: June 20, 2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 20 day of June, 2023


Official Seal and Signature of Notary Public



Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

Revised 06/2020

Page 2 of 5

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☐ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☒ Outdoor Sales and Storage |
| ☐ Daycare Centers | ☐ Outdoor Seating (eating establishments) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Pet shops (excludes boarding) |
| | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2023

Special Use Permit Application

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline		
November 30, 2022	January 3, 2023	1st Reading January 17, 2023	2nd Reading February 6, 2023	30-day Effective Period
January 4, 2023	February 7, 2023	1st Reading February 21, 2023	2nd Reading March 6, 2023	30-day Effective Period
February 1, 2023	March 7, 2023	1st Reading March 20, 2023	2nd Reading April 3, 2023	30-day Effective Period
March 1, 2023	April 4, 2023	1st Reading April 17, 2023	2nd Reading May 1, 2023	30-day Effective Period
March 29, 2023	May 2, 2023	1st Reading May 15, 2023	2nd Reading June 5, 2023	30-day Effective Period
May 3, 2023	June 6, 2023	1st Reading June 19, 2023	2nd Reading July 3, 2023	30-day Effective Period
May 31, 2023	July 5, 2023	1st Reading July 17, 2023	2nd Reading August 7, 2023	30-day Effective Period
June 28, 2023	August 8, 2023	1st Reading August 21, 2023	2nd Reading September 5, 2023	30-day Effective Period
August 2, 2023	September 5, 2023	1st Reading September 18, 2023	2nd Reading October 2, 2023	30-day Effective Period
August 30, 2023	October 3, 2023	1st Reading October 16, 2023	2nd Reading November 6, 2023	30-day Effective Period
October 4, 2023	November 7, 2023	1st Reading November 20, 2023	2nd Reading December 4, 2023	30-day Effective Period
November 1, 2023	December 5, 2023	1st Reading December 18, 2023	2nd Reading January 2, 2024	30-day Effective Period

Revised 11-17-2022

* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Exhibit “A”

Project Narrative and Legal Standard for a Special Use Permit
(Section 1135.09(b)(12)(A)(1)(r) the Grove City Planning and Zoning Code (the “Zoning Code”))

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the “Property”). The property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned in the I-1 (Light Industrial) district to the north (in the Village of Urbancrest’s jurisdiction) and Ind-2 (Heavy Industry) (in the City of Grove City’s jurisdiction) to the east and west for similar or more intensive uses.

The Property contains businesses and tenant operations of an industrial nature, including administrative offices for support. One of the tenants on the Property is Maxim Crane Works, which is a specialized crane and lifting equipment rental company using the latest technology advancements and providing other value-add services, such as engineering, project management, heavy hauling, and maintenance for maximum efficiency in job layout and productivity.

Maxim Crane Works would like to utilize a portion of the Property, of less than 4 acres, for a temporary two-year period under this special permit request for a lay down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the Property prepares the portion of the real property owned by 3400 Southwest LLC within the jurisdiction of the Village of Urbancrest to handle, accommodate, and provide the storage yard for this same equipment and cranes for the permanent and long-term solution. The storage yard will be kept and organized in a neat and orderly manner.

The proposed use is appropriately positioned adjacent to industrial uses to the north, east and west, and is immediately contiguous to industrial zoned properties and compatible land uses that include other similar or more intense industrial land uses. Therefore, the proposed use – the storage yard for a temporary time – is in harmony, and consistent, with the essential character of the neighborhood.

2. The proposed use shall not adversely affect the use of adjacent property;

The parcel is zoned in the Ind-2 (Heavy Industry) zoning classification, and surrounding properties are also predominately zoned in the light industrial and Ind-2 (Heavy Industry) zoning classifications. The proposed storage area will have a 45' setback from the public right-of-way of Lewis Centre Way and, therefore, have a larger buffer from the adjacent property to the west and will be screened by 2" caliper deciduous trees (35' on center); a 3' in height evergreen, opaque hedge of trees; 18" in height ornamental, deciduous shrubs; and ample plantings and landscaping, as shown on page 2 of the Site Plan dated May 30, 2023 (the "Site Plan"). There will be no adverse affects relative to the uses conducted on adjacent properties. Applicant is, and will continue to be, a good neighbor and supporter of the community.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The storage area will be screened from the view by the neighboring industrial zoned properties to the west. In addition, there are already existing buildings (which offer screening) and a landscaped mound (offering additional screening) located along the frontage of Southwest Boulevard from the view of vehicular and pedestrian passers-by and properties to the south. Similarly, this storage yard is a temporary use. Therefore, the Property and the uses put to the Property, including a temporary storage yard, which will be kept in a neat and orderly manner, will be in keeping with the character of the industrial-zoned properties. There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water and sanitary sewer, and the school system. The storage of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes will be kept in a neat and orderly manner and provide for adequate access and drive aisles within the storage area for police, fire, and other emergency responders to access and maneuver into and onto the Property and storage area.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

The included additional proposed use of the Property for a storage area for equipment, cranes, crane trucks, pieces of boom, semi-trucks and trailers shall not impose a material traffic impact upon the public right-of-ways. When this Property was re-zoned to Ind-2, a traffic impact study was completed and the owner made improvements to handle any traffic impact it would cause with

any more intensive Ind-2 type industrial and manufacturing uses, which the actual uses on the Property are more of a light industrial nature. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic users, such as employees, customers, vendors, and patrons. The use will complement and support the other industrial businesses in the neighborhood, and the road systems adequately serve the use and all of the uses in the surrounding neighborhood.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The Property is located in the Ind-2 District, and it is common that businesses of an industrial nature necessitate the use of outside storage facilities for equipment and other trade items. However, there will be no outside storage of materials. The GroveCity2050 plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City of Grove City's goals and planning objectives under the GroveCity2050 plan for the tech flex area include uses such as research, office, clean manufacturing, and light industrial uses in an area designed to foster growth. Flexibility and accommodation for maximum utilization of outdoor spaces on parcels of real property within the tech flex area shall be encouraged by the City of Grove City to foster and support continued business and industry growth and development. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the outside storage; therefore, the existing uses and the uses specified in this application all comport with the GroveCity2050 plan.

In addition, the future land use plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. The Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City.

The Property uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 plan.

7. The proposed use complies with the applicable specific provisions and standards of the Code;

In accordance with this argument under items #1-9, Applicant and the property owner meet the standards in the Zoning Code for the granting of a special permit, as set forth under Section 1135.09(b)(12)(B)(1) through (9). In addition, as depicted on the Site Plan, the property owner will either meet the supplementary special use permit requirements (or they are not applicable, as there are not adjacent residentially zoned properties) under Section 1135.09(b)(12)(G)(3) of the Zoning Code, including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway; ***Applicant has met this standard by providing not a ten (10) foot setback from a road right-of-way, but by exceeding that setback requirement with a forty-five (45) foot setback from the road right-of-way of Lewis Centre Way.***
 - b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan; ***Although Applicant has no requirement to provide a landscaped buffer strip as it relates to adjacent residential property under this section (because there are none), Applicant has, as a good neighbor and in the spirit of maximum cooperation and screening and protection to other properties relative to a temporary storage yard use, has proposed an opaque landscaped screening installation, as set forth on page 2 of the Site Plan and as described herein.***
 - c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas; ***Not applicable to this use.***
 - d. Outdoor displays shall be maintained in a neat and orderly fashion; ***This will be done and is a business objective of the tenant, Maxim Crane Works.***
 - e. Signage for outdoor stalls or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138; ***Not applicable to this use.***
 - f. The site plan submitted with an application for a special use permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display. ***There is no filling station use or other retail uses with outside displays of merchandise for sale or customer interaction. The subject outside storage use is for business equipment (not for consumer transactions), and the outside storage use is of a temporary nature. This request is only for a two-year period.***
8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.

Under Section 1135.09(b)(12)(A)(1) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the following specified uses (under 1 through 9, parenthetical added), except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit: (r) Outdoor sales, storage, display and as stipulated in subsection G hereof.

The Property is located in the Ind-2 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-2 District with a special use permit. In addition, the property owner shall meet all stipulations in the subsection G referenced above (and as denoted in Item 7 above).

Exhibit "B"

Legal Description

DESCRIPTION OF 10.000 ACRES OF LAND
(Tax Parcel No. 040-006747)

Situated in the State of Ohio, County of Franklin, Township of Jackson, and the City of Grove City, and being part of Virginia Military Survey No. 1388 and also being 10.000 acres out of Parcels No. 2 and No. 3 belonging to Helen M. Schoch and T. Richard Barbee, of record in Deed Volume 2805, Page 40 at The Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

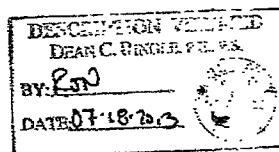
Beginning at an iron pin, said iron pin being located in the Westerly line of said Parcel No. 2, said iron pin also being located in the Northerly right-of-way line of Southwest Blvd., said iron pin also being located at the Southeasterly corner of a 24.33 acre tract belonging to Universal Concrete Products, Inc. of record in Official Record 2542, Page E-11 at said Recorder's Office, said iron pin also being located at the True Point of Beginning;

Thence North 3°, 16', 17" East along the Easterly line of said 24.33 acre tract, and along the Westerly line of said Parcel No. 2 a distance of 920.90 feet to a stone, said stone being located at the Southwesterly corner of a 5 acre tract belonging to John H. William Gilbert, of record in Official Record 3814, Page J-17 at said Recorder's Office, said stone also being located at the Northwesterly corner of said Parcel No.3;

Thence South 87°, 43', 44" East along the Northerly line of said Parcel No. 3, and the Southerly line of said 5 acre tract a distance of 471.74 feet to an iron pin;

Thence South 3°, 16', 17" West across said Parcels No. 2 and No. 3 a distance of 925.84 feet to an iron pin, said iron pin being located in the said Northerly right-of-way line of Southwest Blvd;

Thence North 87°, 01', 45" West along the said Northerly right-of-way line of Southwest Blvd. a distance of 471.68 feet to the True Point of Beginning and containing 10.000 acres of land more or less.



0-03RD
ALLOF
(640)
006747

Parcel ID #	Owner Name	Owner Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
040-007676-00	Plymouth 3500 Southwest LLC	Corelogic - N/A (Mortgage)	1300 East Ninth Street, Cleveland, Ohio 44114	3500 Southwest Boulevard, Grove City, Ohio 43123
040-004262-00	WPT Southwest Boulevard LP	Post Office Box A3879, Chicago, Illinois, 60690	4350 Baker Road, Suite 400, Minnetonka, MN 55343	0 Southwest Boulevard, Grove City, Ohio 43123
040-006747-00	3400 Southwest LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	3400 Southwest Boulevard, Grove City 43123	3400 Southwest Boulevard, Grove City 43123
161-001059-00	3400 Southwest Five LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	250 North Hartford, Columbus, Ohio 43222	3400 Lewis Center Way, Grove City, Ohio 43123
161-001062-00	Richard E. Cooley	Corelogic - N/A (Mortgage)		0 John Street, Grove City, Ohio 43123
	Richard E. Cooley	Corelogic - N/A (Mortgage)	3765 West Third Avenue, Urbancrest, Ohio 43123	3765 West Third Avenue, Urbancrest, Ohio 43123



SITE PLAN
SCALE 1"=40'-0"

A001

Project Narrative and Legal Standard for a Special Use Permit
(Section 1135.09(b)(12)(A)(1)(r) the Grove City Planning and Zoning Code (the “Zoning Code”))

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the “Property”). The property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned in the I-1 (Light Industrial) district to the north (in the Village of Urbancrest’s jurisdiction) and Ind-2 (Heavy Industry) (in the City of Grove City’s jurisdiction) to the east and west for similar or more intensive uses.

The Property contains businesses and tenant operations of an industrial nature, including administrative offices for support. One of the tenants on the Property is Maxim Crane Works, which is a specialized crane and lifting equipment rental company using the latest technology advancements and providing other value-add services, such as engineering, project management, heavy hauling, and maintenance for maximum efficiency in job layout and productivity.

Maxim Crane Works would like to utilize a portion of the Property, of less than 4 acres, for a temporary two-year period under this special permit request for a lay down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the Property prepares the portion of the real property owned by 3400 Southwest LLC within the jurisdiction of the Village of Urbancrest to handle, accommodate, and provide the storage yard for this same equipment and cranes for the permanent and long-term solution. The storage yard will be kept and organized in a neat and orderly manner.

The proposed use is appropriately positioned adjacent to industrial uses to the north, east and west, and is immediately contiguous to industrial zoned properties and compatible land uses that include other similar or more intense industrial land uses. Therefore, the proposed use – the storage yard for a temporary time – is in harmony, and consistent, with the essential character of the neighborhood.

2. The proposed use shall not adversely affect the use of adjacent property;

The parcel is zoned in the Ind-2 (Heavy Industry) zoning classification, and surrounding properties are also predominately zoned in the light industrial and Ind-2 (Heavy Industry) zoning classifications. The proposed storage area will have a 20' setback from the public right-of-way of Lewis Centre Way and, a continuous 4' in height earthen mound. In addition, Applicant will provide for two (2) staggered rows of 6' in height minimum evergreen trees spaced at 20' on center, as shown on the Site Plan dated September 1, 2023 (the "Site Plan"). There will be no adverse affects relative to the uses conducted on adjacent properties. Applicant is, and will continue to be, a good neighbor and supporter of the community.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The storage area will be screened from the view by the neighboring industrial zoned properties to the west. In addition, there are already existing buildings (which offer screening) and a landscaped mound (offering additional screening) located along the frontage of Southwest Boulevard from the view of vehicular and pedestrian passers-by and properties to the south. Similarly, this storage yard is a temporary use. Therefore, the Property and the uses put to the Property, including a temporary storage yard, which will be kept in a neat and orderly manner, will be in keeping with the character of the industrial-zoned properties. There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water and sanitary sewer, and the school system. The storage of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes will be kept in a neat and orderly manner and provide for adequate access and drive aisles within the storage area for police, fire, and other emergency responders to access and maneuver into and onto the Property and storage area.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

The included additional proposed use of the Property for a storage area for equipment, cranes, crane trucks, pieces of boom, semi-trucks and trailers shall not impose a material traffic impact upon the public right-of-ways. When this Property was re-zoned to Ind-2, a traffic impact study was completed and the owner made improvements to handle any traffic impact it would cause with any more intensive Ind-2 type industrial and manufacturing uses, which the actual uses on the

Property are more of a light industrial nature. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic users, such as employees, customers, vendors, and patrons. The use will complement and support the other industrial businesses in the neighborhood, and the road systems adequately serve the use and all of the uses in the surrounding neighborhood.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The Property is located in the Ind-2 District, and it is common that businesses of an industrial nature necessitate the use of outside storage facilities for equipment, cranes, pieces of boom, containers, trucks and trailers, crane mats, rigging, spreader bars, counterweights, and other miscellaneous items cranes need for specific jobs. The GroveCity2050 plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City of Grove City's goals and planning objectives under the GroveCity2050 plan for the tech flex area include uses such as research, office, clean manufacturing, and light industrial uses in an area designed to foster growth. Flexibility and accommodation for maximum utilization of outdoor spaces on parcels of real property within the tech flex area shall be encouraged by the City of Grove City to foster and support continued business and industry growth and development. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the outside storage; therefore, the existing uses and the uses specified in this application all comport with the GroveCity2050 plan.

In addition, the future land use plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. The Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City.

The Property uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 plan.

7. The proposed use complies with the applicable specific provisions and standards of the Code;

In accordance with this argument under items #1-9, Applicant and the property owner meet the standards in the Zoning Code for the granting of a special permit, as set forth under Section 1135.09(b)(12)(B)(1) through (9). In addition, as depicted on the Site Plan, the property owner will either meet the supplementary special use permit requirements (or they are not applicable, as there are not adjacent residentially zoned properties) under Section 1135.09(b)(12)(G)(3) of the Zoning Code, including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway; ***Applicant has met this standard by providing a twenty (20) foot setback from the road right-of-way of Lewis Centre Way.***
- b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan; ***Although Applicant has no requirement to provide a landscaped buffer strip as it relates to adjacent residential property under this section (because there are none), Applicant has, as a good neighbor and in the spirit of maximum cooperation and screening and protection to other properties relative to a temporary storage yard use, has proposed an opaque landscaped screening installation, as set forth on the Site Plan and as described herein.***
- c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas; ***Not applicable to this use.***
- d. Outdoor displays shall be maintained in a neat and orderly fashion; ***This will be done and is a business objective of the tenant, Maxim Crane Works.***
- e. Signage for outdoor stalls or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138; ***Not applicable to this use.***
- f. The site plan submitted with an application for a special use permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display. ***There is no filling station use or other retail uses with outside displays of merchandise for sale or customer interaction. The subject outside storage use is for business equipment (not for consumer transactions), and the outside storage use is of a temporary nature. This request is only for a two-year period.***

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.

Under Section 1135.09(b)(12)(A)(1) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the

following specified uses (under 1 through 9, parenthetical added), except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit:
(r) Outdoor sales, storage, display and as stipulated in subsection G hereof.

The Property is located in the Ind-2 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-2 District with a special use permit. In addition, the property owner shall meet all stipulations in the subsection G referenced above (and as denoted in Item 7 above).

411 E. Town Street, Floor 2
Columbus, Ohio 43215
p : (614) 947-8600
f : (614) 228-1790
e : information@planklaw.com
w : planklaw.com

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Rebecca J. Mott, rjm@planklaw.com
Craig J. Moncrief, cjm@planklaw.com
Kevin D. Dunn, kdd@planklaw.com

Received By:
Grove City Development
11/2/23

November 1, 2023

Dash Logan
Development Planner
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Via Email Only to: dlogan@grovecityohio.gov

Below are the responses of Applicant to city staff regarding the Special Use Permit application for 3400 Southwest Boulevard. The control number for this application is #202306290024.

1. The project narrative states flexibility and accommodation for maximum utilization of outdoor spaces within the tech flex area shall be encouraged by the City of Grove City. Please be advised that the tech flex land use designation in GroveCity2050 does not mention uses of outdoor spaces and is intended to promote research and development, office space and light industrial. As such, any outdoor storage use, permanent or temporary, will need to comply with the requirements outlined in this letter for staff to support such a use.

Acknowledged staff's comment.

2. The proposed landscaping shown on the plans does not meet the code requirements for screening truck parking and loading areas from public roadways. Although the proposed use would be temporary, the site will need to comply with these requirements. As such, code requires the following:
 - Per 1136.06 (3): The setback for off-street truck parking facilities requires a 45'- 0" minimum parking and/or drive aisle set-back with a continuous

6'- 0" height minimum earthen mound. In conjunction with this requirement three staggered rows of 6'- 0" height minimum evergreen trees at 20'- 0" maximum spacing and one 2" caliper minimum small class tree per each 40 lineal feet of frontage are to be planted.

Applicant is furnishing a new Site Plan, with landscaping as shown. Applicant will seek a partial variance from Section 1136.06(a)(3) and will file an amended variance application with the Zoning and Building Department. The variance application will include variances for gravel surfaces, landscaping standards, and the proposed fence.

Applicant is proposing a 20' setback with a continuous 4' earthen mound along Lewis Centre Way. In addition, Applicant is providing two (2) staggered rows of evergreen trees on the mound, spaced at 20' maximum at center.

- Currently no landscaping exists along the eastern property line. One 6-foot evergreentree is needed each 20 lineal feet of property line, as well as two 18-inch deciduous shrubs per 40 lineal feet. Based on measurements taken from the plan sheets, 46 trees and 46 shrubs will be needed along the property line adjacent to the proposed lay down lot ($\pm$ 926 feet).

The property abuts up to adjacent manufacturing uses to the east (compatible zoning districts), and this is an existing, legal, non-conforming condition. However, Applicant will seek a variance from Section 1136.06(b) of the Zoning Code.

3. To provide additional screening from Southwest Boulevard, the existing mounding along Southwest Boulevard should be wrapped along the eastern property line (approximately 30 feet) with evergreen trees planted on the mounding.

Applicant is not able to provide this additional landscaping on the Site Plan for additional frontage landscaping. The Property has adequate buffering of the outside storage area from Southwest Boulevard due to the landscaping that is existing and the buildings that have been constructed closer to the frontage area of the Property.

4. Section 1137.11 of code requires parking lots be smoothly graded with an asphaltic or Portland concrete surface. A variance will be required from the Board of Zoning appeals for the gravel lot as proposed.

Although the existing gravel lot is legal, non-conforming, the Applicant will seek a variance from Section 1137.11(a) of the Zoning Code for the gravel lot.

5. Additional information should be added to the project narrative including:

- Number of vehicles anticipated to enter and exit the site each day.
- Number of vehicles and equipment quantities anticipated to be stored on site.

The number of vehicles/trucks anticipated to enter and exit each day is approximately twenty (20), but may be more or less.

See photos of similar sites used for this purpose by this operator.

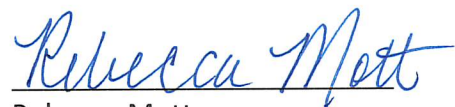
6. The project narrative notes that the outdoor storage area will be used for trade items, but also states there will be no outdoor storage of materials under #6 on page 3 of the narrative. Clarify what trade materials will be stored outside.

Trade items are equipment used in the operation of the business, such as cranes, containers, trucks, and trailers. The trade items and construction materials that would be stored include pieces of boom, crane mats, rigging, spreader bars, counterweights, and other miscellaneous items that cranes need for specific jobs.

7. Provide pictures of other similar storage lots and the equipment proposed to be stored on site to better illustrate the proposed use.

Applicant has provided photos of other storage sites for this business operator and provides a good indication of how this storage yard will be used.

Sincerely,



Rebecca Mott



Received By:
Grove City Development
11/2/23

DAYTON, OHIO



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Grove City Development
11/2/23

CARTERET, NEW JERSEY



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INDIANAPOLIS, INDIANA



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WILDER, KENTUCKY



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RIDLEY PARK, PENNSYLVANIA



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JESSUP, MARYLAND



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ASHLAND, VIRGINIA



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COLUMBIA, SOUTH CAROLINA



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LA VERGNE, TENNESSEE

Received By:
Grove City Development
11/2/23

Parcel ID #	Owner Name	Owner Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
040-007676-00	Plymouth 3500 Southwest LLC	Corelogic - N/A (Mortgage)	1300 East Ninth Street, Cleveland, Ohio 44114	3500 Southwest Boulevard, Grove City, Ohio 43123
040-004262-00	WPT Southwest Boulevard LP	Post Office Box A3879, Chicago, Illinois, 60690	4350 Baker Road, Suite 400, Minnetonka, MN 55343	0 Southwest Boulevard, Grove City, Ohio 43123
040-006747-00	3400 Southwest LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	3400 Southwest Boulevard, Grove City 43123	3400 Southwest Boulevard, Grove City 43123
161-001059-00	3400 Southwest Five LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	250 North Hartford, Columbus, Ohio 43222	3400 Lewis Center Way, Grove City, Ohio 43123
161-001062-00	Richard E. Cooley	Corelogic - N/A (Mortgage)	3765 West Third Avenue, Urbancrest, Ohio 43123	0 John Street, Grove City, Ohio 43123
161-001060-00	Richard E. Cooley	Corelogic - N/A (Mortgage)		3765 West Third Avenue, Urbancrest, Ohio 43123

Date: 12/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-46-23
1st Reading: 12/18/2023
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-46-23

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.755+ ACRES LOCATED AT THE NORTHEAST CORNER OF GROVE CITY AND DEMOREST ROADS IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.755+ acres located at the northeast corner of Grove City and Demorest Roads, in Jackson Township to the City of Grove City, Ohio, and signed by Angel Morquecho Perez, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 0.755+ acres located at the northeast corner of Grove City and Demorest Roads, proposed for annexation by Angel Morquecho Perez, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a

Zoning:

publicly bid contract for solid waste and recycling services.

In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

RESOLUTION NO. CR-47-23

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BEULAH CROSSING LOCATED NORTH AND SOUTH OF COLUMBUS STREET AND WEST OF THE RAILROAD TRACKS

WHEREAS, on December 05, 2023, the Planning Commission recommended approval of the Development Plan for Beulah Crossing with the following deviation and stipulations:

1. A deviation shall be granted to the approved Zoning Text to allow for up to 1,565 sq. ft. of accessible multi-family residential uses on the first floor of each three-story building;
2. Bollards or impact-resistant planters shall be installed around the northern section patio adjacent to the drive aisle and Columbus Street access point;
3. The individual parcels comprising the site south of Columbus Street shall be combined into one parcel.

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

SECTION 1. This Council hereby approves the Development Plan for Beulah Crossing located north and south of Columbus Street and west of the railroad tracks, contingent upon the deviation and stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 4: 202311060037 – Beulah Crossing –Final Development Plan

Site Location

Columbus Street and Cleveland Ave (PIDs 040-000443, 040-016109, 040-016218, 040-016217).

Proposal

This proposal is for a mixed-use development consisting of residential, retail, restaurant, and office space.

Current Zoning

PUD-C (Planned Unit Development - Commercial)

Future Land Use

Mixed Neighborhood

Property Owner

Townsend Construction Company

Applicant/Representative

Pat Kelly, Donald W. Kelley and Associates Inc.
Rebecca J. Mott, Plank Law Firm

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.014
- Ordinance C-32-23
- GroveCity2050 Future Land Use Map

Staff Recommendation

Approval with 2 stipulations and 1 deviation

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4. GroveCity2050 Analysis	7
5. Recommendations.....	8
6. Detailed History	8

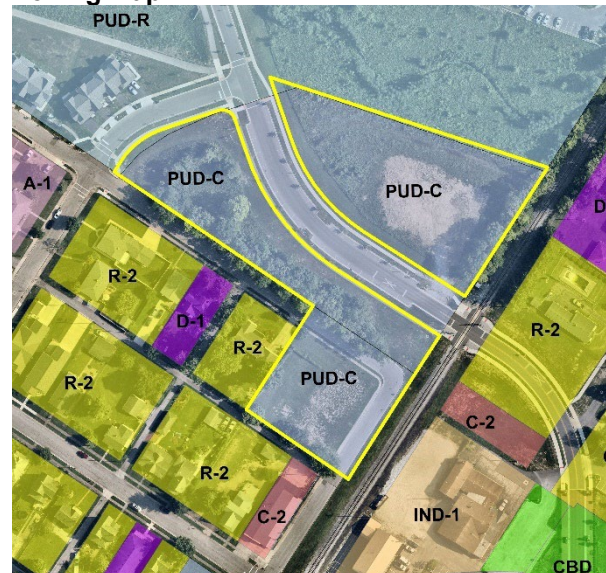
Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for a mixed-use development consisting of residential, retail, restaurant, and office space located on 3.4 acres along the north and south sides of Columbus Street at the southeast entrance to Beulah Park from the Town Center.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Final Development Plan will move forward to City Council for approval.

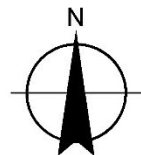
1. Context Map

The property is located on Columbus Street and Cleveland Ave (PIDs 040-000443, 040-016109, 040-016218, 040-016217).



202311060037
Beulah Crossing
Final Development Plan
PID# 040-000443, 040-016109,
040-016218, 040-016217

0 65 130 260 Feet



2. Analysis

The applicant is requesting approval of a Final Development Plan for a mixed-use development consisting of retail, residential, and restaurant space on 3.407 acres. The project is comprised of 4 different parcels - one on the north side of Columbus Street, west of the railroad tracks, two on the south side of Columbus Street north of W. Cleveland Avenue, and one located at 3455 W. Cleveland Avenue. This proposal also includes land formerly within a portion of the public right-of-way for both Cleveland Avenue and Front Street adjacent to 3455 Cleveland Avenue, vacated with C-34-23.

The property was rezoned from R-2 (Single-Family Residential) and PUD-C (Planned Unit Development Commercial) to PUD-C with a zoning text that was approved with Ordinance C-32-23.

The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Mixed Neighborhood, identifying a mix of housing types that incorporate small-scale neighborhood-oriented retail and office uses.

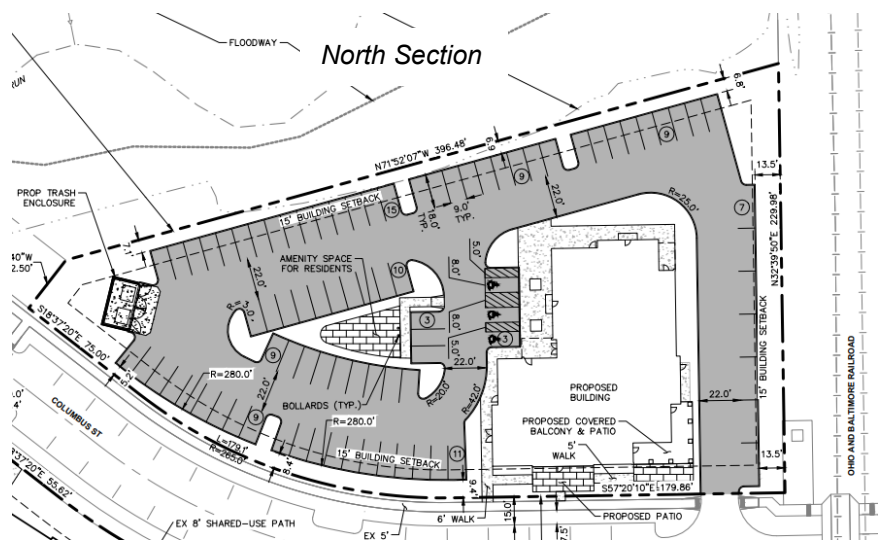


Site Plan

The development is divided into two sections along the north and south sides of Columbus Street at the southeast entrance to Beulah Park that will work together to create the overall mixed-use development.

Northern Section

The northern section has one 5,623-square-foot three-story building with proposed outdoor patios along Columbus Street. The proposed building will have a mix of retail and restaurants on the first floor along with 2 ADA accessible residential units. Materials note that a deviation is being requested to permit an additional 65 square feet of residential over the permitted 1,500 square feet on the first floor per the approved zoning text for a total of 1,565 square feet of residential on the first floor of the building. The second and third floors will be residential, bringing the total units proposed for the northern

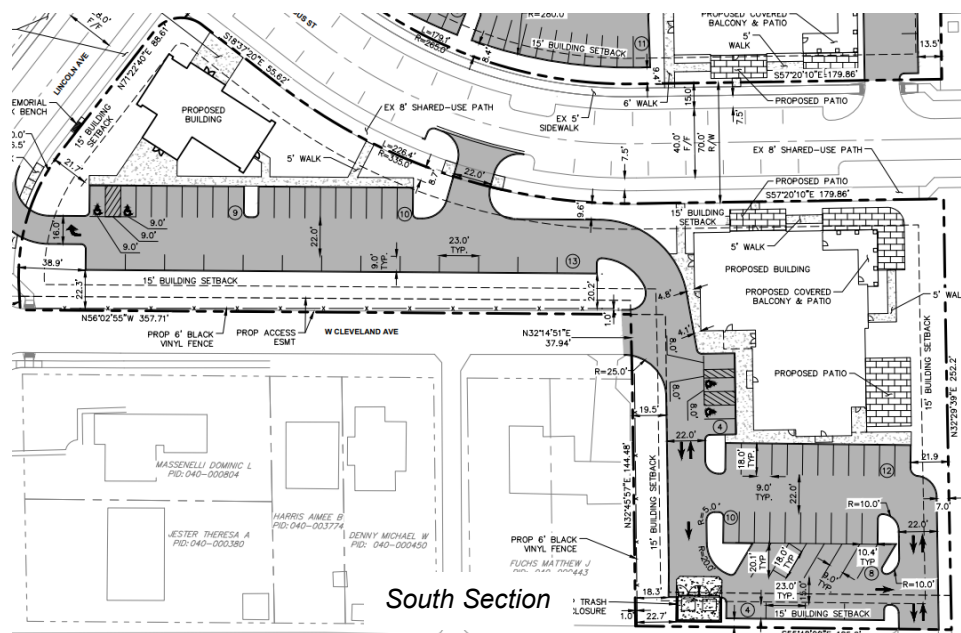


section to 20 units. The northern building is 49 ½ feet in height and meets all setback requirements of the approved zoning text. The building will be finished in a variety of materials including Hardie siding, stone, brick, asphalt shingles, and aluminum railings for balconies. The color palette includes various shades of brown for the siding, stone, and brick for the primary façade and dark green for accents and larger sections of the ground floor facade. The northern section has 85 proposed parking spaces, 3 of which are ADA accessible, which exceeds the required number of spaces per the approved zoning text. Access to the northern section is provided from one access drive on Columbus Street near the railroad crossing. Additionally, the northern section has an outdoor amenity space located in the large central parking lot island with bollards adjacent to parking spaces. Due to the proximity of the outdoor patio west of the entrance and drive aisle for this section, bollards or impact-resistant planters should be installed for additional safety.



Southern Section

The southern section has one 5,623-square-foot three-story building with proposed outdoor patios along Columbus Street and a 2,862 square foot one story building located along Columbus Street and Lincoln Avenue. The proposed three-story building will have a mix of retail and restaurants on the first floor along with 2 ADA-accessible residential units. The same deviation to exceed the permitted residential on the first floor by 65 square feet is requested for a total of 1,565 square feet of residential space on the first floor. The second and third floors will be residential, bringing the total units



proposed for the southern section to 20 units. The southern building is 49 ½ feet in height and meets all setback requirements of the approved zoning text.

The building will be finished in a variety of materials including Hardie siding, stone, brick, asphalt shingles, and aluminum railings for balconies. The color palette includes various shades of brown for the siding, stone, and brick for the primary façade, and dark blue used for accents and larger sections of the ground floor facade. The single-story building is 31 feet in height and will be finished in material to match the other two buildings ranging in color from light to dark brown. This building will have dark grey metal canopies and will be used as a restaurant/retail space. The southern section has 70 proposed parking spaces, 4 of which are ADA accessible, which exceeds the number of spaces required per the approved zoning text.

Access to the southern section is provided from a full access drive on Columbus Street, Front Street, and Cleveland Avenue and a right-out access onto Lincoln Avenue. Primary access is designed off Columbus Street with additional full access points on Cleveland Avenue and Front Street. These access points are designed to promote circulation and keep vehicles from using the alleyway to enter or leave the site. Additionally, the right out on Lincoln Avenue allows vehicles to leave the site without requiring drivers to turn around within drive aisles to exit from one of the primary access points.



Lighting

The site will have black wall-mounted downcast LED light fixtures on the three-story buildings. Black decorative post-mounted LED light fixtures are proposed throughout the parking lots, like those found in the Town Center. The applicant provided a photometric plan showing compliance with the development text standards of at least 0.5 footcandles in all vehicle and pedestrian areas. Additionally, the applicant has located light fixtures to minimize the light impact on adjacent residential properties.

Stormwater

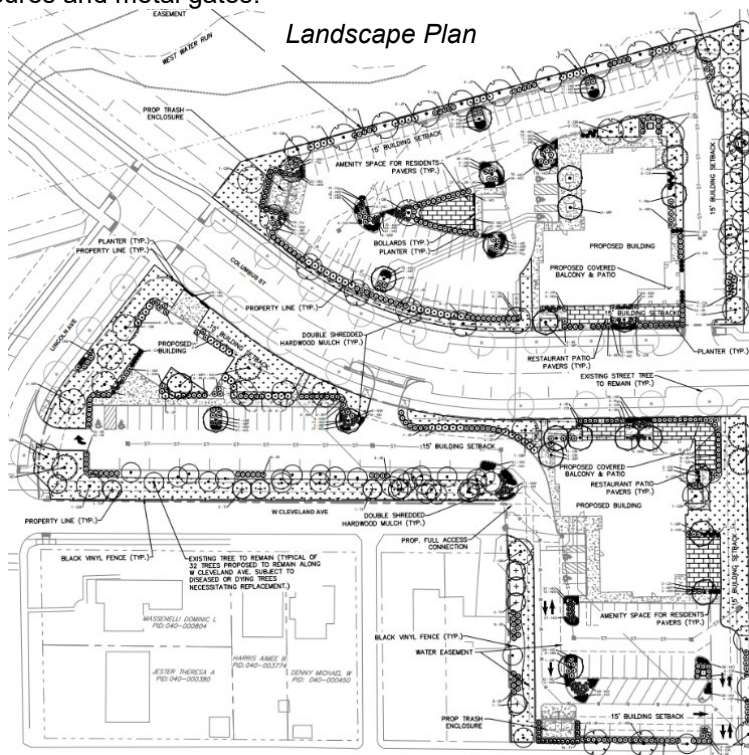
The stormwater for the development will be treated as part of the regional stormwater per the Beulah Park Regional Stormwater Management Report. Hydrodynamic separators will be installed on both sections of the development to ensure that water quality standards per the Ohio EPA are met. The applicant has had ongoing discussions with staff regarding the stormwater facilities throughout the southern parcel to determine the maintenance and operation responsibility of the proposed system that will be finalized during the final engineering plan review.

Dumpster Enclosure

The development has two proposed dumpster enclosures, one on the western portion of the northern parcel and one on the southern portion of the southern parcel. Each dumpster enclosure is designed to match the buildings on the site with stone enclosures and metal gates.

Landscaping

A landscape plan was submitted showing proposed landscaping including ornamental trees, shrubs, grasses, and perennials. The proposed landscaping meets the requirements of the approved zoning text providing adequate screening for service structures and parking areas along with the plantings for the proposed buildings. A 6-foot black vinyl fence is proposed in two locations on the southern parcel. The first is along the western property line south of Cleveland Avenue adjacent to the parking lot to provide additional screening for the residential property at 3471 W. Cleveland Avenue. The second location is along Cleveland Avenue between the parking lot landscaping and the roadway. Additionally, a memorial park bench is proposed on Lincoln Avenue with landscaping.



Materials indicate that the plan has been designed to preserve many of the trees along Cleveland Avenue subject to diseased and dying trees necessitating replacement. Existing trees along the east side of the northern parcel are also shown to be preserved.

3. PUD Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications for Planned Unit Development districts by applying the eight (8) findings:

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect that could not be achieved under any other district.

Finding is Met: Staff believes that the proposed development will not be detrimental to the surrounding areas as it will be mixed-use, like the Town Center. Additionally, the development will add commercial, office, and residential spaces and act as a transition between Beulah Park and the Town Center, as written in the narrative for Subarea B in the Beulah Park Zoning Text.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.

Finding Not Applicable: The proposed development requires one deviation from the approved Beulah Park Zoning Text to allow for 1,565 square feet of residential on the first floor of the three-story buildings which exceeds the permitted square footage in the text by 65.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding is Met: The proposed development is surrounded by other residential and commercial uses and has been designed to match the development scale of Beulah Park and the Town Center.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding is Met: The GroveCity2050 Future Land Use and Character Map identify this area as a Mixed Neighborhood, highlighting small grid mixed-use development and residential that encourages pedestrian activity. Plans indicate mixed uses on the site that provides connections to surrounding areas.

- (5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding is Met: The development is located on Columbus Street and has access from Cleveland Avenue, Front Street, and Columbus Street which allows for multiple access points to the sites. The existing street infrastructure can adequately carry the traffic anticipated to be generated by the proposed development.

- (6) Existing and proposed utility services are adequate for the proposed development.**

Finding is Met: The proposed sites have utility connections available. Plans show the routing of utilities, with particular attention given in the form of an easement to the relocation of some utilities located in the current right-of-way, proposed to be vacated.

- (7) Each phase of the proposed development, as it is proposed to be completed, contains the required parking spaces, landscape, and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding is Met: The proposed application does not indicate project phasing; however, the sites show adequate parking, landscaping, and utilities as required by the approved zoning text.

- (8) The proposed Planned Unit Development District, all proposed buildings, parking spaces, landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding is Met: The proposed project can be completely developed within seven years.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed building elevation and material show high quality design and staff believes the proposed buildings and landscaping for the development meets the goal of a mixed-use development and provides additional amenities to the community.

- (2) Quality design is emphasized for all uses to create an attractive and distinctive public and**

private realm.

Finding is Met: Architectural characteristics utilize high-quality materials such as brick and stone to create an aesthetically attractive development in addition to landscaping.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding is Met: The proposed development is located within an existing street network and has connections with existing sidewalks and bike paths in the area.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.**

Finding is Met: The scale of the proposed development has little impact on this standard; however, submitted materials show a site designed to provide an appropriate transition and be compatible with commercial and residential development in the Town Center along with Beulah Park and the Beulah Subdivision. Additionally, the site was zoned as part of the Beulah Park rezoning which includes open space along with the 30-acre park at Beulah.

- (5) **Development provides the city with a net fiscal benefit.**

Finding is Met: The proposed development will increase commercial amenities while providing new employment opportunities and adding additional housing options for the city.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations and deviations.

1. A deviation shall be granted to the approved Zoning Text to allow for up to 1,565 square feet of accessible multi-family residential uses on the first floor of each three-story building.
2. Bollards or impact-resistant planters be installed around the northern section patio adjacent to the drive aisle and Columbus Street access point.
3. The individual parcels comprising the site south of Columbus Street shall be combined into one parcel.

6. Detailed History

2018

City Council approved Ordinance C-24-18 for the Rezoning of 215 +/- acres located South of Southwest Blvd and East of Demorest Road (Beulah Park) from SD-3 & IND-3 to PUD-R and PUD-C with zoning text.

2020

City Council approved Ordinance C-25-20 to amend the zoning text for Beulah Park Subarea C.

2023

City Council approved Resolution CR-29-23 for the Preliminary Development Plan for Beulah Crossing.

City Council approved Ordinance C-33-23 to amend the zoning text for Beulah Park Subarea B as adopted with C-24-18.



Received By:
Grove City Development
11/06/2023

Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Beulah Crossing - Gateway to Beulah Park

PROJECT LOCATION: North of Grant Ave.; west of Front St.; north and south of W. Cleveland Ave.; & East of Lincoln Ave.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-000443-00 (see attached) ACREAGE AFFECTED BY THIS APPLICATION: 3.407

EXISTING ZONING: PUD-C EXISTING LAND USE: Vacant

PROPOSED ZONING: PUD-C (no change) PROPOSED LAND USE: Commercial and Residential

FUTURE LAND USE DESIGNATION: Mixed Neighborhood

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Townsend Construction Company 250 East Broad Street, Suite 1100 Columbus, Ohio 43215

Name	Address	City, State, Zip
614-228-5775	will@kelley-co.com	
Phone	Fax	Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Pat Kelley	Donald W. Kelley and Associates, Inc.	
Name	Title	Company / Organization
250 East Broad Street, Suite 1100	Columbus, Ohio 43215	
Address	City, State, Zip	
614-228-5775	pat@kelley-co.com	
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Rebecca J. Mott	Attorney	Plank Law Firm, LPA	
Name	Title	Company / Organization	
411 East Town Street, Floor 2	Columbus, Ohio 43215		
Address	City, State, Zip		
614-947-8600	614-228-1790	rjm@planklaw.com	
Phone	Fax	Email	

Legal counsel

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: 11-6-23	RECEIVED BY: T. Ellis	PAYMENT AMOUNT: \$1920.35
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202311060037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Beulah Crossing - Gateway to Beulah ParkDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☒ Residential ☒ Industrial ☐ Mixed ☒ Other ☐ACREAGE DISTURBED: 3.407 TOTAL FLOOR AREA: 56,264
54,948 s.f. (three buildings)NUMBER OF BUILDINGS: three (3) BUILDING HEIGHT: max 50'ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 35

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

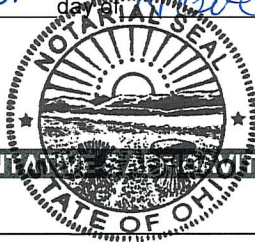
I Townsend Construction Company, the current property owner hereby authorize the applicant Pat Kelley with Donald W. Kelley and Associates, Inc. to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 11/1/23

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 1st day of November, 2023.Lynette Mapes
Official Seal and Signature of Notary PublicLynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24**APPLICANT'S / AUTHORIZED REPRESENTATIVE AFFIDAVIT**

I Rebecca J. Mott, Esq., the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Rebecca J. Mott Date: 11/01/2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 1st day of November, 2023.Lynette Mapes
Official Seal and Signature of NotaryLynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the Grove City 2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
- ☐ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- ☐ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
- ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer
- ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)
- ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

City Administrator	_____
Service Director	_____
Reviewer for the City of Grove City	_____
Fire Department Jackson Township	_____

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2023

Development Plan Application		
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative Hearing before City Council
November 30, 2022	January 3, 2023	January 17, 2023
January 4, 2023	February 7, 2023	February 21, 2023
February 1, 2023	March 7, 2023	March 20, 2023
March 1, 2023	April 4, 2023	April 17, 2023
March 29, 2023	May 2, 2023	May 15, 2023
May 3, 2023	June 6, 2023	June 19, 2023
May 31, 2023	July 5, 2023	July 17, 2023
June 28, 2023	August 8, 2023	August 21, 2023
August 2, 2023	September 5, 2023	September 18, 2023
August 30, 2023	October 3, 2023	October 16, 2023
October 4, 2023	November 7, 2023	November 20, 2023
November 1, 2023	December 5, 2023	December 18, 2023

Revised 11-17-2022

- * Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

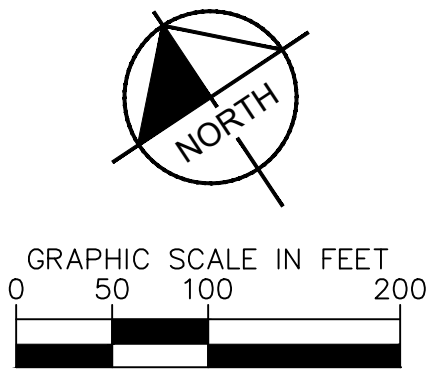
Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING

GROVE CITY, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 1388
2023

Received By:
Grove City Development
11/27/2023

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	SIGNAGE & STRIPING PLAN
7	LEFT TURN - FIRE TRUCK MANEUVERABILITY
8	RIGHT TURN - FIRE TRUCK MANEUVERABILITY
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	IRRIGATION EXHIBIT



SITE STATISTICS

PARCEL IDS: 040-000443, 040-016109, 040-016217, 040-016218 & 0.302 AC OF R/W IS VACATED
CURRENT ZONING: PUD-C, SUBAREA B OF BEULAH PARK (BEULAH CROSSING)

TOTAL SITE AREA: 3.407
TOTAL DISTURBED AREA: 3.407
PRE-DEVELOPED IMPERVIOUS AREA: 0.29
POST-DEVELOPED IMPERVIOUS AREA: 2.05

PROPOSED PARKING: 156
REQUIRED ADA PARKING: 6
PROVIDED ADA PARKING: 7

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT WAS PROVIDED AS PART OF THE ORIGINAL STORMWATER MANAGEMENT PLAN FOR THE BEULAH PARK DEVELOPMENT. AS INDICATED IN THE STORMWATER MANAGEMENT REPORT FOR THE DEVELOPMENT, THE BEULAH CROSSING DEVELOPMENT WILL BE REQUIRED TO PROVIDE WATER QUALITY TREATMENT ASSOCIATED WITH THE SITE IMPROVEMENTS. DETAILS OF WATER QUALITY TREATMENT WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN AND ARE PRELIMINARY SHOWN AS HYDRODYNAMIC SEPARATORS WITHIN THIS PLAN.

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AREAS DESIGNATED AS ZONES X AND AE (ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE IS DEFINED AS: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, MAP NUMBERS FM39049C0313K & FM39049C0314K WITH EFFECTIVE DATE OF JUNE 17, 2008.

DEVELOPER

DONALD W. KELLEY AND ASSOCIATES, INC.
250 E BROAD ST, SUITE 1100
COLUMBUS, OH 43215
TEL: (614) 228-5775
CONTACT: PAT KELLEY
EMAIL: PAT@KELLEY-CO.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 472-8546
EMAIL: MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

OWNER

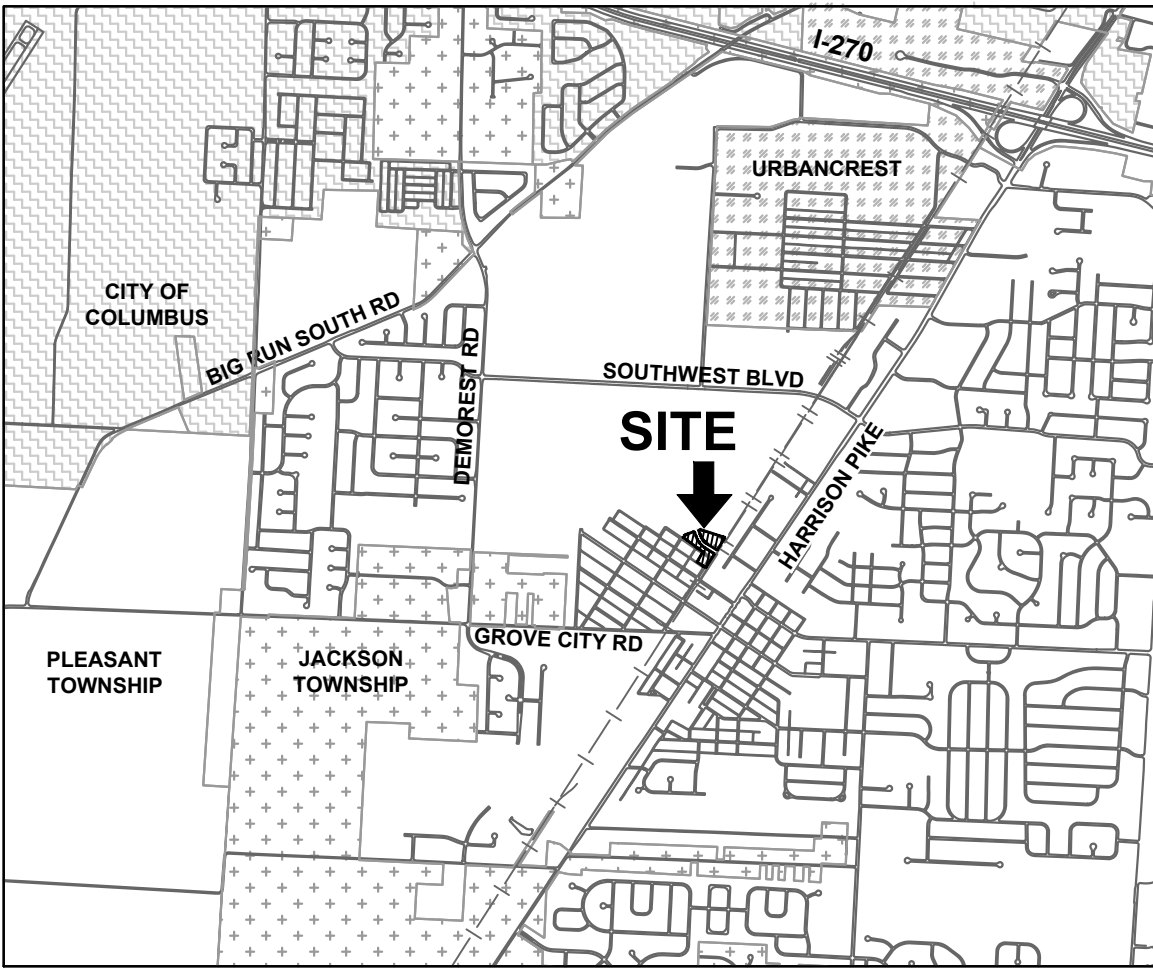
PIDS: 040-000443, 040-016109, 040-016217, 040-016218
TOWNSEND CONSTRUCTION
250 E BROAD ST, SUITE 1100
COLUMBUS, OH 43215

EXISTING PARCEL OWNERS

- | | | |
|--|---|---|
| 1 MARK A & COLLEEN D HAUGHN
AC: 0.22
PID: 040-015404 | 6 CITY OF GROVE CITY
AC: 0.05
PID: 040-015401 | 11 MARK A & COLLEEN D HAUGHN
AC: 0.05
PID: 040-000234 |
| 2 CITY OF GROVE CITY
AC: 0.11
PID: 040-000100 | 7 CITY OF GROVE CITY
AC: 0.10
PID: 040-000094 | |
| 3 CITY OF GROVE CITY
AC: 0.26
PID: 040-000750 | 8 MARK A & COLLEEN D HAUGHN
AC: 0.06
PID: 040-000497 | |
| 4 CITY OF GROVE CITY
AC: 0.01
PID: 040-015403 | 9 MARK A & COLLEEN D HAUGHN
AC: 0.01
PID: 040-000232 | |
| 5 CITY OF GROVE CITY
AC: 0.03
PID: 040-015402 | 10 MARK A & COLLEEN D HAUGHN
AC: 0.06
PID: 040-000233 | |



INDEX MAP
SCALE: 1"=100'



VICINITY MAP

SCALE: 1"=3000'

- | | |
|-----------------------|--------------------|
| JACKSON TWP. | CITY OF GROVE CITY |
| VILLAGE OF URBANCREST | CITY OF COLUMBUS |

APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ADMINISTRATOR

DIRECTOR OF PUBLIC SERVICE

REVIEW FOR THE CITY
OF GROVE CITY

JACKSON TOWNSHIP FIRE DEPARTMENT

STANDARD CONSTRUCTION DRAWINGS

CITY OF GROVE CITY		CITY OF COLUMBUS	
C-GC-03	C-GC-37	L-1001	L-6320
C-GC-04	C-GC-42A	L-1003	L-6640
C-GC-12	C-GC-57A	L-1004	L-9901
C-GC-19	C-GC-59	L-6306	AA-S133A
C-GC-20	C-GC-66	L-6309A	AA-S149
C-GC-22	C-GC-67	L-6309B	AA-S150
C-GC-24	C-GC-70A	L-6310	AA-S151
C-GC-25	C-GC-71A	L-6311	AA-S153
C-GC-27	C-GC-74	L-6312	
C-GC-31	C-GC-77		
C-GC-32	C-GC-95B		

PROFESSIONAL ENGINEER'S CERTIFICATION

I, MICHAEL C. REEVES, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF EPCON COMMUNITIES BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, 2023.

OHIO LICENSED PROFESSIONAL ENGINEER E-75300
MY LICENSE EXPIRES ON 12/31/2023

DATE

TITLE SHEET

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE:
11/01/2023

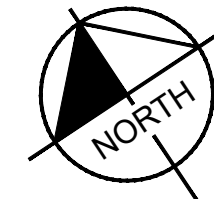
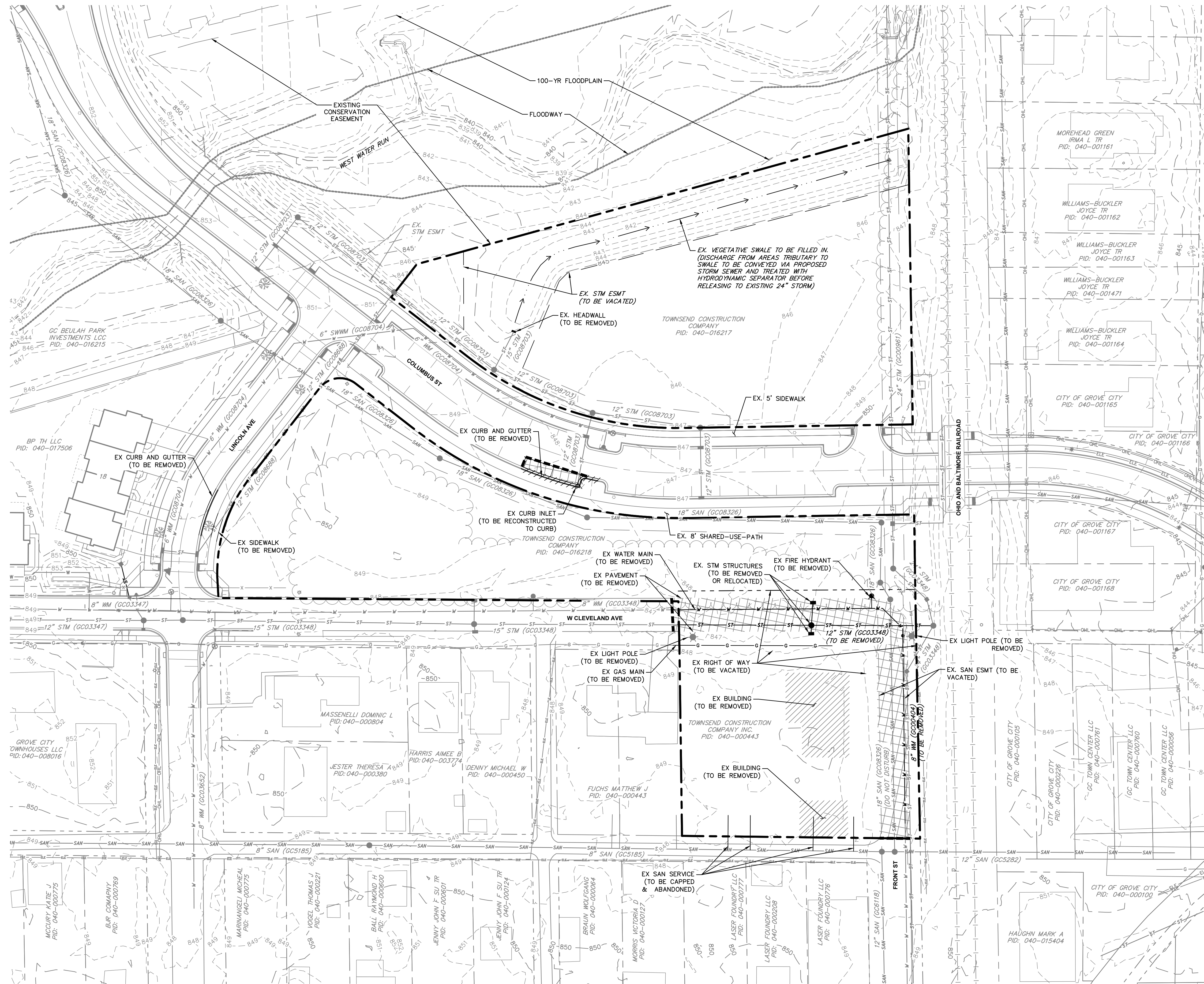
KHA PROJECT NO.
190004000

SHEET NUMBER

1

OF 12

Drawing name: K:\CLB_LDEV\190004000_KelleyCompanies_BeulohPark_GroveCity_OH\2 Design\CAD\PlanSheets\Beuloh Crossing\Final Development Plan\DEMOLITION PLAN.dwg 2 DEMOLITION PLAN Nov 21, 2023 6:17pm by: Alec Braun



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 20, 40, and 80. The segment between 0 and 20 is divided into four equal parts by three vertical lines. The segment between 20 and 40 is divided into two equal parts by one vertical line. The segment between 40 and 80 is divided into four equal parts by three vertical lines. The segments from 0 to 20 and from 40 to 80 are shaded black, while the segment from 20 to 40 is white.

LEGEND

- | | |
|--|--|
| | EXISTING SITE BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING PAVEMENT |
| | EXISTING BUILDING |
| | EXISTING STREAM |
| | EXISTING VEGETATION |
| | STREAM CORRIDOR PROTECTION ZONE |
| | 100-YR FLOODPLAIN |
| | FLOODWAY |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | EXISTING STORM PIPE |
| | EXISTING WATER MAIN |
| | EXISTING SANITARY PIPE |
| | EXISTING BUILDING (TO BE REMOVED) |
| | EXISTING PAVEMENT (TO BE REMOVED) |
| | EXISTING STORM PIPE (TO BE REMOVED) |
| | EXISTING WATER MAIN (TO BE REMOVED) |
| | EXISTING GAS MAIN (TO BE REMOVED) |
| | EXISTING STORM MANHOLE (TO BE REMOVED) |
| | EXISTING STORM CURB INLET (TO BE REMOVED) |
| | EXISTING STORM HEADWALL (TO BE REMOVED) |
| | EXISTING RIGHT OF WAY (TO BE VACATED) |
| | EXISTING EASEMENT (TO BE VACATED) |
| | EXISTING SANITARY SERVICE (TO BE CAPPED & ABANDONED) |
| | EXISTING FIRE HYDRANT (TO BE REMOVED) |
| | CURB REMOVAL |
| | SAWCUT LINE |

Kimley»»Horn

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7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: 1"=40'

DESIGNED BY: JPC

DRAWN BY: CMS

CHECKED BY: TGJ

DEMOLITION PLAN

**FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING**
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE:
11/01/2023

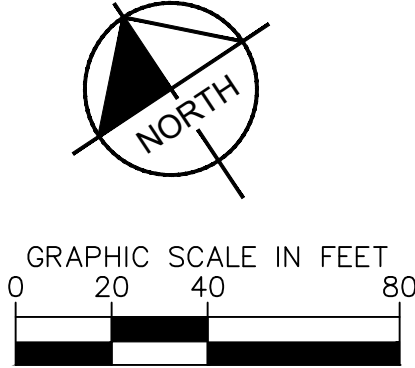
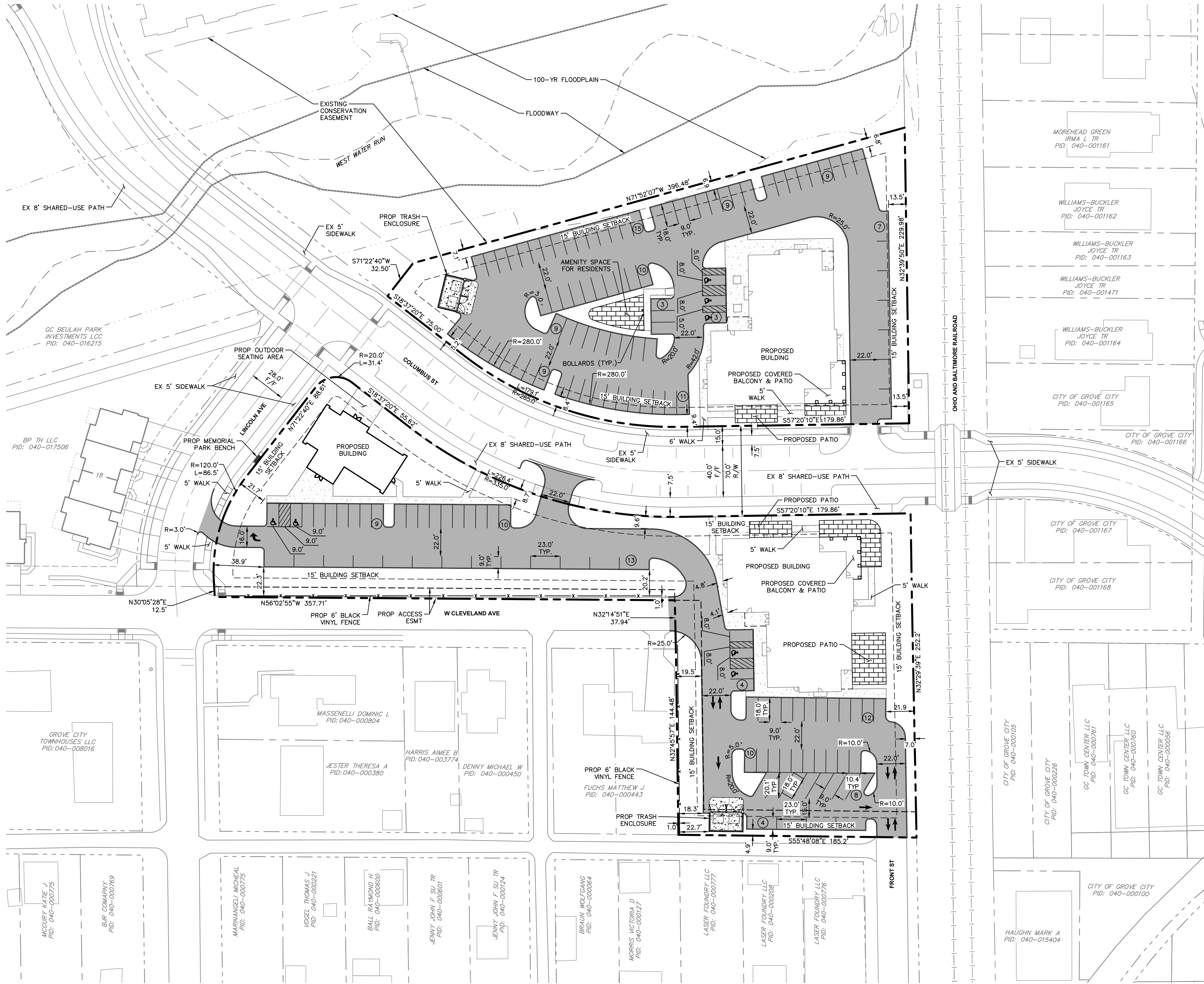
KHA PROJECT NO.
190004000

SHEET NUMBER

2

OF 12

Drawing name: K:\CIB_LDE\190004000_KelleyCompanies_BeulahPark_GroveCity_OH_V2_Design\CA0\PlanSheets\Buildin_Crossing\Final Development Plan\Site PLAN.dwg 3 SITE PLAN
No. 21, 2023 6:17pm by: Alex Braun
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

---	EXISTING SITE BOUNDARY
- - -	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY
- - -	EXISTING PAVEMENT
- - -	EXISTING BUILDING
- - -	EXISTING STREAM
- - -	EXISTING VEGETATION
- - -	PROPOSED SETBACK
- - -	PROPOSED BUILDING
- - -	PROPOSED FACE OF CURB
- - -	PROPOSED BACK OF CURB
- - -	PROPOSED SIDEWALK
- - -	PROPOSED CENTERLINE
- - -	STREAM CORRIDOR PROTECTION ZONE
- - -	100-YR FLOODPLAIN
- - -	FLOODWAY
- - -	PROPOSED ASPHALT PAVEMENT
- - -	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- - -	PROPOSED CONCRETE SIDEWALK
- - -	PROPOSED RESIDENT AMENITY AREA

NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- TRASH FROM THE PROPOSED BUILDING AT THE SOUTHEAST CORNER OF COLUMBUS ST. AND LINCOLN AVE. IS TO BE DISPOSED OF IN EITHER THE DUMPSTER LOCATED IN THE NORTH PARCEL OR THE DUMPSTER ALONG THE SOUTH PROPERTY LINE OF THE SOUTH PARCEL.

PARKING REQUIREMENTS

BUILDING A 5,623 SF
4,217 SF RETAIL (1 SPACE/300SF) = 14 SPACES
1,406 SF RESTAURANT (1 SPACE/200SF) = 7 SPACES
20 RESIDENTIAL UNITS (1.0 SPACES/UNIT) = 20 SPACES

BUILDING B 5,623 SF
4,217 SF RETAIL (1 SPACE/300SF) = 14 SPACES
1,406 SF RESTAURANT (1 SPACE/200SF) = 7 SPACES
20 RESIDENTIAL UNITS (1.0 SPACES/UNIT) = 20 SPACES

BUILDING C 2,862 SF
2,862 SF RESTAURANT (1 SPACE/200SF) = 14 SPACES

TOTAL PARKING SPACES REQUIRED = 96
TOTAL PARKING SPACES PROVIDED = 156

THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, AND COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

Kimley»Horn

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7865 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43235
(614) 441-1111
WWW.KIMLEY-HORN.COM

SCALE: 1"=40'
DESIGNED BY: JPC
DRAWN BY: QMS
CHECKED BY: TGI

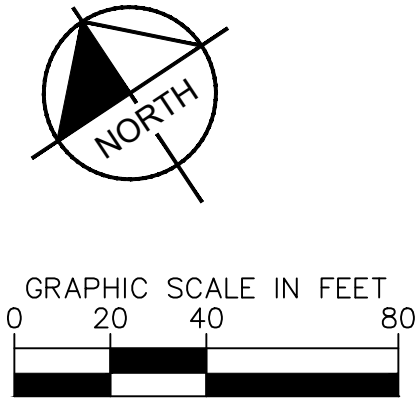
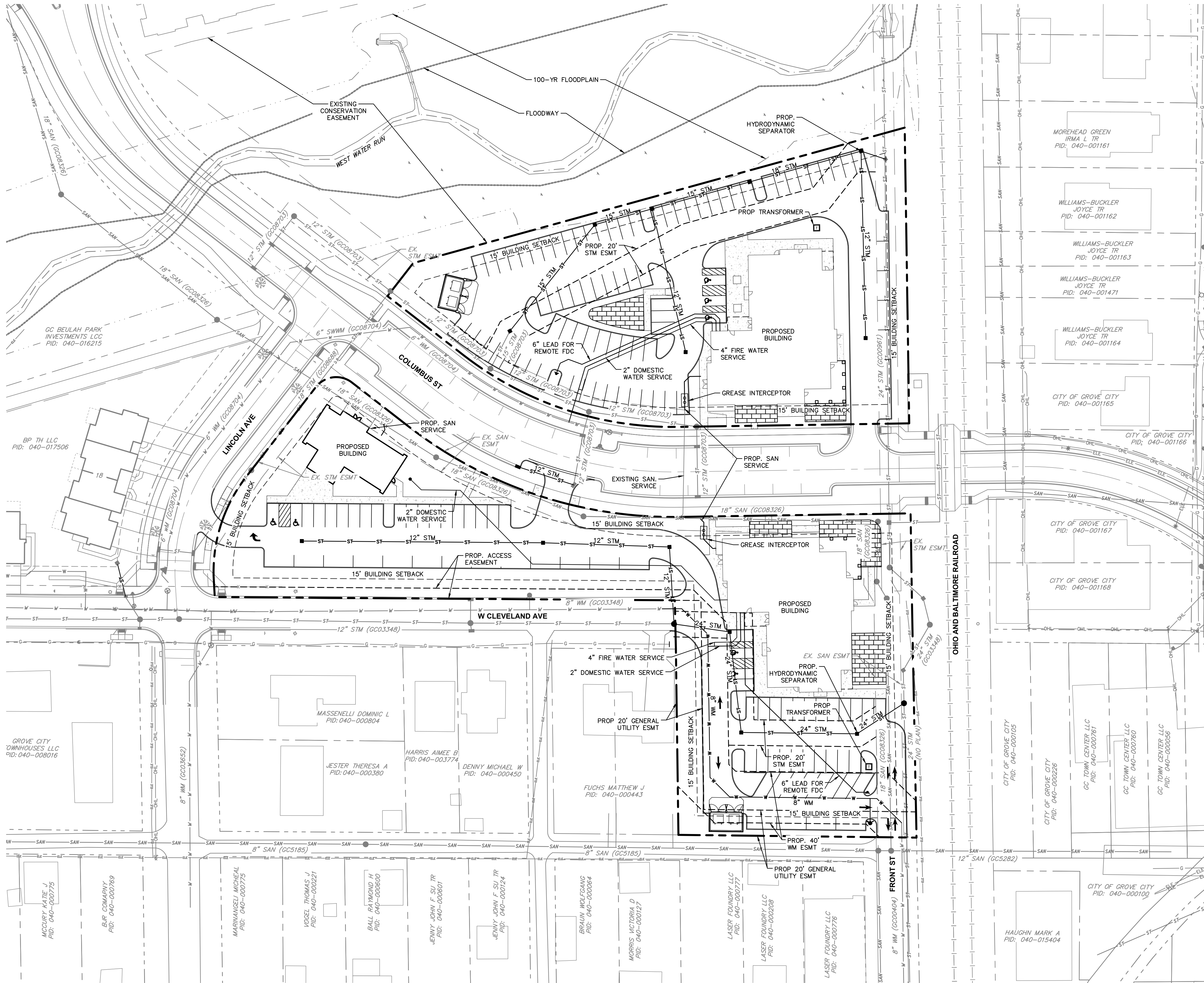
SITE PLAN

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE:
11/01/2023
KHA PROJECT NO.
190004000
SHEET NUMBER

3
OF 12

Drawing name: K:\CIB_LDE\190004000_KelleyCompanies_Beulah_Crossing\Final Development Plan\UTILITY PLAN.dwg 4 UTILITY PLAN Nov 21, 2023 6:17pm by: MacBraun
This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING MANHOLE
	EXISTING CURB INLET
	EXISTING WATER LINE
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED BACK OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN
	FLOODWAY
	PROPOSED SANITARY SERVICE
	PROPOSED STORM SEWER
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED WATER LINE

THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, AND COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

Kimley»Horn

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COLUMBUS, OH 43235
WWW.KIMLEY-HORN.COM

SCALE: 1"=40'	DESIGNED BY: JPC	DRAWN BY: QMS	CHECKED BY: TGJ
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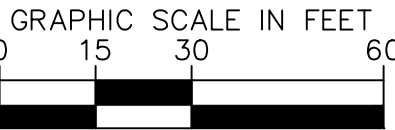
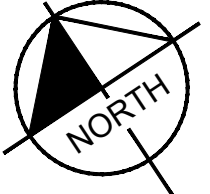
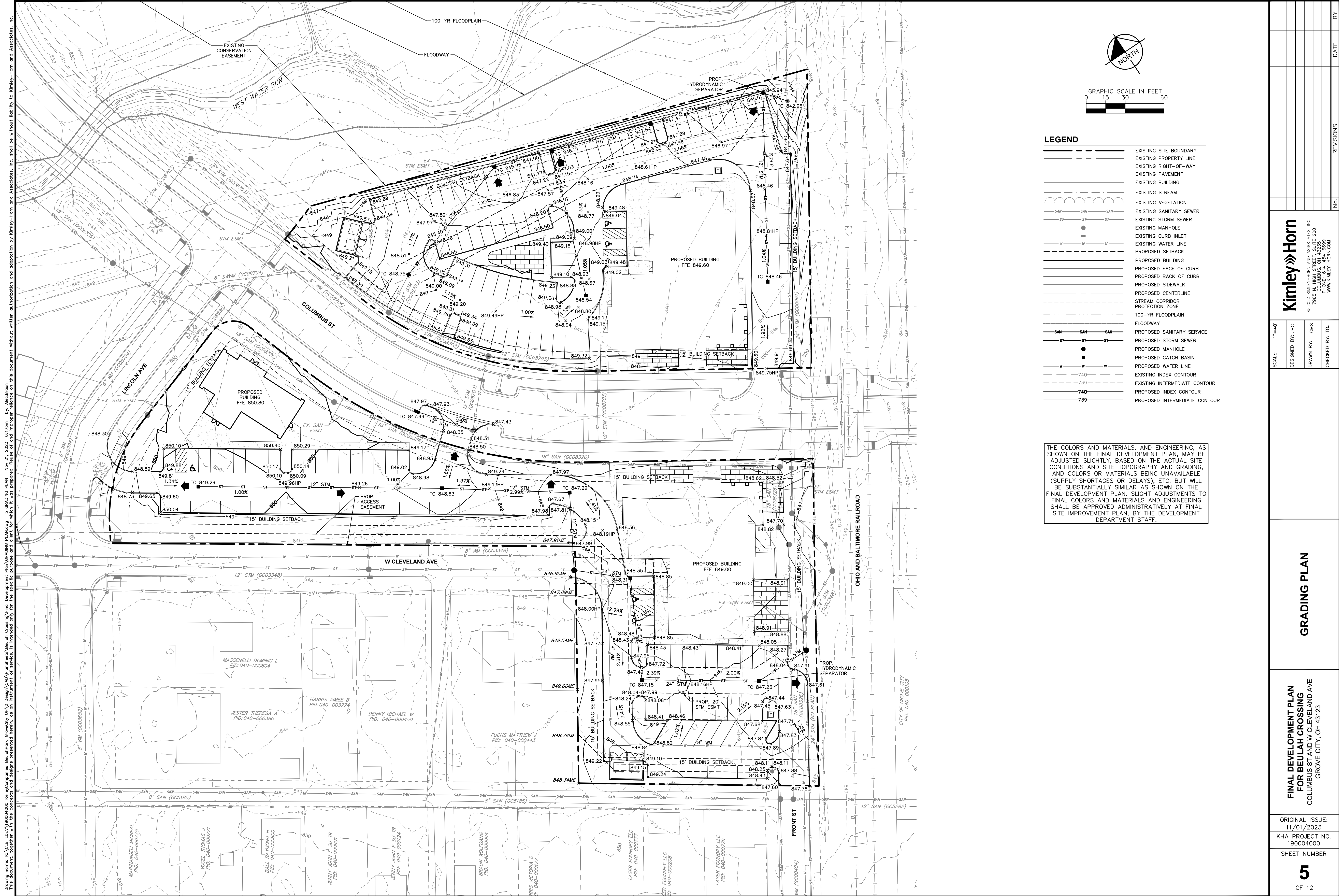
UTILITY PLAN

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE: 11/01/2023
KHA PROJECT NO. 190004000
SHEET NUMBER

4

OF 12



LEGEND

- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING BUILDING
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MANHOLE
- EXISTING CURB INLET
- EXISTING WATER LINE
- PROPOSED SETBACK
- PROPOSED BUILDING
- PROPOSED FACE OF CURB
- PROPOSED BACK OF CURB
- PROPOSED SIDEWALK
- PROPOSED CENTERLINE
- STREAM CORRIDOR PROTECTION ZONE
- 100-YR FLOODPLAIN
- FLOODWAY
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- PROPOSED STORM SEWER
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WATER LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR

THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, AND COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

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COLUMBUS, OH 43235
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SCALE: 1"=40'
DESIGNED BY: JPC
DRAWN BY: QMS
CHECKED BY: TGI

GRADING PLAN

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

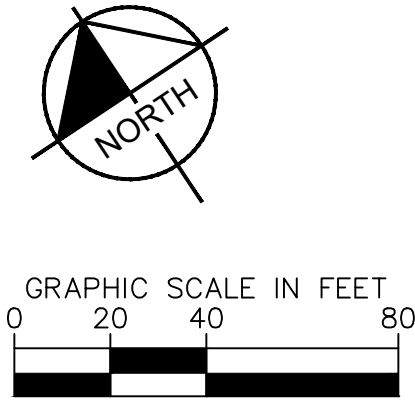
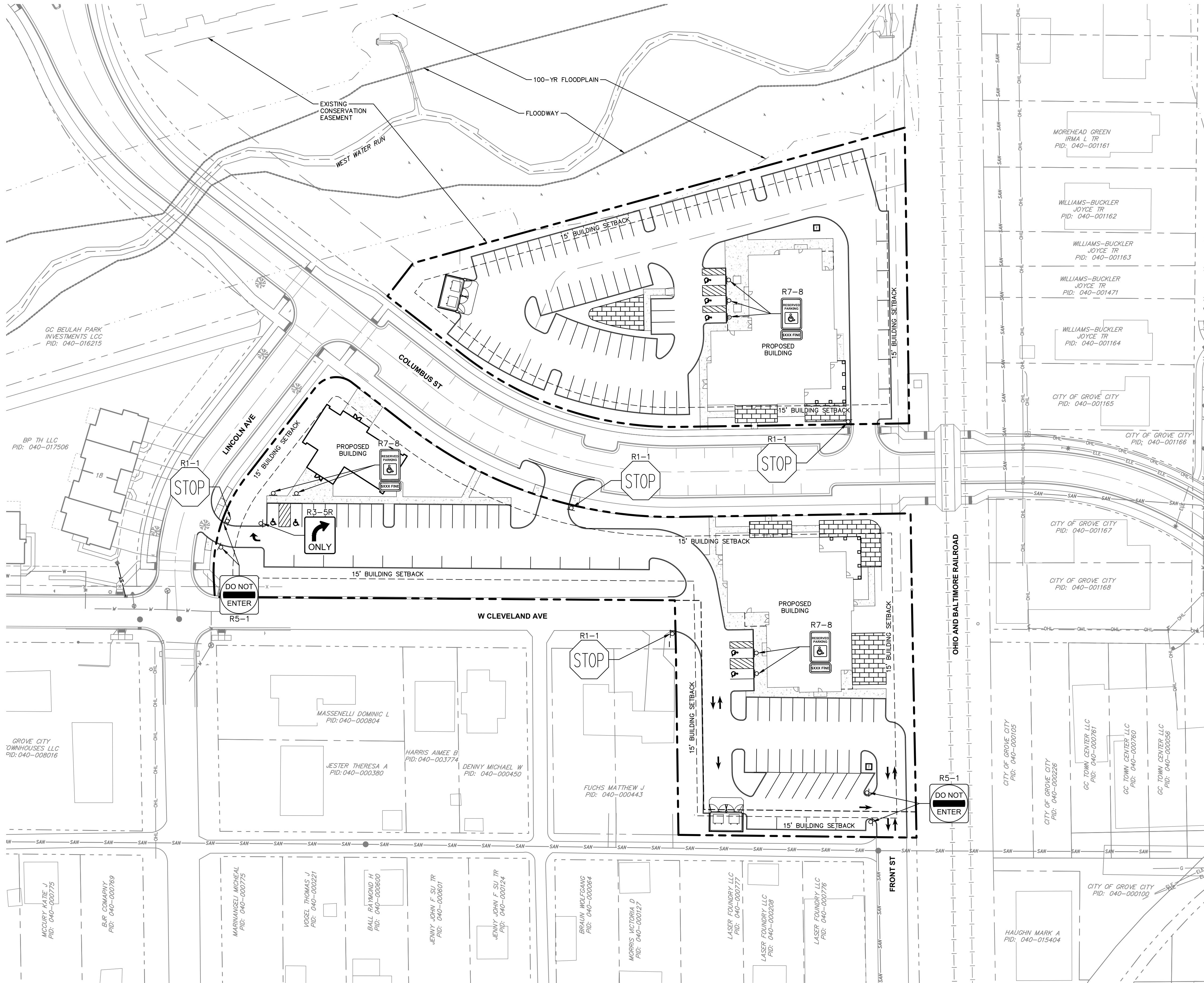
ORIGINAL ISSUE:
11/01/2023
KHA PROJECT NO.
190004000
SHEET NUMBER

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OF 12

Drawing name: K:\CB_LDE\190004000_Jelley\Companies_Beulah\GroveCity_OH\2_Design\CAD\PlanSheets\Buildin_Crossing\Final Development Plan\Grading Plan.dwg Nov 21, 2023 6:17pm by: Mac Braun
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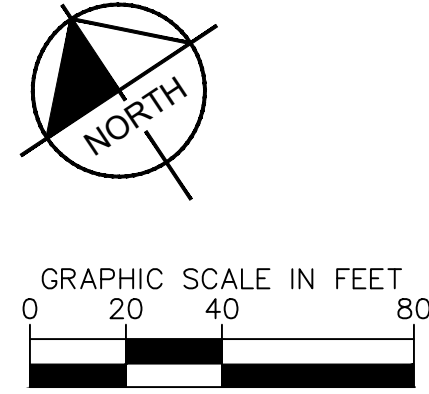
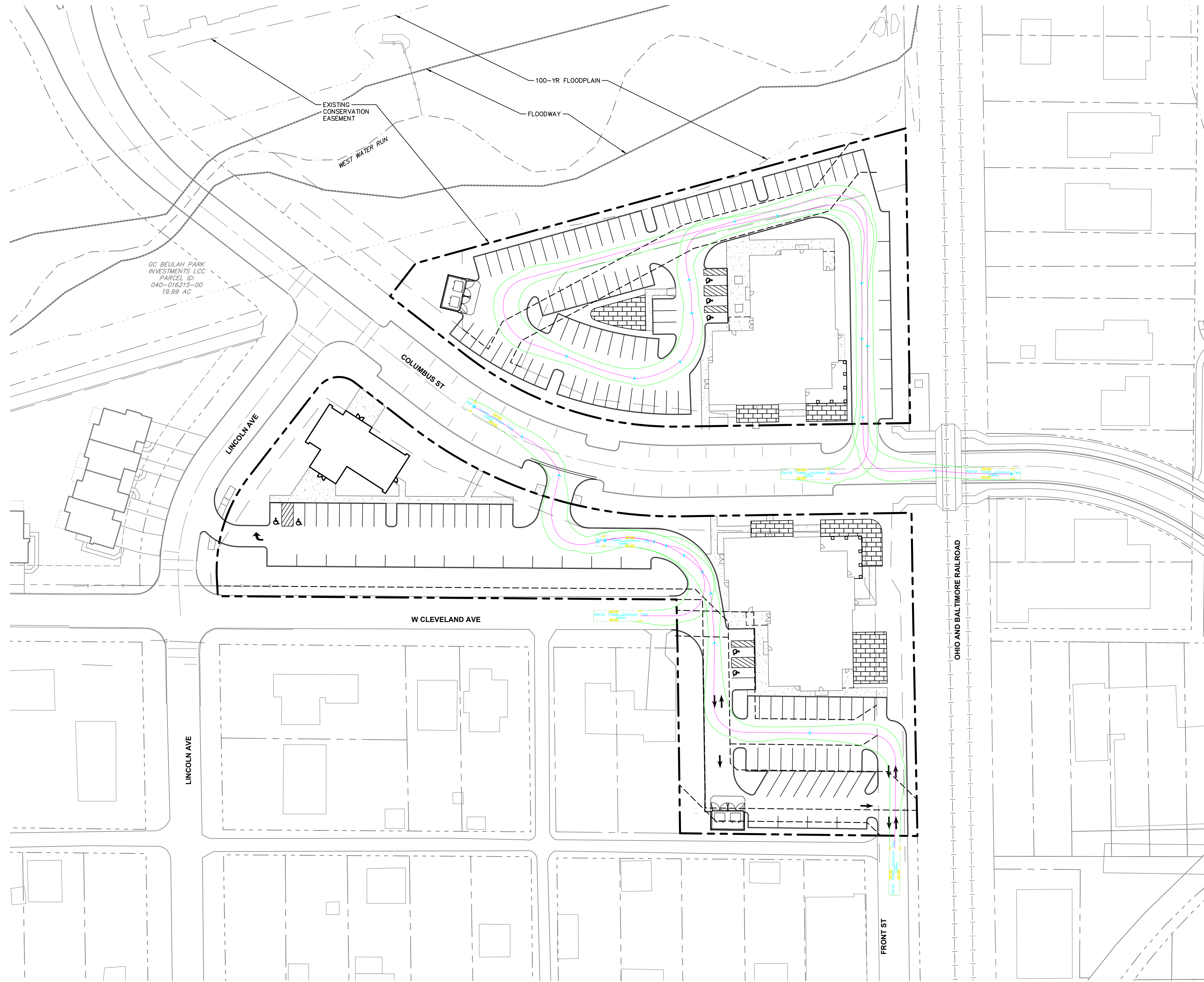
Drawing name: K:\CIB_LDE\190004000_KelleyCompanies_Beulah_Crossing\Final Development Plan\LIGHTING & SIGNAGE PLAN.dwg 6 LIGHTING & SIGNAGE PLAN Nov 21, 2023 6:17pm by: MacBrown
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LEGEND	
	EXISTING SITE BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING VEGETATION
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED FACE OF CURB
	PROPOSED BACK OF CURB
	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	STREAM CORRIDOR PROTECTION ZONE
	100-YR FLOODPLAIN
	FLOODWAY

- NOTES**
1. ALL PARKING AND DIRECTION SIGNS TO HAVE BLACK BACKERS AND BLACK POSTS. CONCRETE BOLLARDS TO BE BLACK TO MATCH BACKERS AND POSTS IN THE EVENT THEY ARE USED FOR SIGNS.

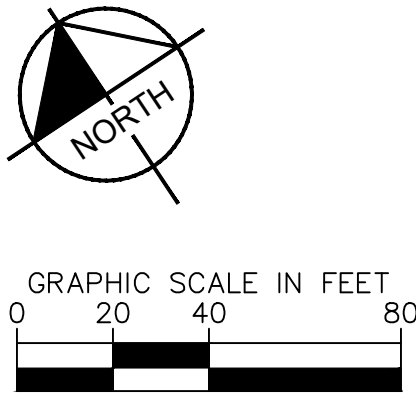
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SIGNAGE & STRIPING PLAN		SCALE:	1"=40'	DESIGNED BY:	JPC	DRAWN BY:	QMS
				CHECKED BY:	TGJ		
		FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING					
		COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123					
ORIGINAL ISSUE:		11/01/2023					
KHA PROJECT NO.		190004000					
SHEET NUMBER		6					
		OF 12					



LEGEND	
	EXISTING SITE BOUNDARY
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	EXISTING PAVEMENT
	EXISTING BUILDING
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	PROPOSED SIDEWALK
	PROPOSED CENTERLINE
	STREAM CORRIDOR
	PROTECTION ZONE
	100-YR FLOODPLAIN
	FLOODWAY

FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123		LEFT TURN - FIRE TRUCK MANUEVERABILITY		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7985 N. HOBI STREET, SUITE 200 DENVER, COLORADO 80231 PHONE: 617-454-6999 WWW.KIMLEY-HORN.COM		
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SHEET NUMBER 7		DRAWN BY: CMS				
		CHECKED BY: TCJ				
		No. REVISIONS DATE BY				

Drawing name: K:\CIB_LDE\190004000_JelleyCompanies_BeulahPark_GroveCity_OH\2_Design\CAO\PlanSheets\Beulah Crossing\Final Development Plan\TRUCK TURN.dwg 8 RIGHT TURN - FIRE TRUCK MANEUVERABILITY Nov 21, 2023 6:17pm by Alex Braun
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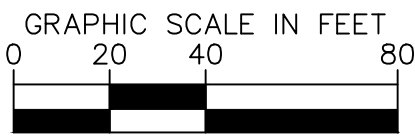
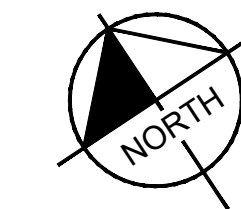
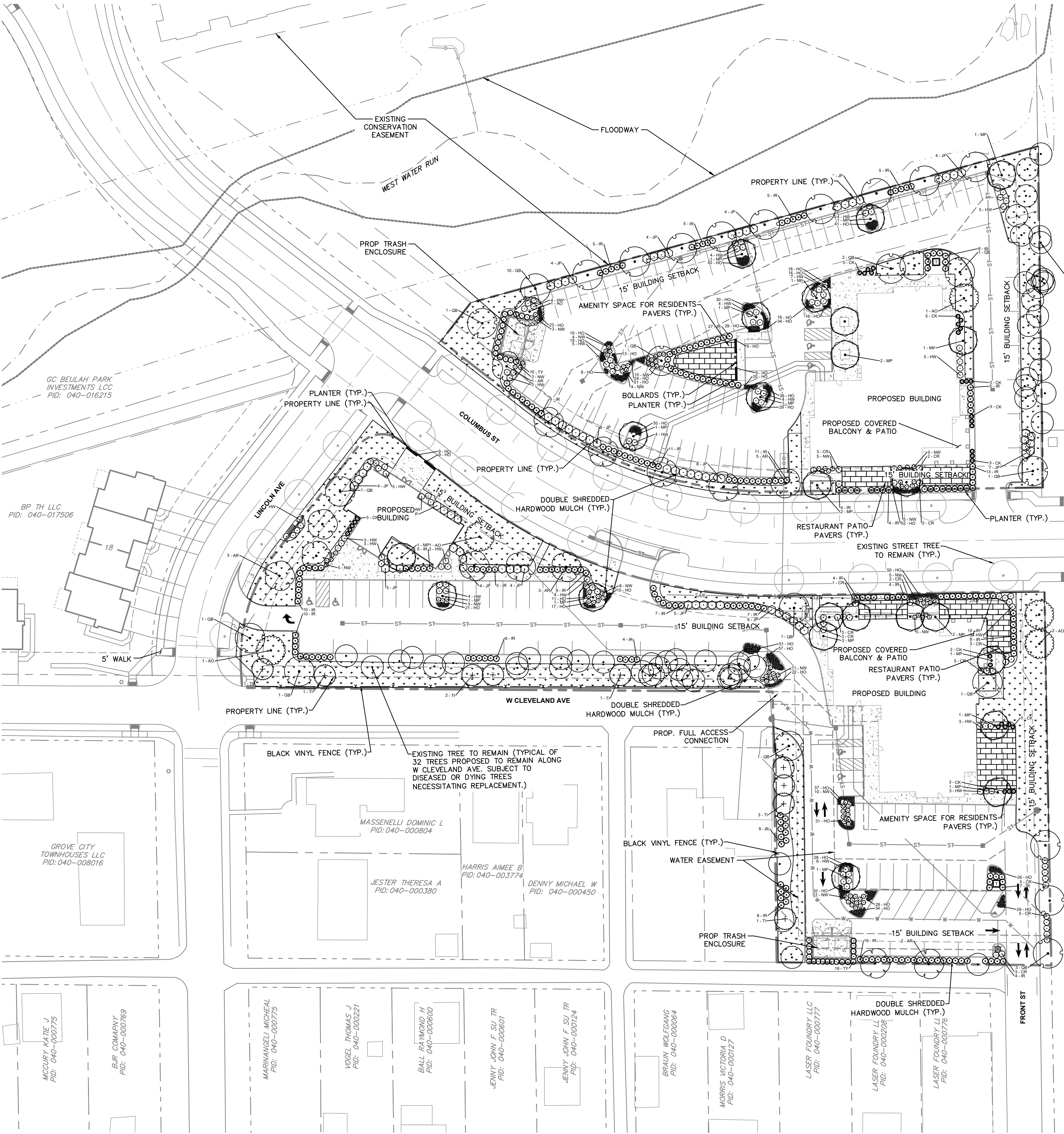
LEGEND	
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FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123		RIGHT TURN - FIRE TRUCK MANEUVERABILITY		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7865 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 TEL: 614.885.8800 WWW.KIMLEY-HORN.COM	
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DRAWN BY: QMS		CHECKED BY: TGJ		REVISIONS	
				DATE	BY

Drawing name: K:\GIS_LDEV\190004000_KelleyCompanies_BeulahPark_GroveCity_OH_V2_Design\CAD\PropSheets\Buildin_Crossing\Final Development Plan\LANDSCAPE PLAN.dwg Nov 22, 2023 11:46am by: Tyler Jackson
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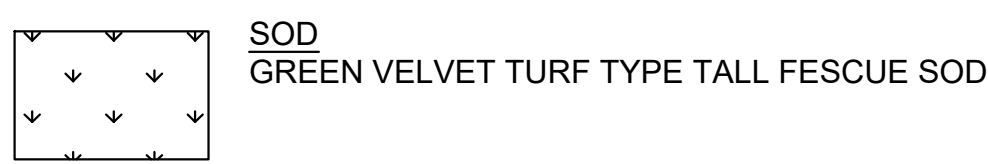
ANY EXISTING TREES TO REMAIN THAT DO NOT SURVIVE WITHIN 2 YEARS OF CONSTRUCTION SHALL BE REPLACED.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	HEIGHT
TREES							
	AO	6	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2.5" CAL MIN	
	AR	14	ACER RUBRUM	RED MAPLE	B & B	2.5" CAL MIN	
	QB	25	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	
ORNAMENTAL TREES							
	MP	24	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2.5" CAL MIN	
SYMBOL SHRUBS							
	CR	35	CORNUS SERICEA	RED TWIG DOGWOOD	#2 CONT.	3' O.C.	24" MIN
	HW	96	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	#3 CONT.	3' O.C.	18" MIN
CONIFEROUS SHRUBS							
	IR	248	ILEX GLABRA 'STONG BOX'	STONG BOX INKBERRY HOLLY	#3 CONT.	3' O.C.	36" MIN.
	JP	73	JUNIPERUS X PFITZERIANA	PFITZER JUNIPER	#3 CONT.	6' O.C.	36" MIN.
	TI	9	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B		6' HT MIN.
	TY	34	THUJA OCCIDENTALIS 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	B & B		6' HT MIN.
GRASSES							
	CK	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	1.5' O.C.	18" MIN
PERENNIALS							
	HO	1,086	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	18" O.C.	
	NW	98	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	18" O.C.	

SODDING LEGEND



LANDSCAPE REQUIREMENTS PER "GROVE CITY" CODE OF ORDINANCES			
CODE	REQUIREMENTS	PROVIDED	ADDITIONAL NOTES
PARKING LOT FRONTAGE 1136.06.a.2	15' SET BACK CONTINUOUS 3' EVERGREEN HEDGE 1, 2" CALIPER TREE FOR EACH 35 LF OF STREET FRONTAGE COLUMBUS ST NORTH EAST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 209 LF / 35 LF = 6 TREES REQUIRED COLUMBUS ST SOUTH WEST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 183 LF / 35 LF = 6 TREES LINCOLN AVE: CONTINUOUS 3' EVERGREEN HEDGE 49 LF / 35 LF = 2 TREES W CLEVELAND AVE: CONTINUOUS 3' EVERGREEN HEDGE 222 LF / 35 LF = 7 TREES SW ALLEY: CONTINUOUS 3' EVERGREEN HEDGE 115 LF / 35 LF = 4 TREES	COLUMBUS ST NORTH EAST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 209 LF / 35 LF = 6 TREES COLUMBUS ST SOUTH WEST SIDE: CONTINUOUS 3' EVERGREEN HEDGE 183 LF / 35 LF = 6 TREES LINCOLN AVE: CONTINUOUS 3' EVERGREEN HEDGE 49 LF / 35 LF = 2 TREES W CLEVELAND AVE: CONTINUOUS 3' EVERGREEN HEDGE 222 LF / 35 LF = 7 TREES SW ALLEY: CONTINUOUS 3' EVERGREEN HEDGE 115 LF / 35 LF = 4 TREES	
REAR AND SIDE YARDS 1136.06.b	10' MINIMUM SETBACK 1, 2" CALIPER TREE AND 2 1/8" DECIDUOUS SHRUBS PER 40 LF OF PROPERTY LINE NORTH FRONTAGE: 297 LF / 40 LF = 8 TREES 297 LF / 40 LF = 7.425 * 2 = 15 SHRUBS NORTH EAST FRONTAGE: 169 LF / 40 LF = 5 TREES 169 LF / 40 LF = 4.225 * 2 = 9 SHRUBS SOUTH EAST FRONTAGE: 108 LF / 40 LF = 3 TREES 108 LF / 40 LF = 3 * 2 = 6 SHRUBS	NORTH FRONTAGE: 297 LF / 40 LF = 8 TREES 297 LF / 40 LF = 7.425 * 2 = 15 SHRUBS NORTH EAST FRONTAGE: 169 LF / 40 LF = 5 TREES 169 LF / 40 LF = 4.225 * 2 = 9 SHRUBS SOUTH EAST FRONTAGE: 108 LF / 40 LF = 3 TREES 108 LF / 40 LF = 3 * 2 = 6 SHRUBS	
PARKING LOT INTERIOR LANDSCAPING 1136.06.d	1, 2" MINIMUM CALIPER TREE PER ISLAND	1, 2" CALIPER TREE PER ISLAND	3 ISLANDS CANNOT HAVE TREES DUE TO PRESENCE IN WATER EASEMENT
PER ZONING TEXT APPROVED SECTION B(2)(f)(i)(a)	PARKING LOT ISLANDS REQUIRED: 60 SPACES = 2 ISLANDS + 96 ADDITIONAL SPACES / 15 = 7 ISLANDS 9 ISLANDS TOTAL REQUIRED	PARKING LOT ISLANDS PROVIDED: 11 ISLANDS	1 ISLAND CANNOT RECEIVE TREE DUE TO TRANSFORMER
SERVICE STRUCTURE SCREENING 1136.08	CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE SCREENING 1' HIGHER THAN SERVICE STRUCTURE, NOT REQUIRED TO BE HIGHER THAN 8'	CONTINUOUS 100% OPAQUE LANDSCAPE HEDGE	THIS REQUIREMENT APPLIES TO STRUCTURES NOT SHOWN OR LABELED ON PLAN
OTHER PLANTING REQUIREMENTS 1136.09.a.1	1/3 OF FACADE FRONTING STREET/VUA TO BE LANDSCAPED MINIMUM FIVE SHRUBS, GROUND COVER, OR OTHER ORNAMENTAL PLANTINGS; MINIMUM 24" IN HEIGHT SOUTH BUILDING: 49 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH WEST BUILDING: 25 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH WEST BUILDING: 73 LF / 3 = 25 LF MINIMUM 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH EAST BUILDING: 94 LF / 3 = 32 LF MINIMUM 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS	SOUTH BUILDING: 49 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH WEST BUILDING: 25 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS NORTH EAST BUILDING: 32 LF 5 SHRUBS/GROUND COVER/ORNAMENTAL PLANTINGS	
REQUIREMENTS PER ORDINANCES C-32-23, C-33-23, & C-34-23	LANDSCAPE SCREENING ADJACENT TO RESIDENTIAL PROPERTIES: 80% OPAQITY CONTINUOUS HEDGE, FENCE, WALL, OR COMBINATION REQUIRED BUILDING PERIMETER TREES: 1 2.5" CAL TREE PER 50 LF OF BUILDING PERIMETER NORTH EAST BUILDING: 450 LF / 50 LF = 9 TREES NORTH WEST BUILDING: 265 LF / 50 LF = 6 TREES SOUTH BUILDING: 450 LF / 50 LF = 9 TREES	LANDSCAPE SCREENING: 100% SCREENING FENCE AND AT LEAST 80% OPAQITY LANDSCAPE SCREENING PROVIDED ALONG SOUTH WEST PROPERTY LINE OF SOUTH QUADRANT. BUILDING PERIMETER TREES: NORTH EAST BUILDING: 9 TREES NORTH WEST BUILDING: 6 TREES SOUTH BUILDING: 9 TREES	

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LANDSCAPE PLAN

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
GROVE CITY, OH 43123

ORIGINAL ISSUE:
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Drawing name: K:\GIS_LDE\190004000_Kelley\Components_Beulah_Crossing\Final Development Plan\LANDSCAPE PLAN.dwg Development Date: 11/01/2023 6:17pm by: AlexBraun This document is the property of Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc. if it is reproduced, modified, or used in any way without the written authorization and adaptation by Kimley-Horn and Associates, Inc.

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
1. GENERAL
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 2. PLANT MATERIALS
 - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDING BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{1}{2}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 7.5, AND SOLUBLE SALTS LESS THAN 5.0 MMHSCM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S GROWN BASE) OR AS SHOWN IN PLANTING DETAILS UNLESS OTHERWISE NOTED ON PLANS. MULCH SHALL BE DOUBLE SHREDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING
1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY WERE GROWN. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES
1. THE CONTRACTOR SHALL CLEAR WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, WASTEWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL OHIO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 8".
 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH. AT LEAST 50% OF BURLAP AND WIRE CAGE TO BE REMOVED FROM ROOT BALL.
 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- O. EDGING
- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL, INSTALLED (INCLUDING SEED/SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

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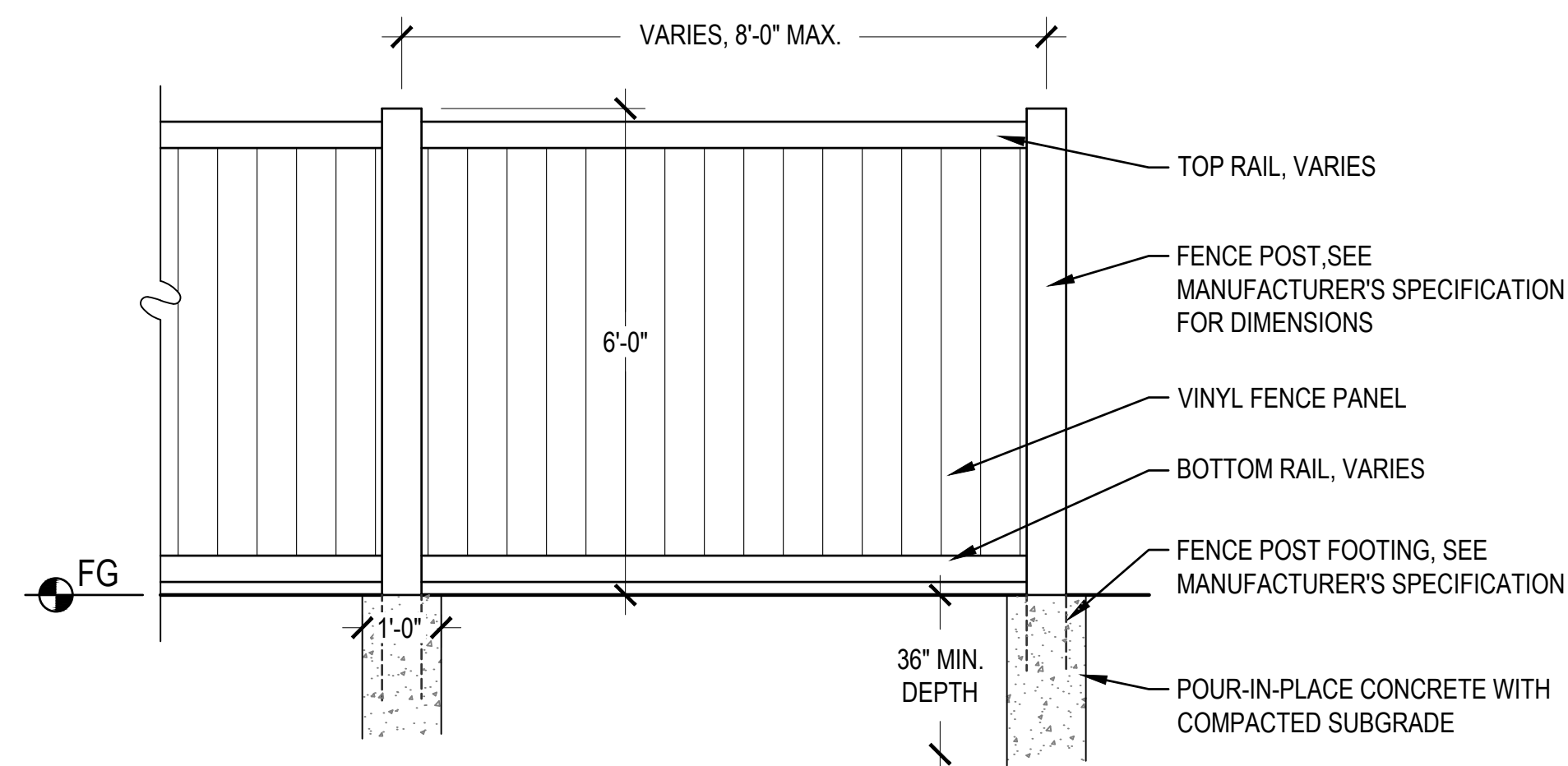
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COLUMBUS, OH 43235
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SCALE: 1"=40'
DESIGNED BY: JPC
DRAWN BY: QMS
CHECKED BY: TGI

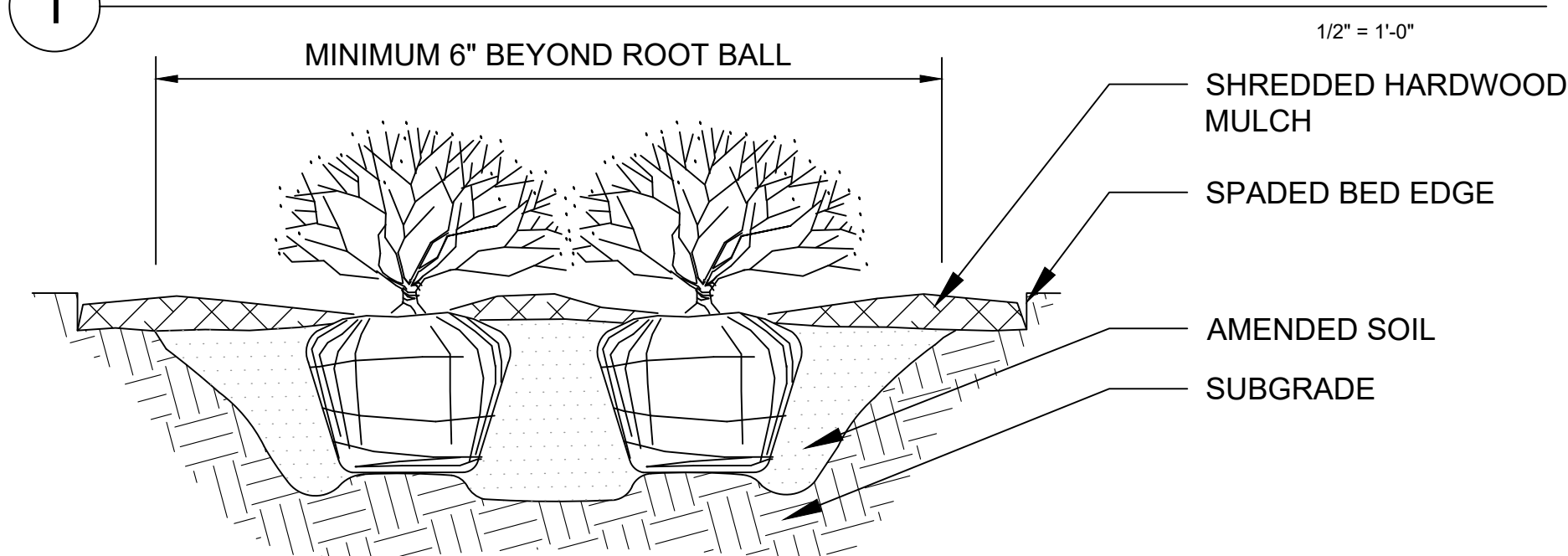
LANDSCAPE DETAILS

FINAL DEVELOPMENT PLAN
FOR BEULAH CROSSING
COLUMBUS ST AND W CLEVELAND AVE
COLUMBUS CITY, OH 43123

ORIGINAL ISSUE:
11/01/2023
KHA PROJECT NO.
190004000
SHEET NUMBER
10
OF 12



1 6' BLACK VINYL FENCE



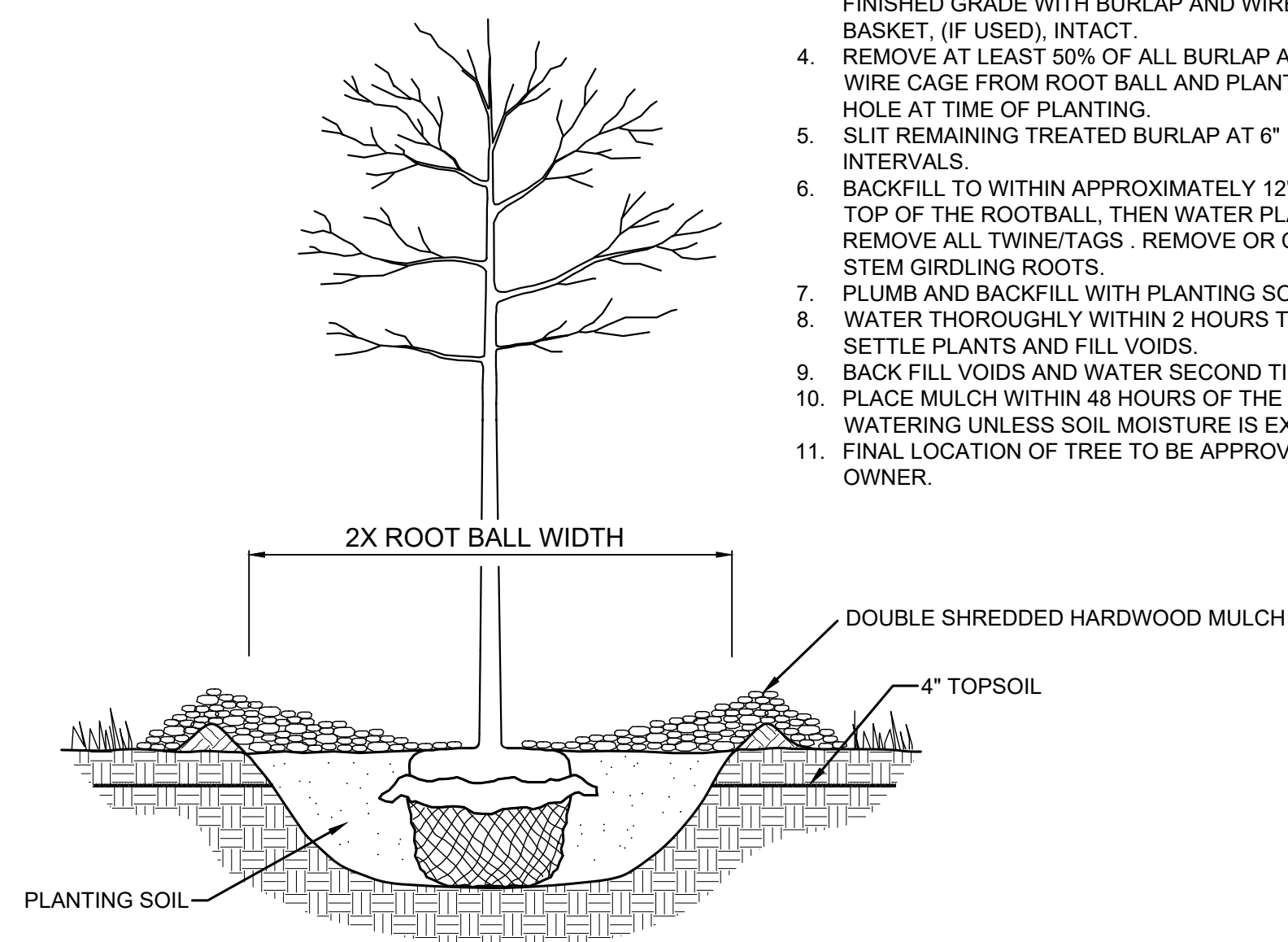
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

SCALE: N.T.S.

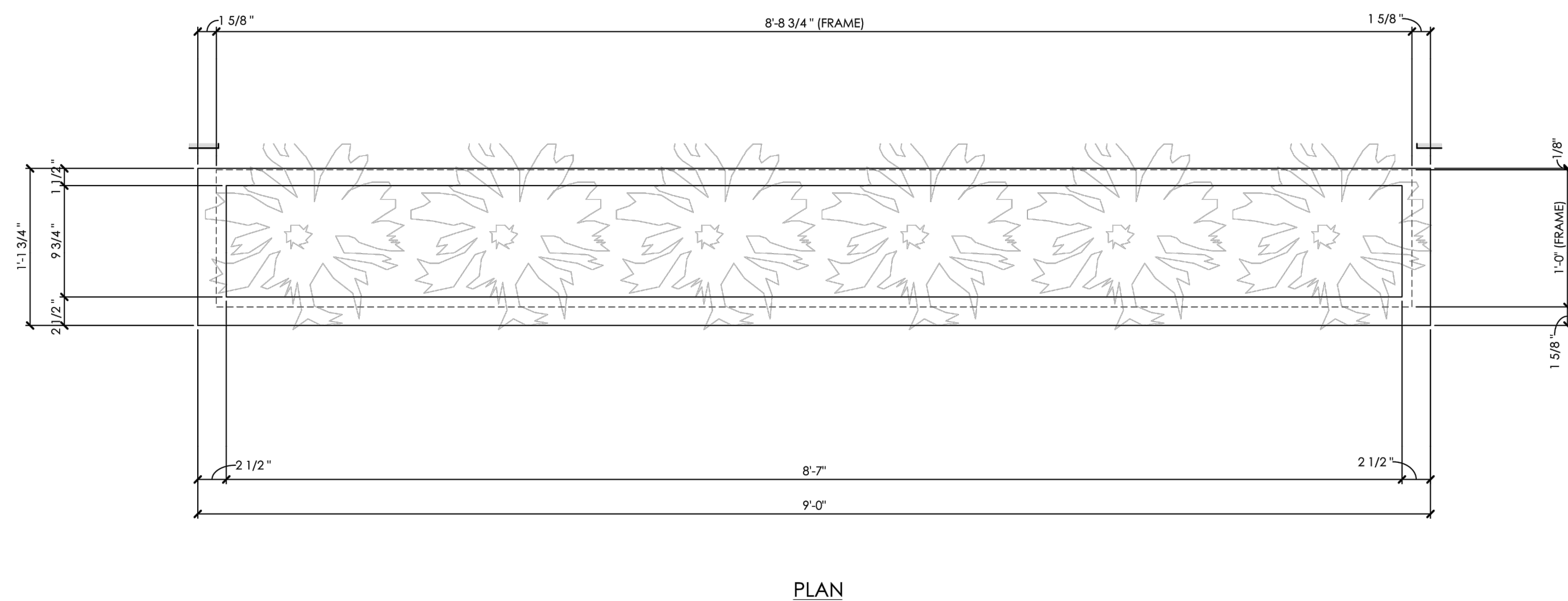
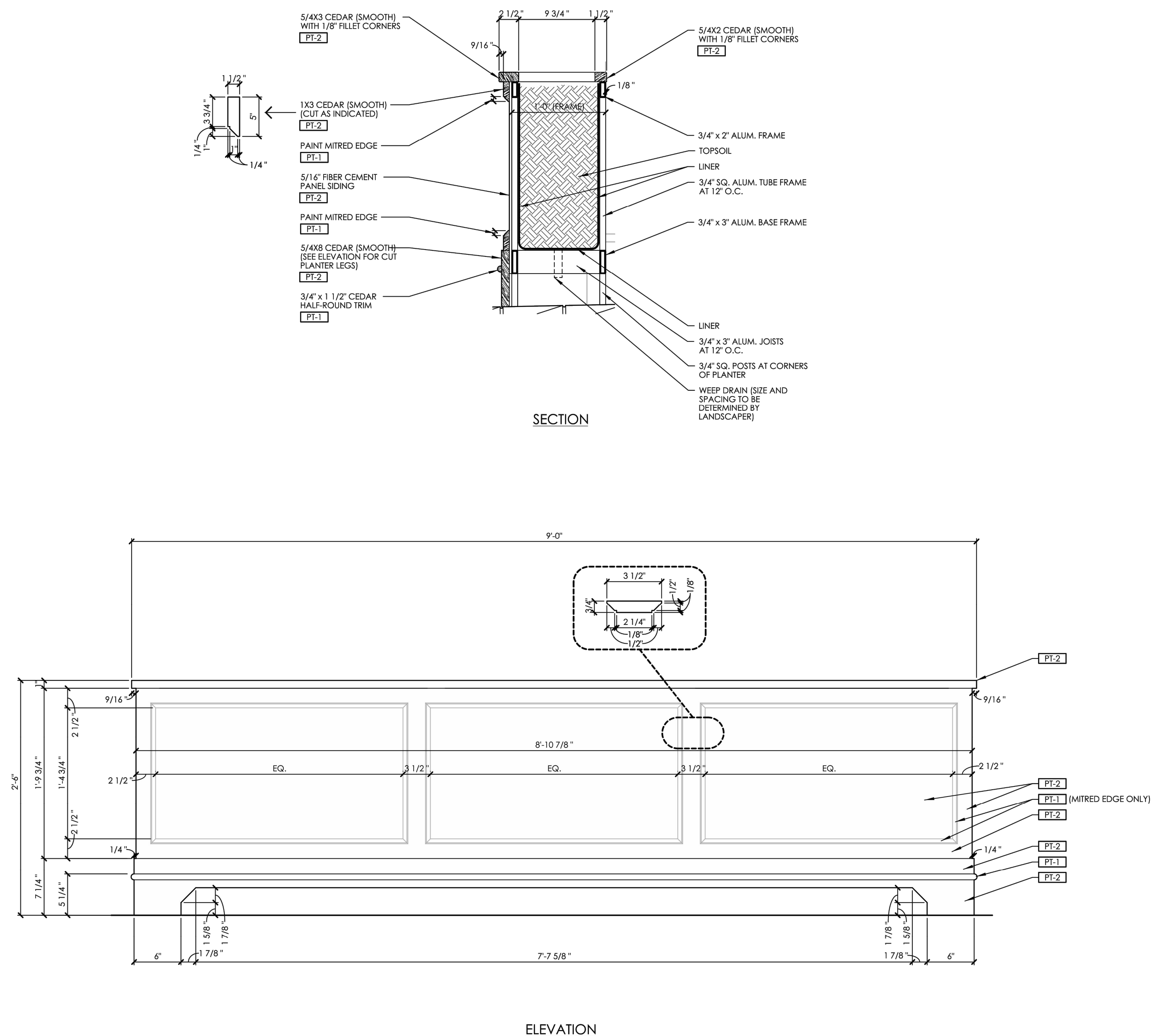
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3 TREE PLANTING DETAIL

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SCALE: N.T.S.



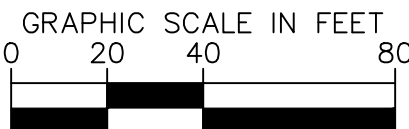
4 PLANTER DETAIL

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SCALE: N.T.S.

FINAL DEVELOPMENT PLAN FOR BEULAH CROSSING COLUMBUS ST AND W CLEVELAND AVE GROVE CITY, OH 43123	ORIGINAL ISSUE: 11/01/2023		LANDSCAPE DETAILS	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7865 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43235 PHONE: 614-885-4600 WWW.KIMLEY-HORN.COM	SCALE: 1"=40'	No. DATE BY REVISIONS
	DESIGNED BY: JPC					
	DRAWN BY: OMS					
	CHECKED BY: TGJ					
SHEET NUMBER		10		OF 12		

Drawing name: K:\CLB_LDEV\1900004000_KelleyCompanies_BeulahPark_GroveCity_CH\2 Design\CAD\PlanSheets\Beulah Crossing\Final Development Plan\LANDSCAPE PLAN.dwg IRRG EXHIBIT Nov 21, 2023 6:17pm by: Alec.Braun



SPRAY HEAD IRRIGATED
SOD TO BE IRRIGATED BY SPRAY HEAD

DRIPLINE IRRIGATED

LANDSCAPING TO BE IRRIGATED BY DRIPLINE

BUBBLER IRRIGATED

ALL NEW TREES TO RECEIVE BUBBLER IRRIGATION

ALL EXISTING TREES TO REMAIN NOT TO
RECEIVE BUBBLERS

ORIGINAL ISSUE:
11/01/2023

KHA PROJECT NO.

SHEET NUMBER

11

OF 12

IRRIGATION EXHIBIT

DESIGNED BY: JPC

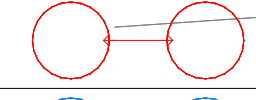
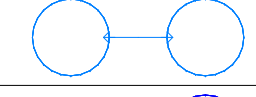
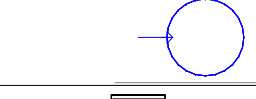
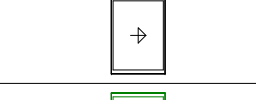
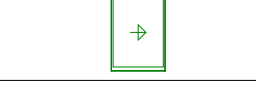
DRAWN BY: CMS

CHECKED BY: TC I

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3 of 249

Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	Description	
	1	SA1	0.900	17212	AAL: 2/PRMN2-72L-700-5K7-5Q-(POLE HEIGHT 20.5')	Filename: PRMN2-72L-700-5K7-5Q.ies Luminaire Watts: 160
	1	SA2	0.900	7454	AAL: 2/PRMN2-72L-335-5K7-5W-DL-(POLE HEIGHT 20.5')	Filename: PRMN2-72L-335-5K7-5W-DL.ies Luminaire Watts: 76
	19	SB1	0.900	12466	AAL: PRMN2-72L-500-5K7-4W-(POLE HEIGHT 20.5')	Filename: PRMN2-72L-500-5K7-4W.ies Luminaire Watts: 115
	11	SC1	0.900	4651	NLS: NV-W-T4-16L-7-50K-UNV-(WALL MOUNT 14' A.F.G.)	Filename: NV-W-T4-16L-7-50K.IES Luminaire Watts: 37
	4	SD1	0.900	2618	NLS: NV-W-T4-16L-35-50K-UNV-(WALL MOUNT 9' A.F.G.)	Filename: NV-W-T4-16L-35-50K.IES Luminaire Watts: 19

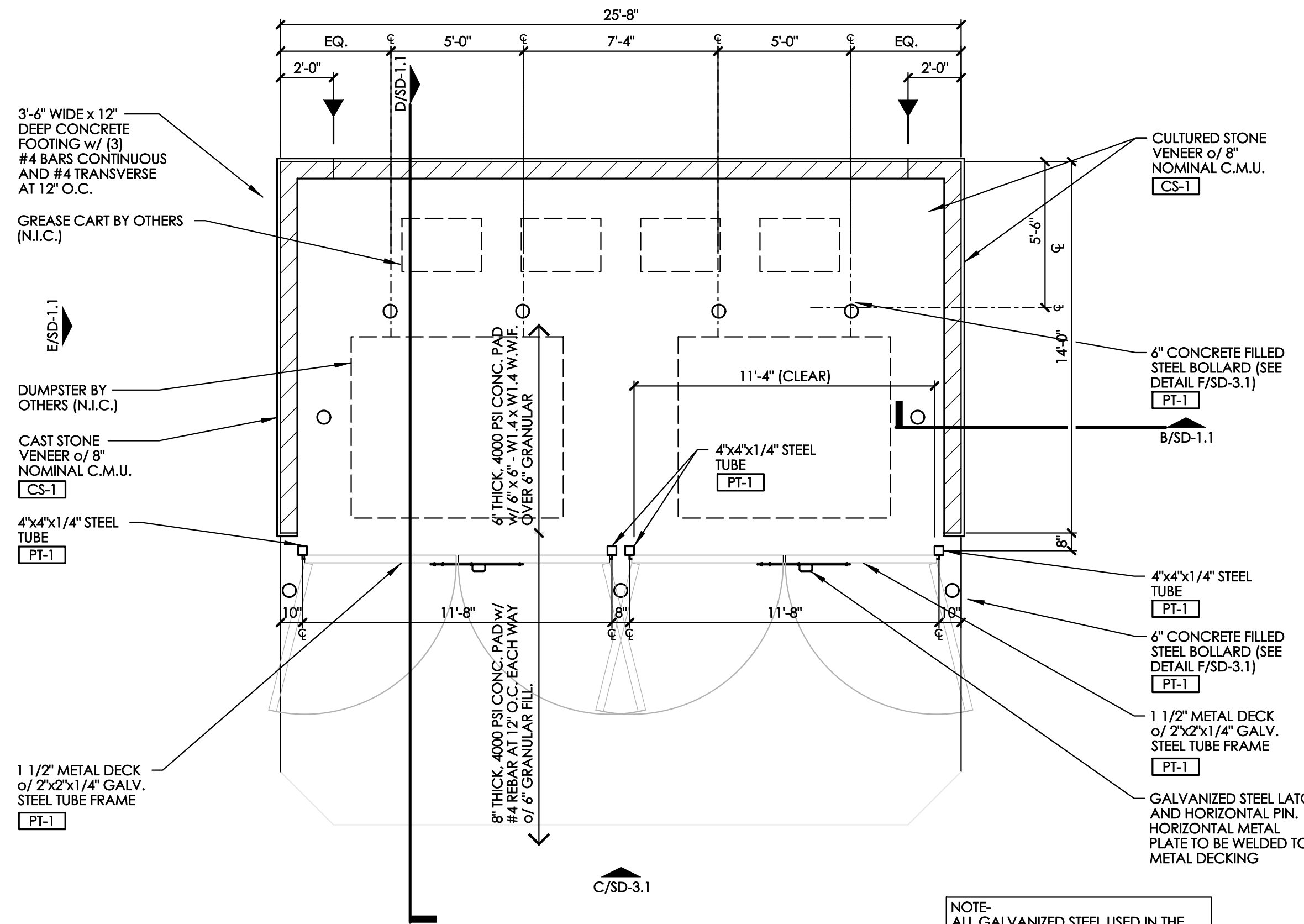
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
parking lot - A	ILLUMINANCE	Fc	2.99	7.0	0.5	5.98
parking lot - B	ILLUMINANCE	Fc	2.93	3.7	1.3	2.25
parking lot - C	ILLUMINANCE	Fc	2.62	4.3	1.5	1.75
parking lot - D	ILLUMINANCE	Fc	3.11	4.8	1.3	2.39

NOTES:
1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
2. DARK BRONZE FINISH

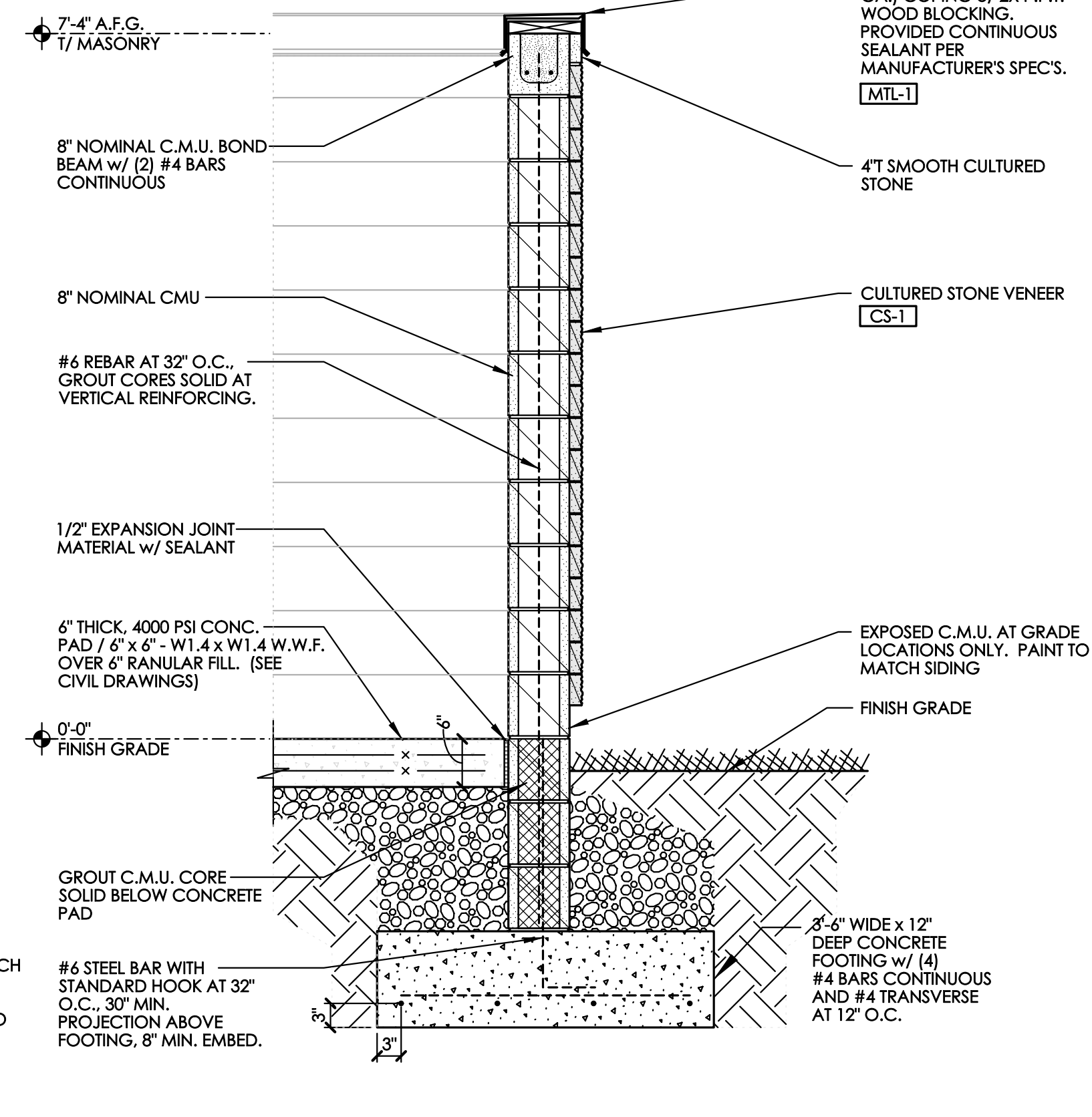
Comments	
#	Date
Revisions	

Drawn By:	Checked By:
	Date: 11/20/2023
Scale:	

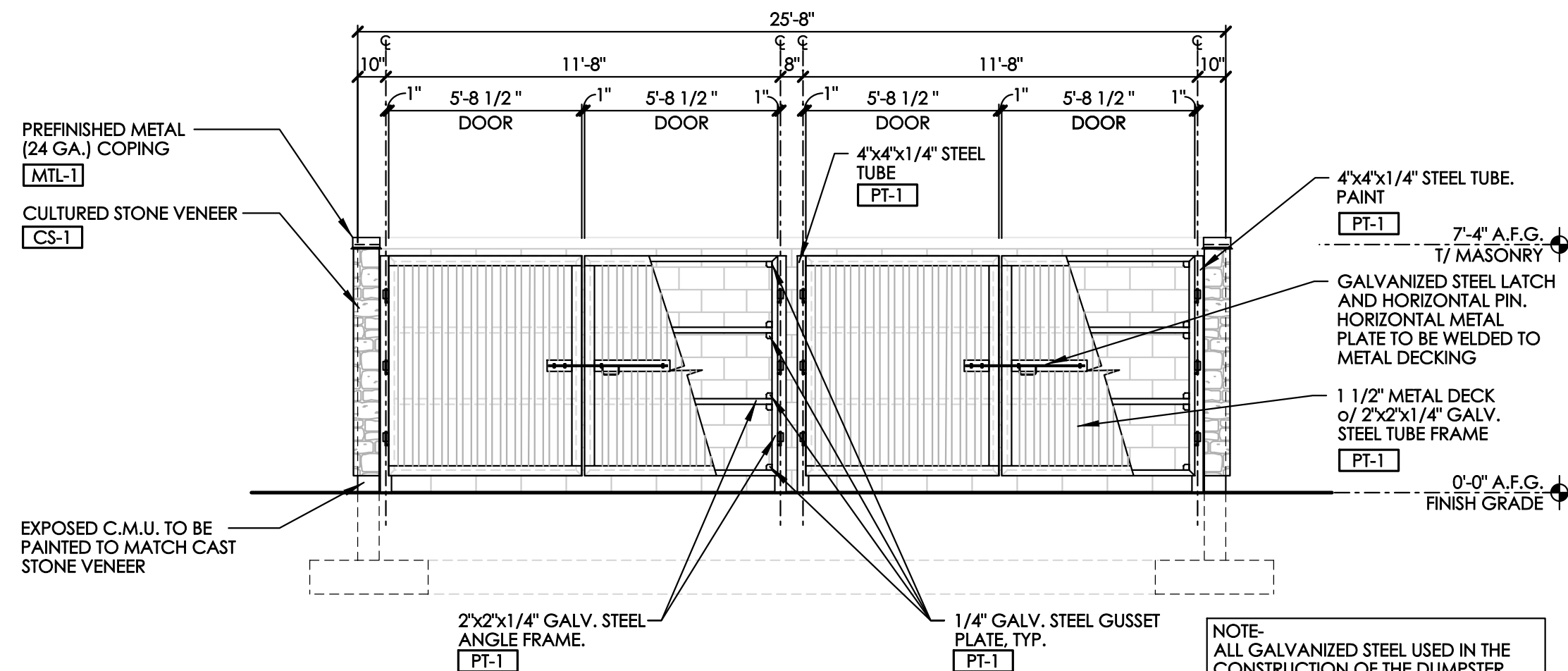
Received By:
Grove City Development
11/27/2023



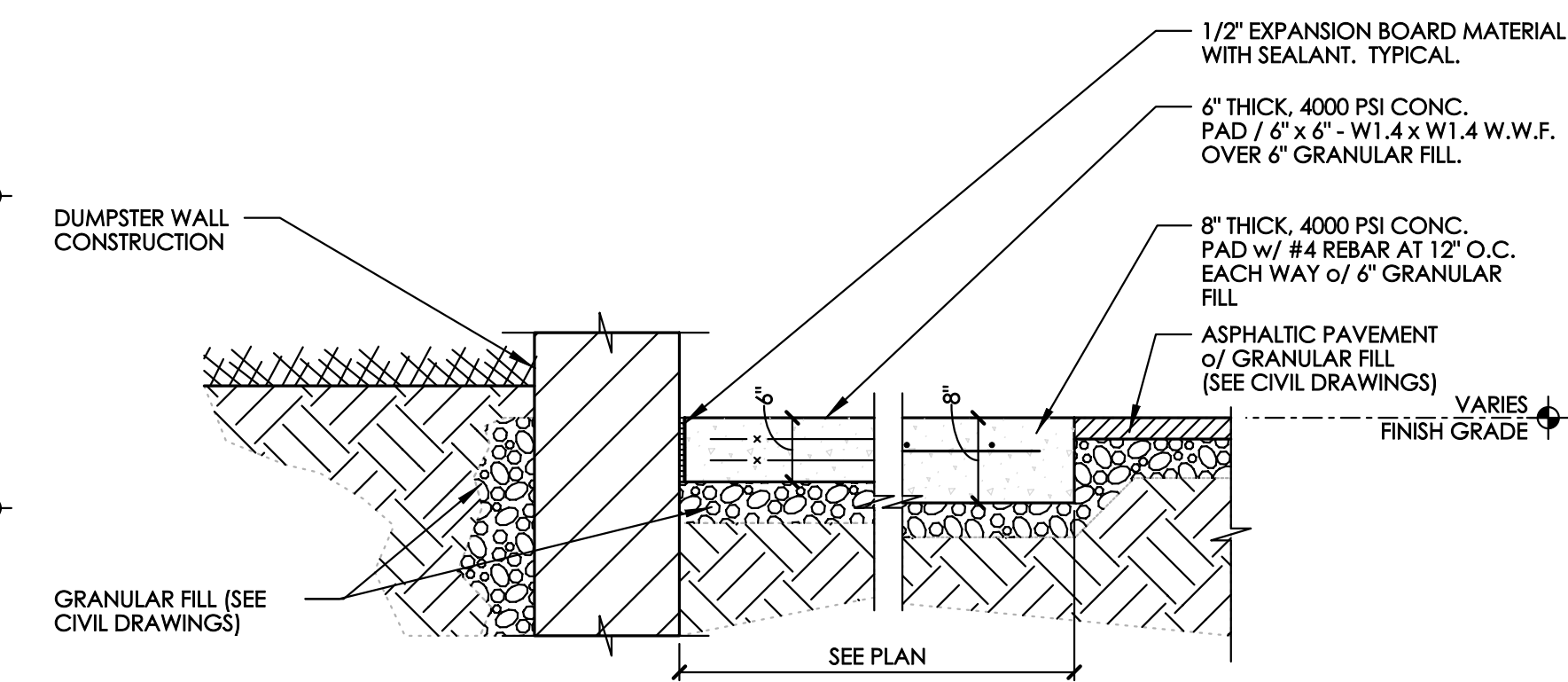
A DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



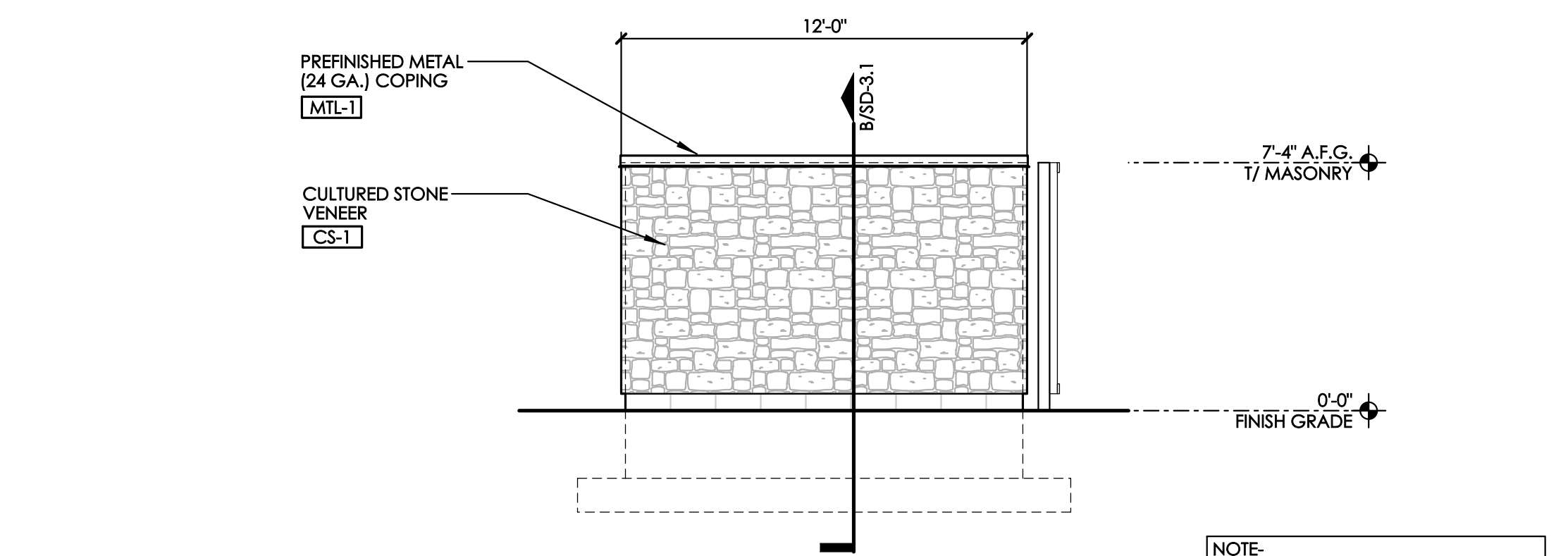
B DUMPSTER ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



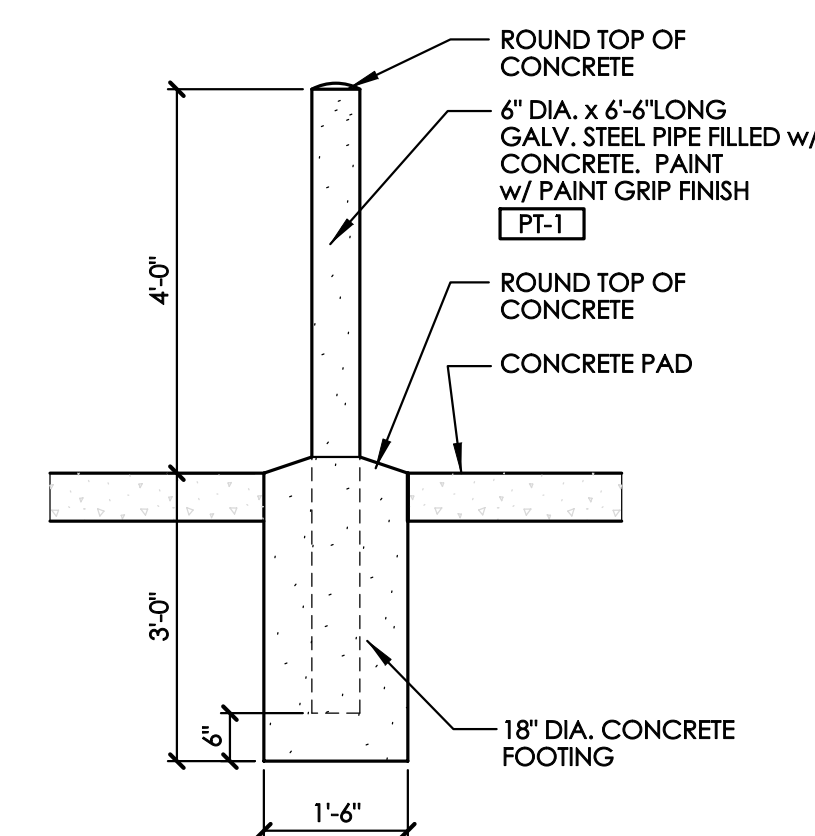
C DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



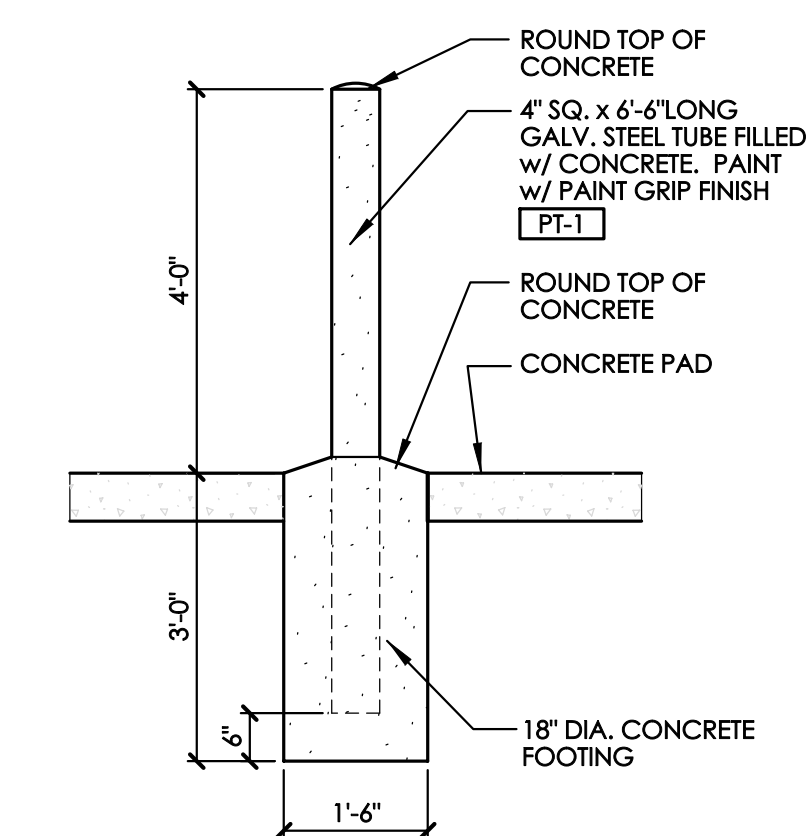
D PAVEMENT SECTION AT DUMPSTER
SCALE: 3/4" = 1'-0"



E DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



F BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



G BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

BEAN

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TEL 614 262 5111
FAX 614 262 2529

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BEULAH CROSSING GATEWAY
SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123
FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

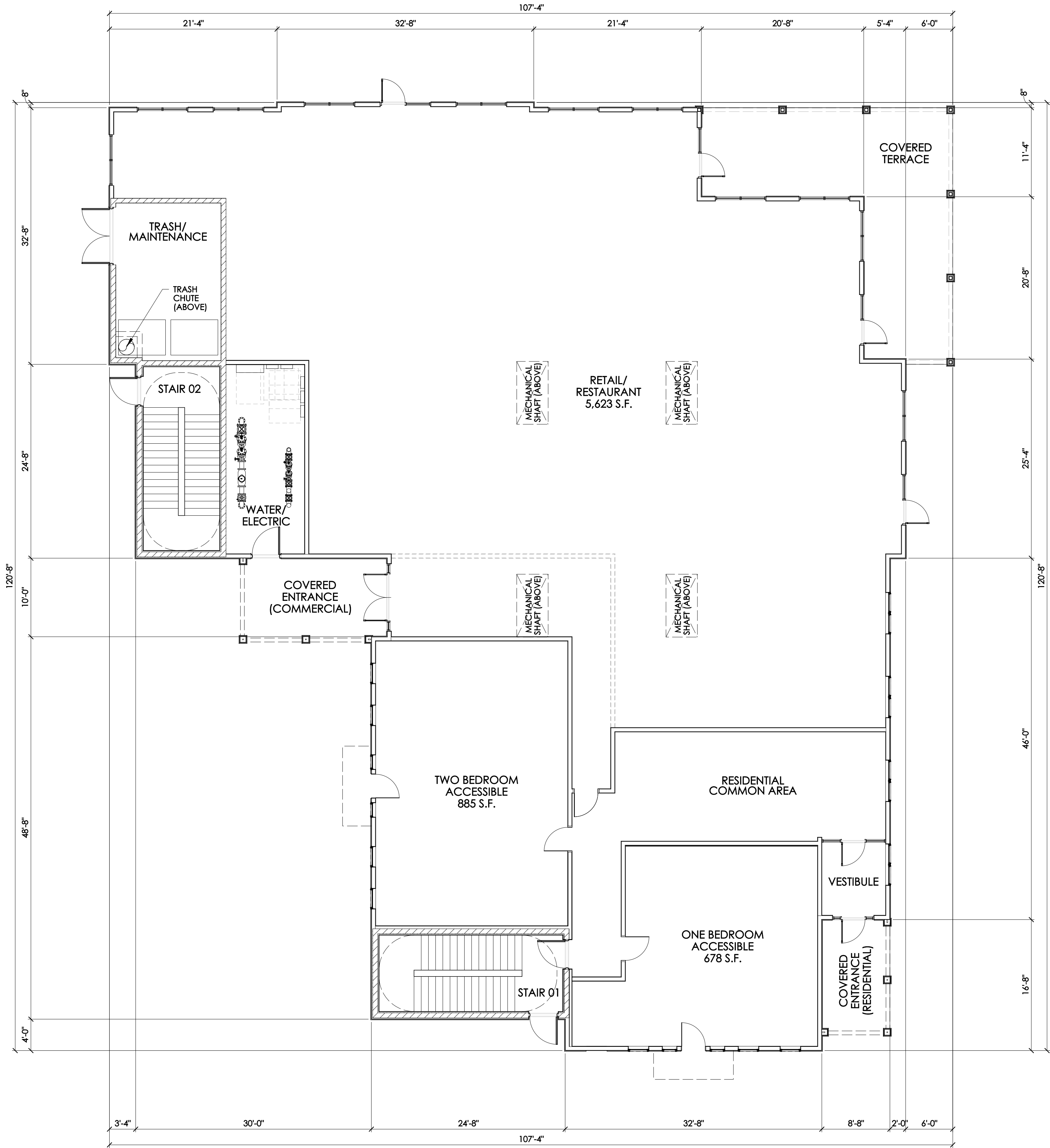
DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE
DUMPSTER
ENCLOSURE PLAN,
ELEVATIONS, AND
DETAILS

DRAWING NUMBER
SD-1.1

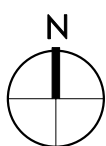
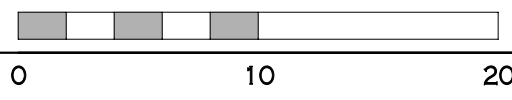
BEAN #00000.00

Page 95 of 249



A GROUND FLOOR PLAN - BUILDING A

SCALE: 1/8" = 1'-0"



BUILDING A DATA

BUILDING AREA
GROUND FLOOR: 9,217 s.f. GROSS
SECOND FLOOR: 8,742 s.f. GROSS
THIRD FLOOR: 8,742 s.f. GROSS
TOTAL GROSS: 26,701 s.f.

RENTABLE COMMERCIAL: 5,623 s.f.

20 UNITS (25 BEDROOMS)
(12) 1-BEDROOM
(4) 2-BEDROOM
(2) STUDIO UNITS
(1) 1-BEDROOM ADA UNIT
(1) 2-BEDROOM ADA UNIT

NOTE:
THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, ADN COLORS OR MATERIALS BEING UNAVAILALBE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

NOTE:
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J. CARTER BEAN ARCHITECT
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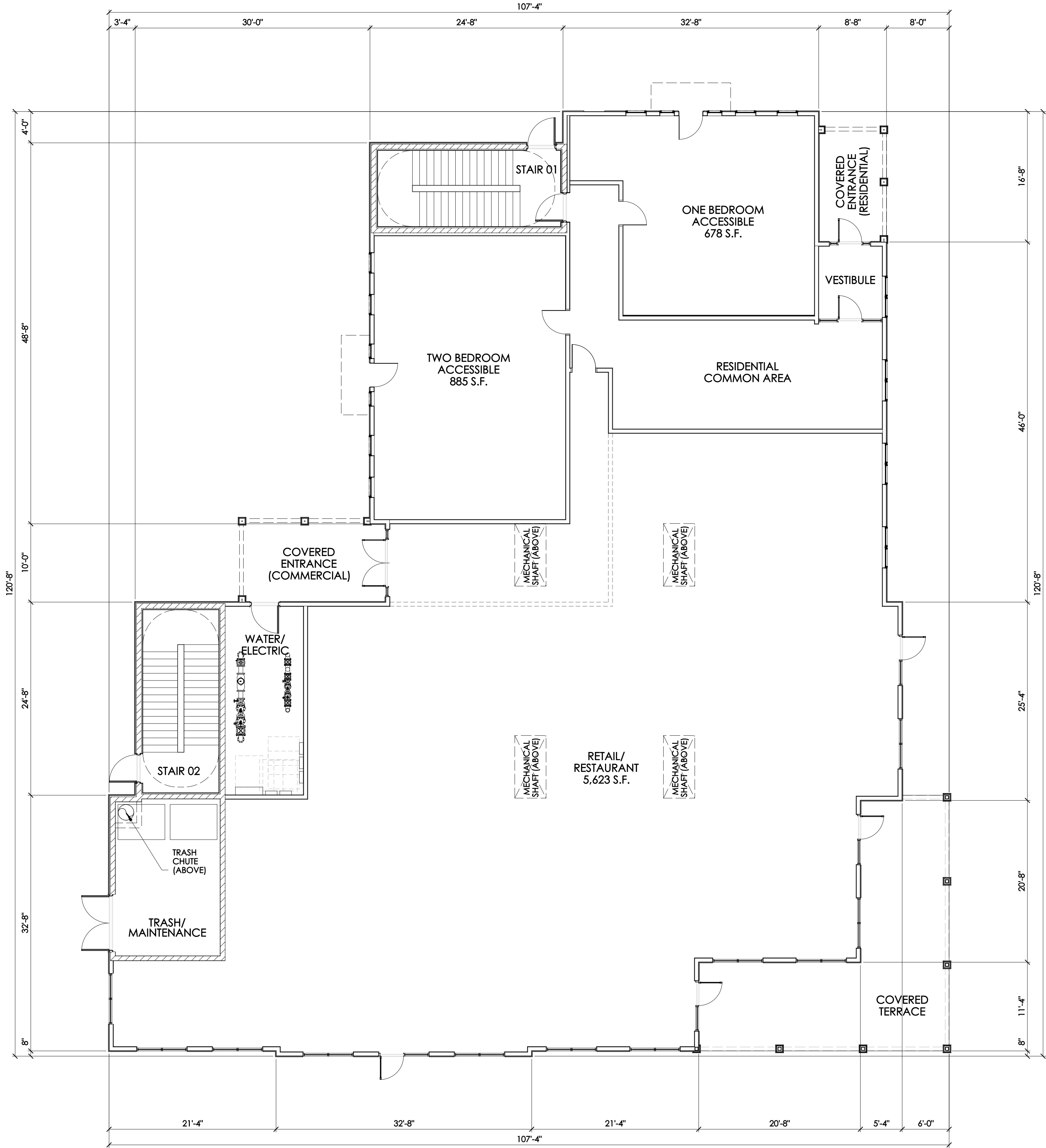
DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE
GROUND FLOOR PLAN (BUILDING A)

DRAWING NUMBER

A-1.1a

BEAN #00000.00



BUILDING B DATA

BUILDING AREA
GROUND FLOOR: 9,217 s.f. GROSS
SECOND FLOOR: 8,724 s.f. GROSS
THIRD FLOOR: 8,742 s.f. GROSS
TOTAL GROSS: 26,701 s.f.

RENTABLE COMMERCIAL: 5,623 s.f.

20 UNITS (25 BEDROOMS)
(12) 1-BEDROOM
(4) 2-BEDROOM
(2) STUDIO UNITS
(1) 1-BEDROOM ADA UNIT
(1) 2-BEDROOM ADA UNIT

NOTE:
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GROVE CITY, OHIO 43123
FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE
GROUND
FLOOR PLAN
(BUILING B)

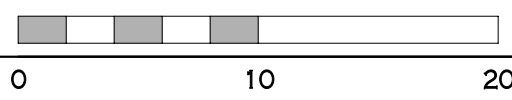
DRAWING NUMBER

A-1.1b

BEAN #00000.00

A GROUND FLOOR PLAN - BUILDING B

SCALE: 1/8" = 1'-0"



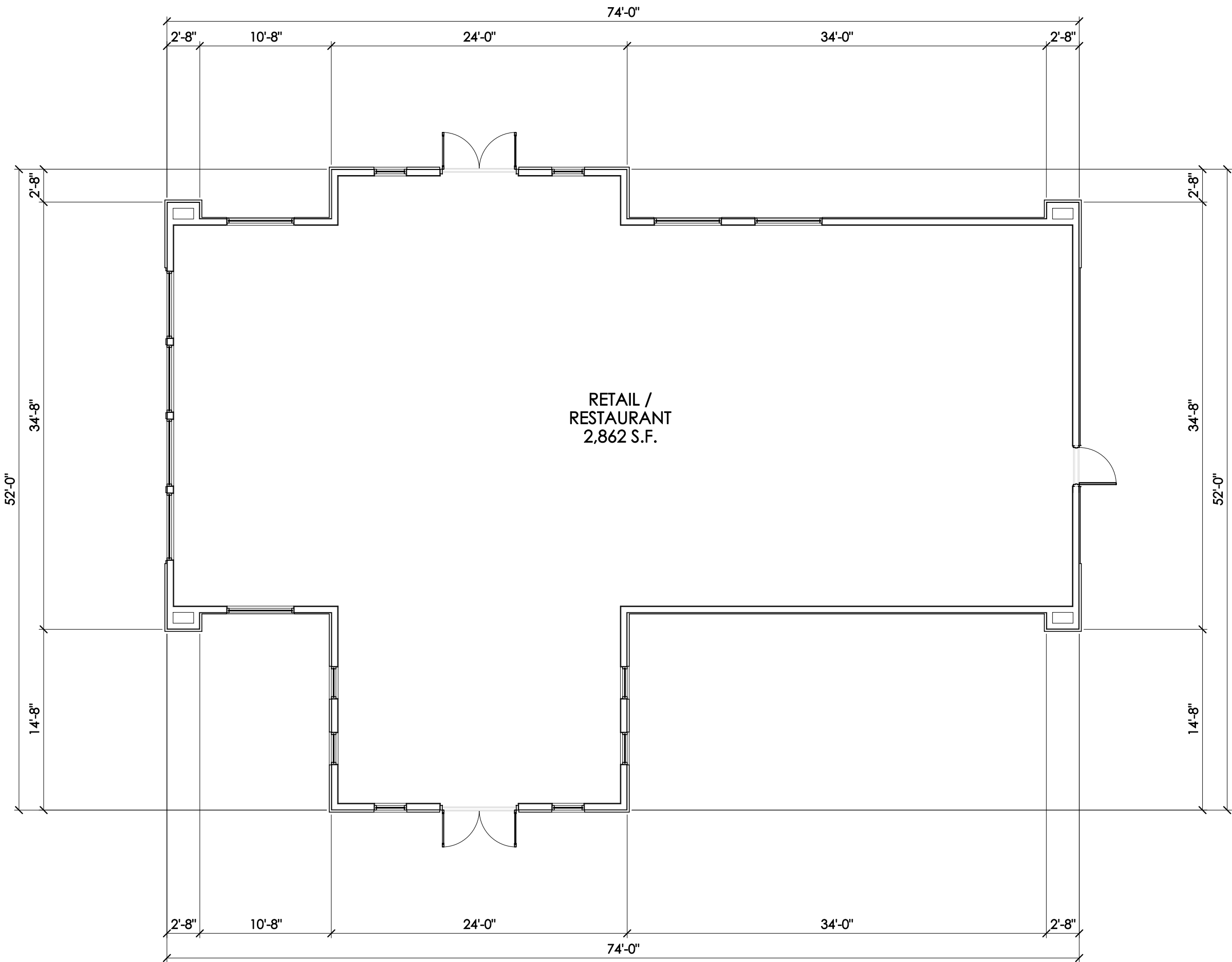
NOTE:
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NOTE:
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BEAN

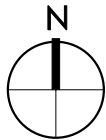
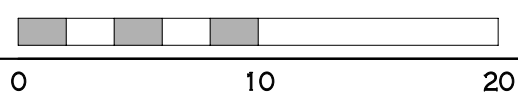
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A FLOOR PLAN - BUILDING C

SCALE: 1/8" = 1'-0"



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SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123
FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS		
STATUS		DATE
FINAL DEV. PLAN		NOVEMBER 1, 2023
DRAWING TITLE		
FLOOR PLAN (BUILING C)		
DRAWING NUMBER		
A-1.1c		
BEAN #00000.00		

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4 BUILDING A WEST ELEVATION
1/8" = 1'-0"



3 BUILDING A EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM RAILING	ALUMINUM JULIET RAILING MANUFACTURER: TBD - 42" TALL SEE MATERIAL FINISHES FOR COLOR
AS-1	ASPHALT SHINGLE ROOFING	CERTAINTEED GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT - BOARD AND BATTEN (16" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 16" O.C. SEE MATERIAL FINISHES FOR COLOR
FC-2	FIBER CEMENT - LAP SIDING	JAMES HARDIE LAP SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-3	FIBER CEMENT - SHINGLE SIDING	JAMES HARDIE STRAIGHT EDGE SHINGLE SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-4	FIBER CEMENT - PANEL AND TRIM	JAMES HARDIE PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH) SEE MATERIAL FINISHES FOR COLOR
M-1	MASONRY	GLEN GERY - HOMETOWN SERIES COLOR: ALBANY
MC-1	PREMANUFACTURED METAL CANOPY	MAPES 10' TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS COLOR: MAPES CHARCOAL GREY
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG-4511 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 4 1/2" FOR 1" INSULATED GLAZING SEE MATERIAL FINISHES FOR FRAME COLOR
ST-1	CULTURED STONE	CORONADO STONE FRENCH COUNTRY VILLA - BORDEAUX

NOTE:
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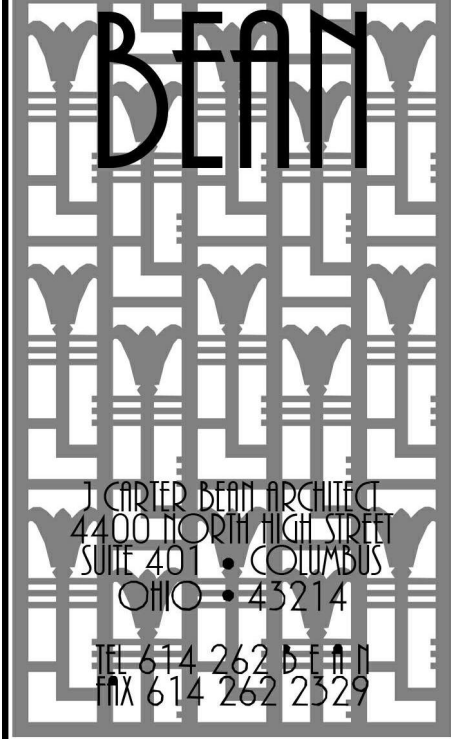
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BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC

250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215



No. Date Description
10.24.23 PLAN CONCEPT

DRAWING TITLE
BUILDING 'A' EXTERIOR ELEVATIONS

DRAWING NUMBER

A-1.3

BEAN-Project Number

EXTERIOR MATERIALS - BUILDING 'A' & BUIDLING 'C'

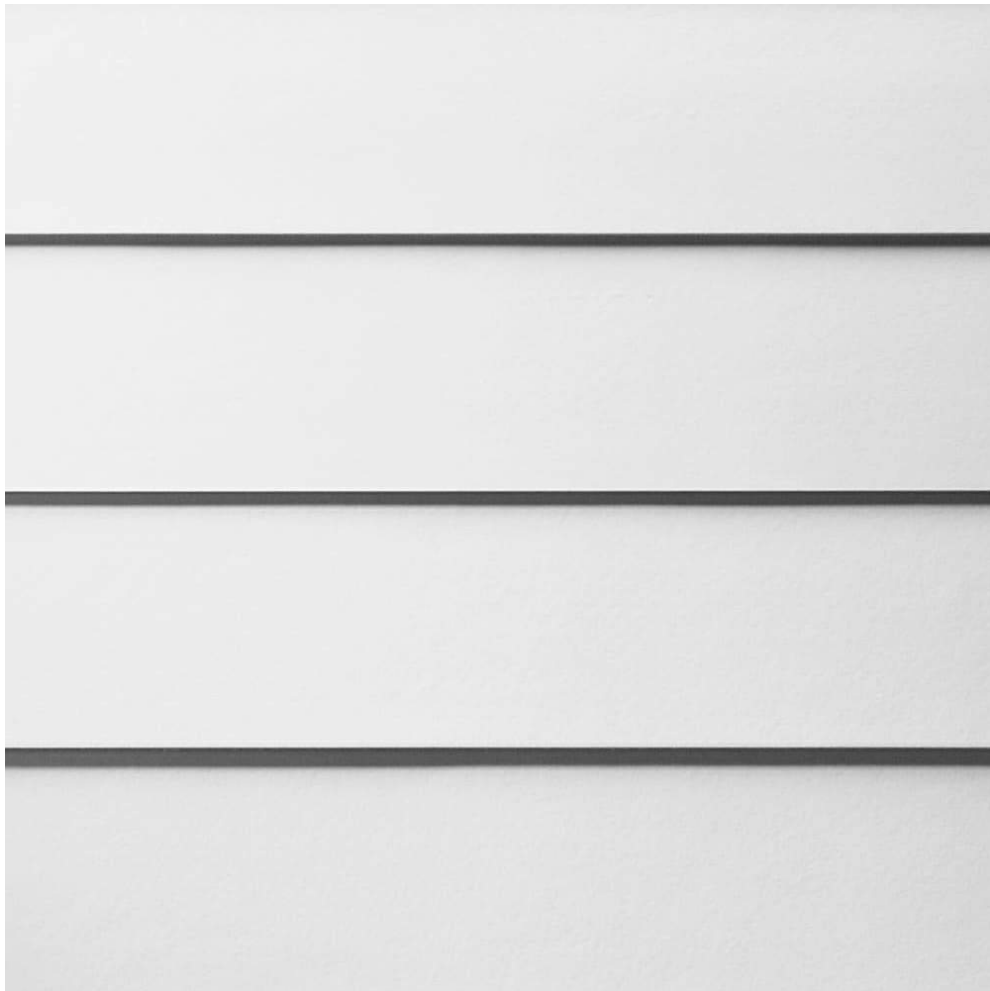
EXTERIOR SIDING: FC-1



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

MANUFACTURER: JAMES HARDIE
5/16" PANEL SIDING (SMOOTH)
1x2 FIBER CEMENT BATTENS @ 16" O.C.

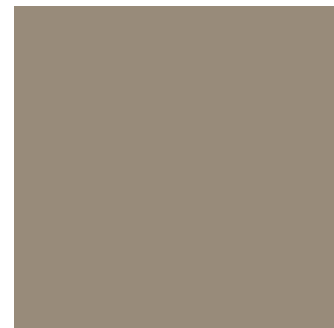
FC-2



COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

MANUFACTURER: JAMES HARDIE
LAP SIDING (SMOOTH)
6" EXPOSURE

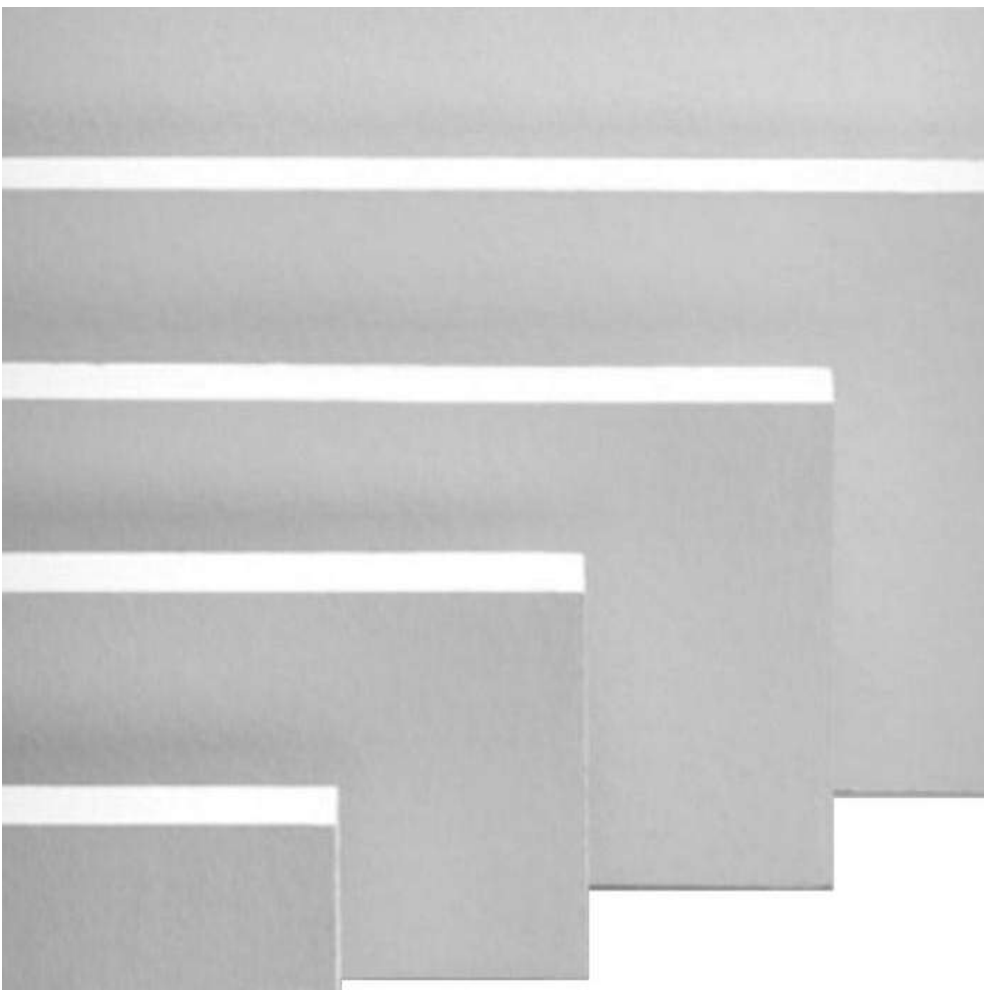
FC-3



COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

MANUFACTURER: JAMES HARDIE
STRAIGHT EDGE SHINGLE SIDING (SMOOTH)
6" EXPOSURE

FC-4



COLOR: PT-3
BENJAMIN MOORE
CSP660 ADRIATIC SEA

MANUFACTURER: JAMES HARDIE
PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH)

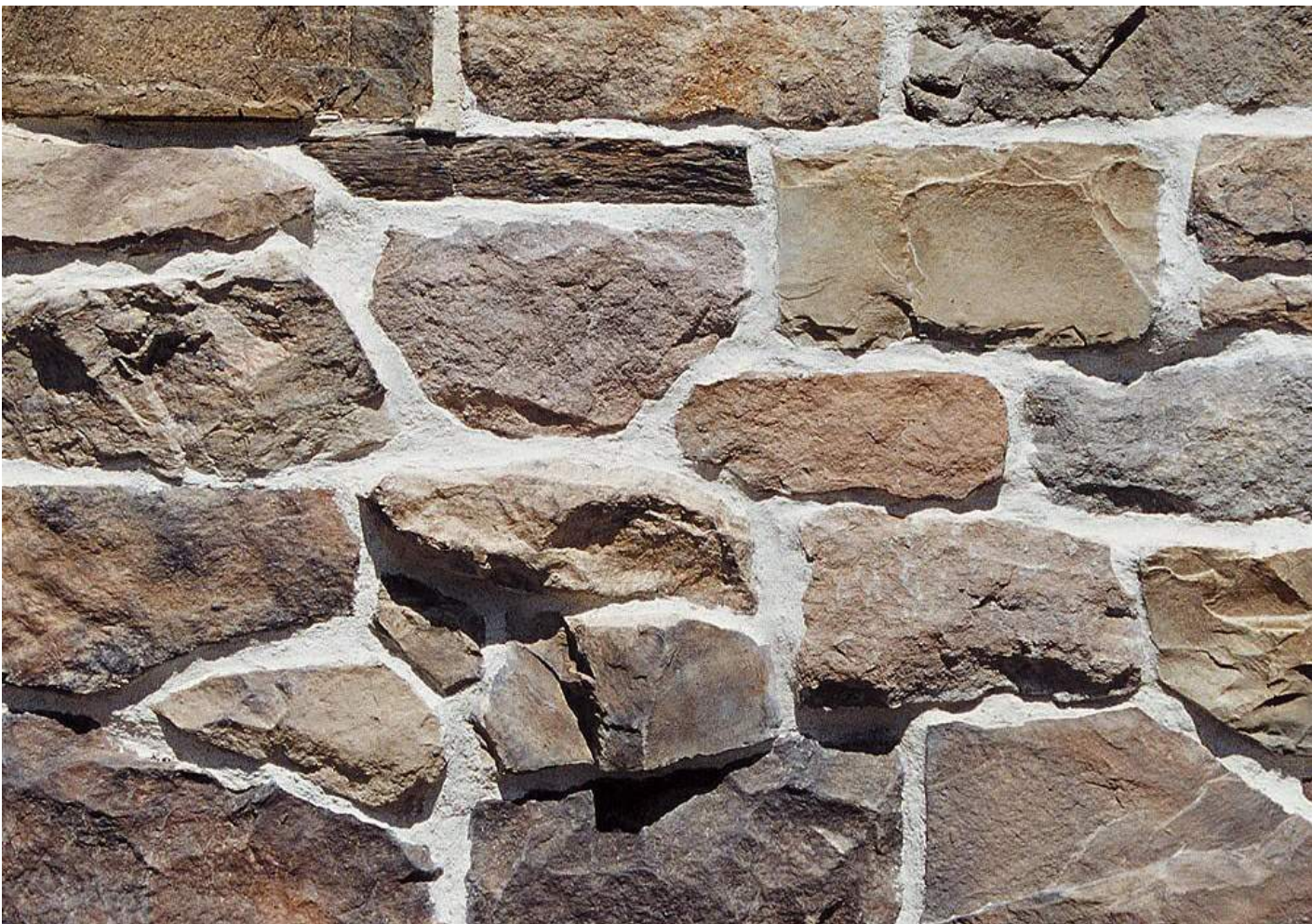


COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE



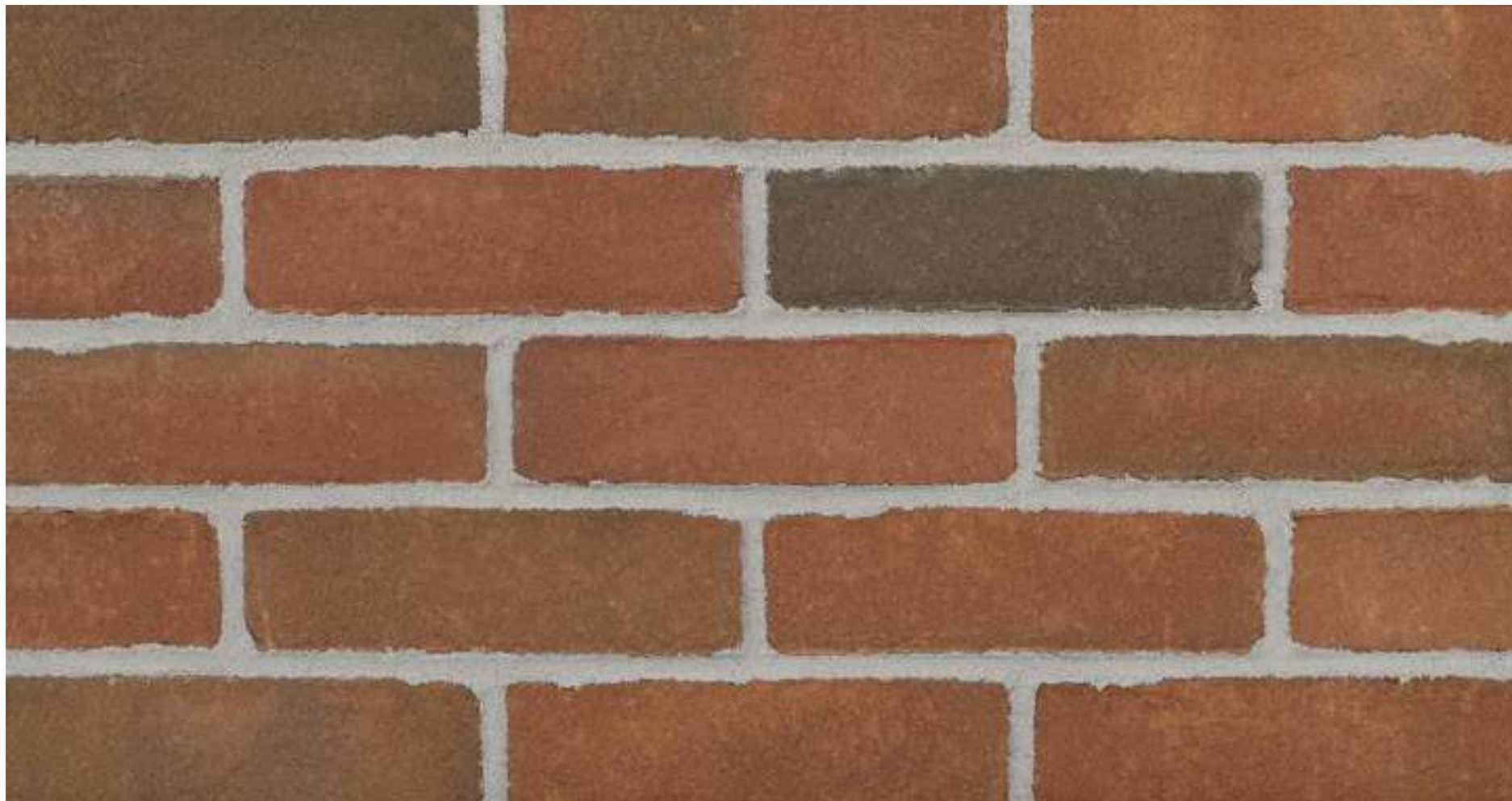
COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

CULTURED STONE: ST-1



MANUFACTURER: CORONADO STONE
FRENCH COUNTRY VILLA - BORDEAUX

MASONRY (HEAD / SILL / BANDING): M-1



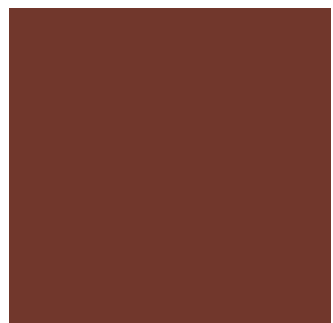
MANUFACTURER: GLEN GERY
HOMETOWN SERIES
COLOR: ALBANY

DIM. ASPHALT SHINGLE ROOFING: AS-1

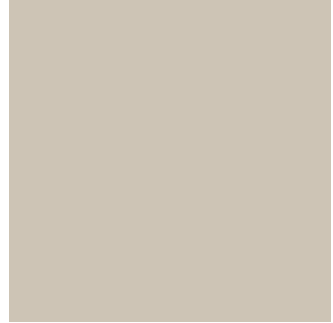


MANUFACTURER: CERTAINTEED
GRAND MANOR
COLOR: COLONIAL SLATE

ALUMINUM STOREFRONT ENTRY - SF-1



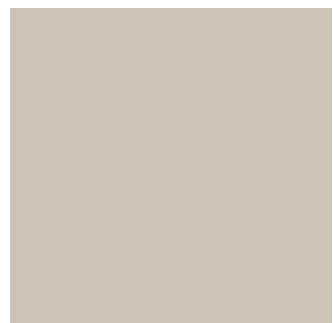
COLOR: MATCH LINETEC
#LT622-70 COLONIAL RED



COLOR: MATCH LINETEC
#LT603-70 BEIGE

KAWNEER TRIFAB VG 451-T SERIES (OR ACCEPTABLE ALTERNATE)
2" x 4 1/2" FOR 1" INSULATED GLAZING

WINDOWS



COLOR: MATCH LINETEC
#LT603-70 BEIGE

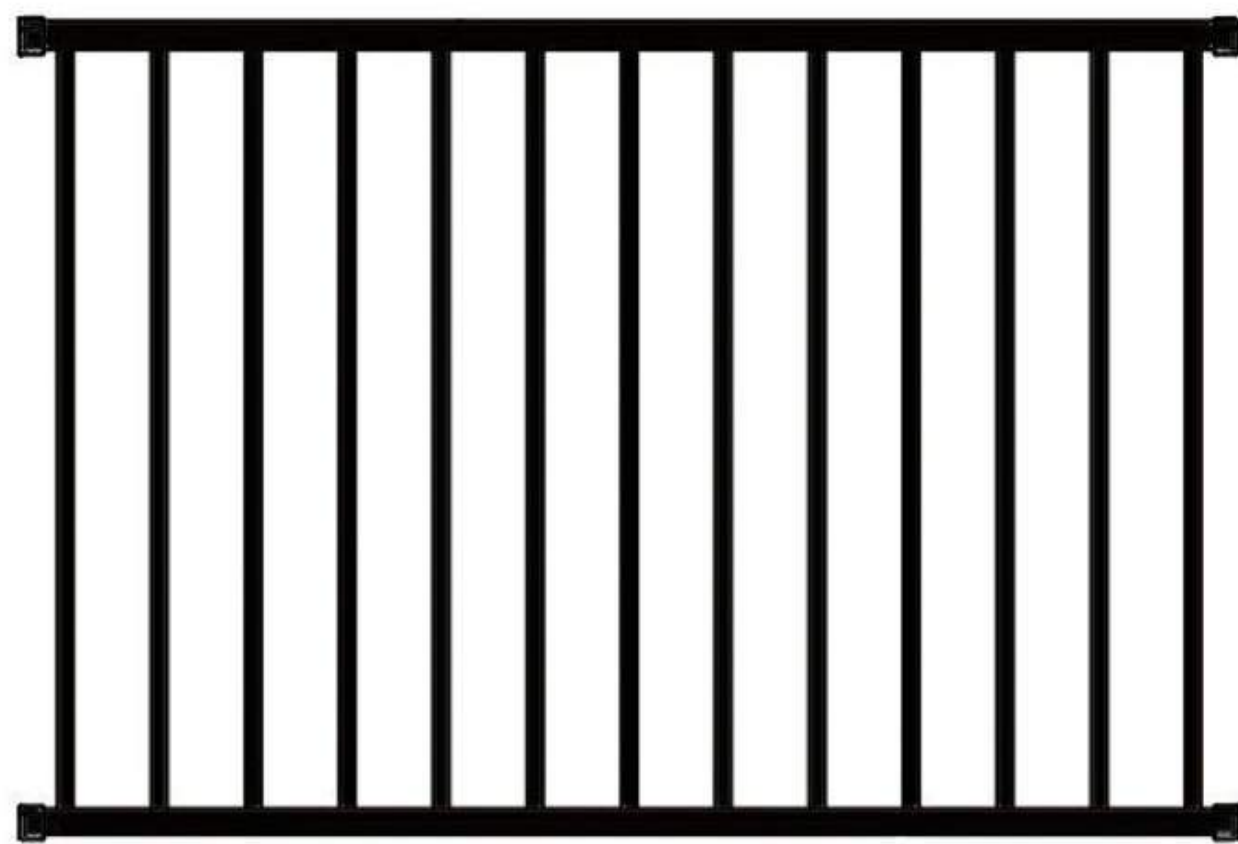
MANUFACTURER: MARVIN ESSENTIAL (OR ACCEPTABLE ALTERNATE)

GUTTERS & DOWNSPOUTS



MANUFACTURER: DIMENSIONAL METALS, INC (DMI)
COLOR: TO MATCH ADJACENT COLORS

BALCONY RAILING: AL-1



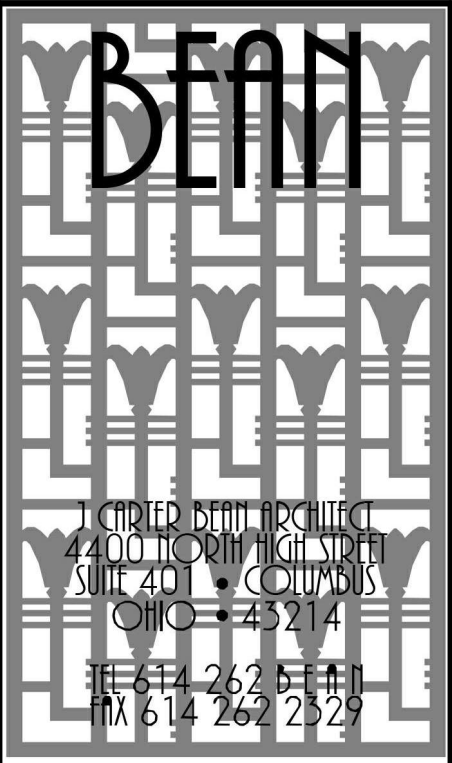
COLOR: PT-3
BENJAMIN MOORE
CSP660 ADRIATIC SEA



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

ALUMINUM JULIET RAILING
MANUFACTURER: TBD
42" TALL

NOTE:
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BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'A' EXTERIOR MATERIALS & FINISHES		
DRAWING NUMBER		
A-1.4		
BEAN-Project Number		

1/12/2023 8:54:53 AM C:\Users\Beau\Desktop\Beulah Park Design\REVIT\BEULAH PARK_ZONING_2023_10_30.rvt



4 BUILDING B WEST ELEVATION
1/8" = 1'-0"



3 BUILDING B EAST ELEVATION
1/8" = 1'-0"



2 BUILDING B NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING B SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM RAILING	ALUMINUM JULET RAILING MANUFACTURER: TBD - 42" TALL SEE MATERIAL FINISHES FOR COLOR
AS-1	ASPHALT SHINGLE ROOFING	CERTAINTEED GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT - BOARD AND BATTEN (16" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 16" O.C. SEE MATERIAL FINISHES FOR COLOR
FC-2	FIBER CEMENT - LAP SIDING	JAMES HARDIE LAP SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-3	FIBER CEMENT - SHINGLE SIDING	JAMES HARDIE STRAIGHT EDGE SHINGLE SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-4	FIBER CEMENT - PANEL AND TRIM	JAMES HARDIE PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH) SEE MATERIAL FINISHES FOR COLOR
M-1	MASONRY	GLEN GERY - HOMETOWN SERIES COLOR: ALBANY
MC-1	PREMANUFACTURED METAL CANOPY	MAPES 10' TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS COLOR: MAPES CHARCOAL GREY
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG-451-1 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 4 1/2" FOR 1" INSULATED GLAZING SEE MATERIAL FINISHES FOR FRAME COLOR
ST-1	CULTURED STONE	CORONADO STONE FRENCH COUNTRY VILLA - BORDEAUX

NOTE:
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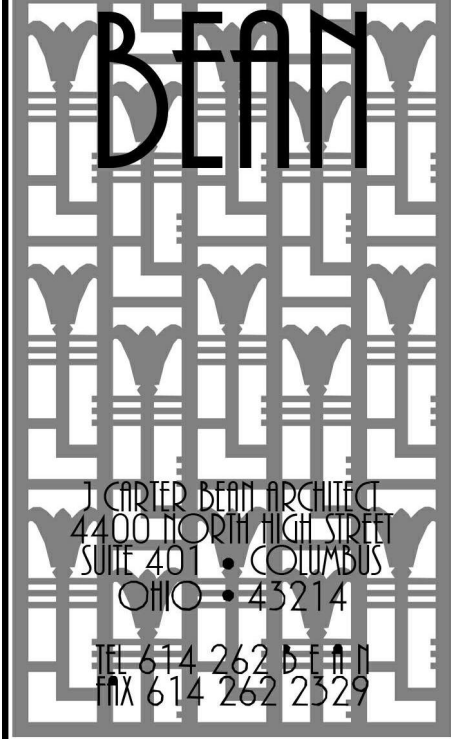
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GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC

250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215



1200 LEXINGTON AVENUE
SUITE 200
COLUMBUS, OHIO 43214
TEL: 614.262.5111
FAX: 614.262.2529

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'B' EXTERIOR ELEVATIONS		
DRAWING NUMBER		
A-1.5		
BEAN-Project Number		

EXTERIOR MATERIALS - BUILDING 'B'

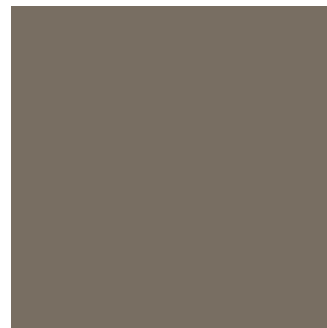
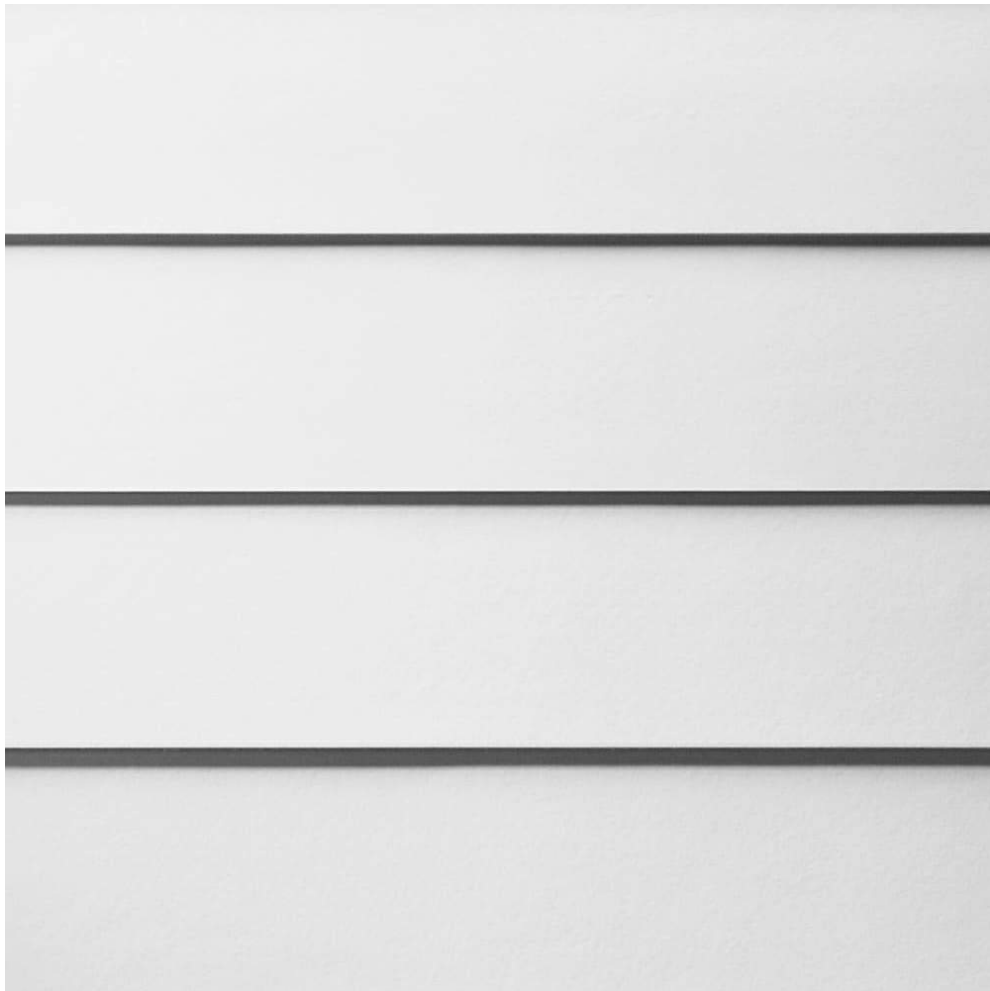
EXTERIOR SIDING: FC-1



COLOR: PT-2
BENJAMIN MOORE
978 RACCOON HOLLOW

MANUFACTURER: JAMES HARDIE
5/16" PANEL SIDING (SMOOTH)
1x2 FIBER CEMENT BATTENS @ 16" O.C.

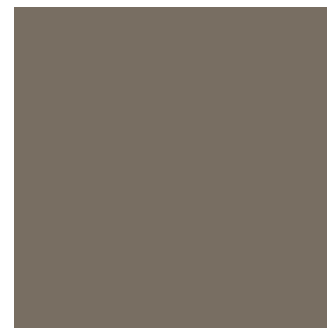
FC-2



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

MANUFACTURER: JAMES HARDIE
LAP SIDING (SMOOTH)
6" EXPOSURE

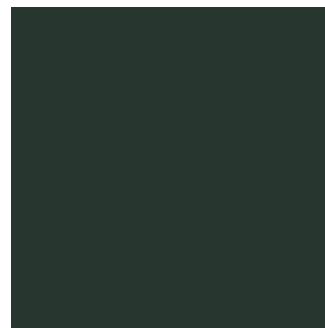
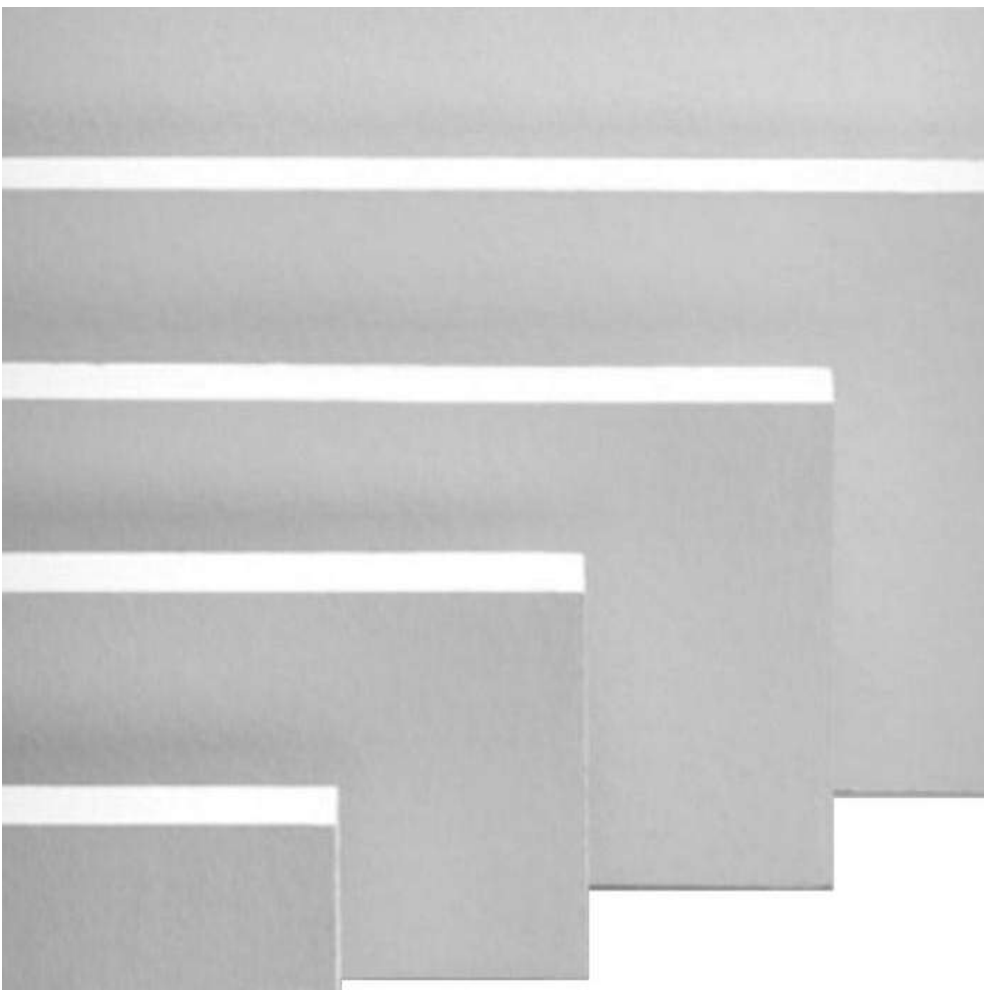
FC-3



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

MANUFACTURER: JAMES HARDIE
STRAIGHT EDGE SHINGLE SIDING (SMOOTH)
6" EXPOSURE

FC-4



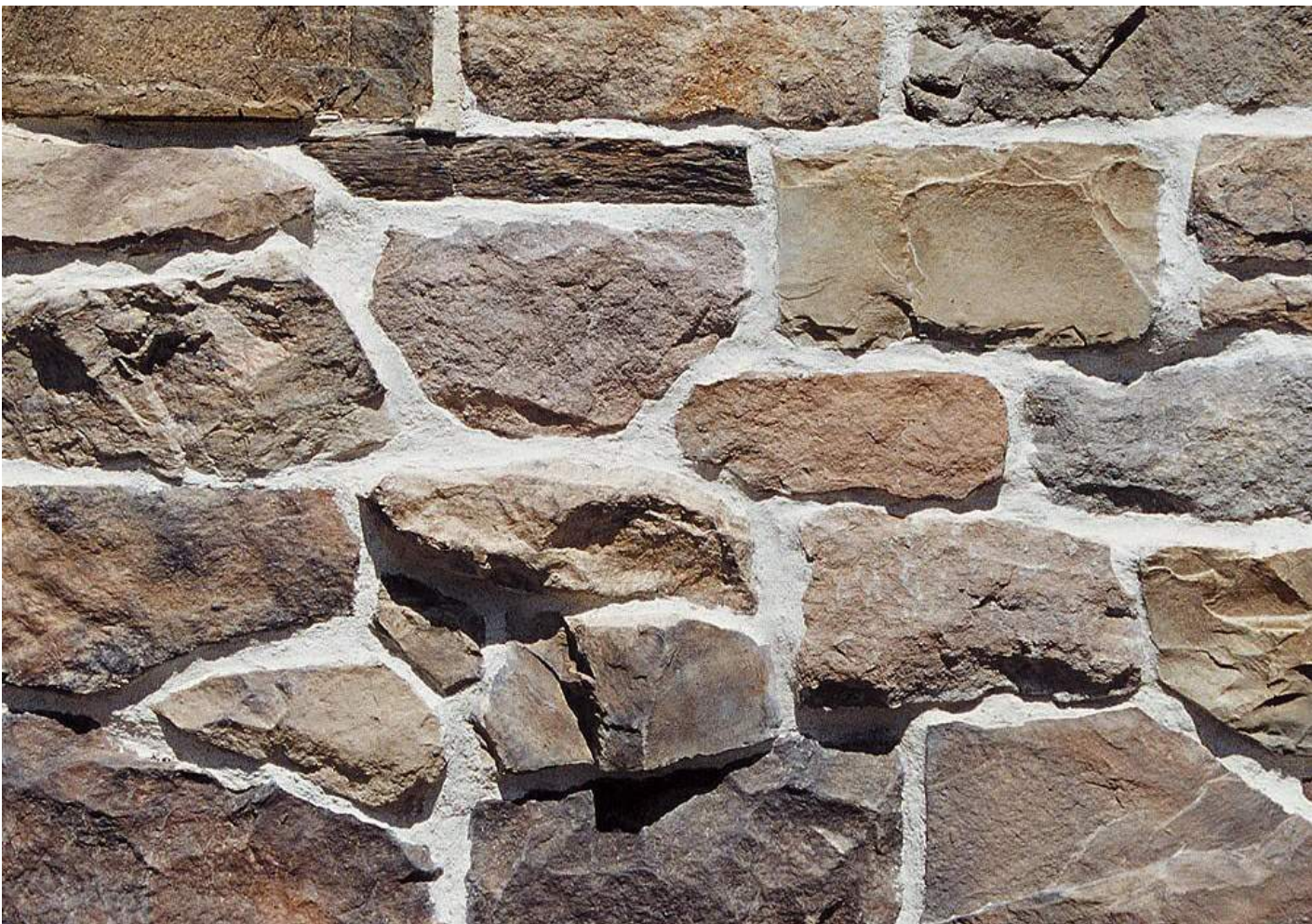
COLOR: PT-4
BENJAMIN MOORE
HC188 ESSEX GREEN



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

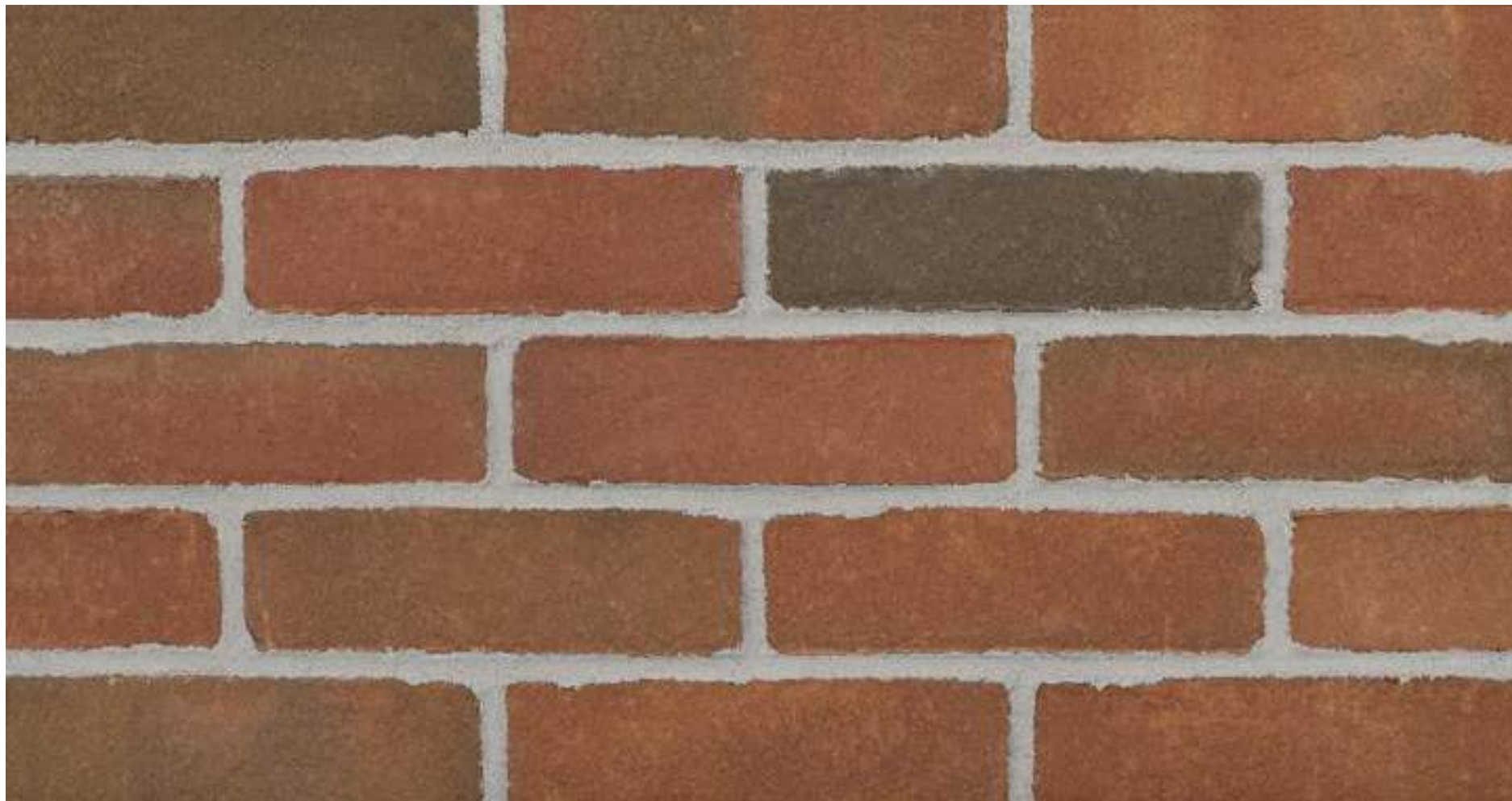
MANUFACTURER: JAMES HARDIE
PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH)

CULTURED STONE: ST-1



MANUFACTURER: CORONADO STONE
FRENCH COUNTRY VILLA - BORDEAUX

MASONRY (HEAD / SILL / BANDING): M-1



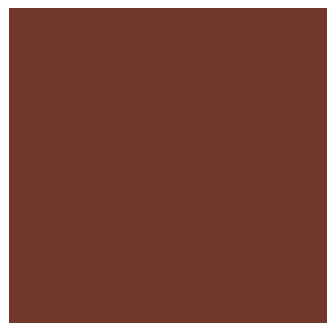
MANUFACTURER: GLEN GERY
HOMETOWN SERIES
COLOR: ALBANY

DIM. ASPHALT SHINGLE ROOFING: AS-1

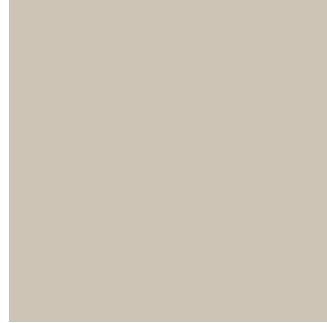


MANUFACTURER: CERTAINTEED
GRAND MANOR
COLOR: COLONIAL SLATE

ALUMINUM STOREFRONT ENTRY - SF-1



COLOR: MATCH LINETEC
#LT622-70 COLONIAL RED



COLOR: MATCH LINETEC
#LT603-70 BEIGE

KAWNEER TRIFAB VG 451-T SERIES (OR ACCEPTABLE ALTERNATE)
2" x 4 1/2" FOR 1" INSULATED GLAZING

WINDOWS



COLOR: MATCH LINETEC
#LT603-70 BEIGE

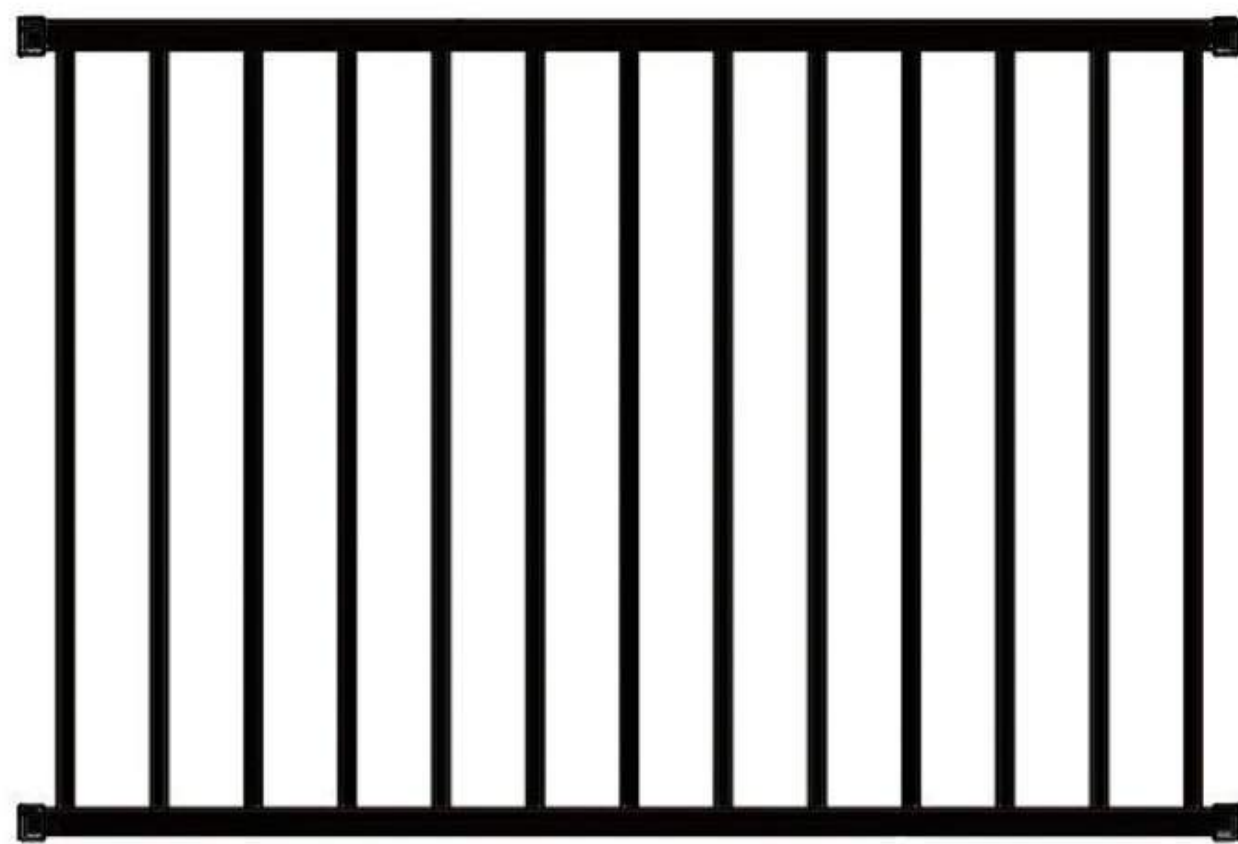
MANUFACTURER: MARVIN ESSENTIAL (OR ACCEPTABLE ALTERNATE)

GUTTERS & DOWNSPOUTS

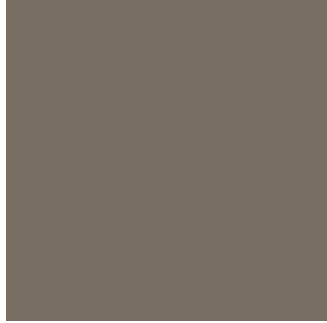


MANUFACTURER: DIMENSIONAL METALS, INC (DMI)
COLOR: TO MATCH ADJACENT COLORS

BALCONY RAILING: AL-1



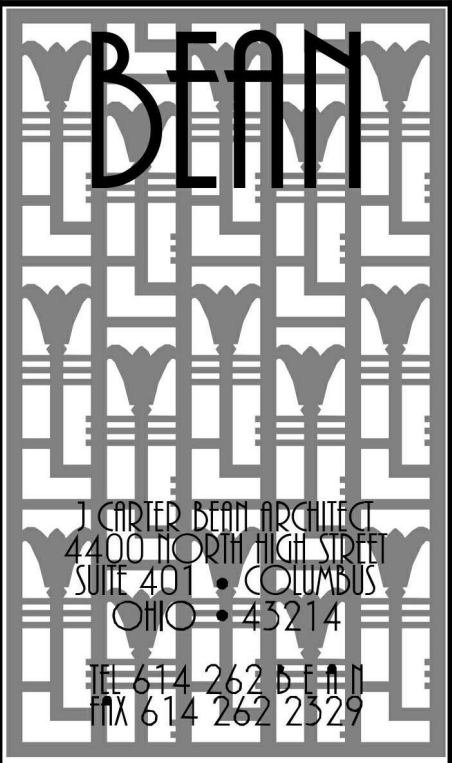
COLOR: PT-4
BENJAMIN MOORE
HC188 ESSEX GREEN



COLOR: PT-1
BENJAMIN MOORE
980 WOODCLIFF LAKE

ALUMINUM JULIET RAILING
MANUFACTURER: TBD
42" TALL

NOTE:
THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, AND COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.



BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'B' EXTERIOR MATERIALS & FINISHES		
DRAWING NUMBER		
A-1.6		
BEAN-Project Number		

METAL CANOPY - MC-1



COLOR:
DARK CHARCOAL GREY

MANUFACTURER: MAPES
10" TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS
COLOR: MAPES CHARCOAL GREY



4 BUILDING C WEST ELEVATION
1/8" = 1'-0"



2 BUILDING C NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING C EAST ELEVATION
1/8" = 1'-0"

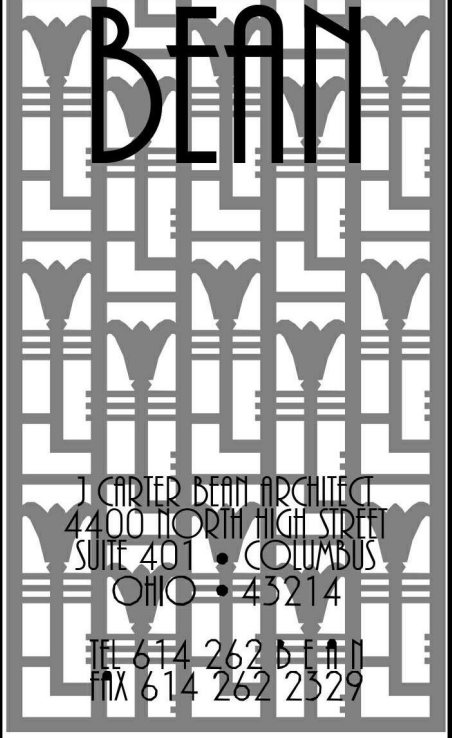


1 BUILDING C SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
AL-1	ALUMINUM RAILING	ALUMINUM JULET RAILING MANUFACTURER: TBD - 42" TALL SEE MATERIAL FINISHES FOR COLOR
AS-1	ASPHALT SHINGLE ROOFING	CERTAINTED GRAND MANOR COLOR: COLONIAL SLATE
FC-1	FIBER CEMENT - BOARD AND BATTEN (16" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 16" O.C. SEE MATERIAL FINISHES FOR COLOR
FC-2	FIBER CEMENT - LAP SIDING	JAMES HARDIE LAP SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-3	FIBER CEMENT - SHINGLE SIDING	JAMES HARDIE STRAIGHT EDGE SHINGLE SIDING (SMOOTH) 6" EXPOSURE SEE MATERIAL FINISHES FOR COLOR
FC-4	FIBER CEMENT - PANEL AND TRIM	JAMES HARDIE PANEL SIZE AND TRIM WIDTH VARIES (SMOOTH) SEE MATERIAL FINISHES FOR COLOR
M-1	MASONRY	GLEN GERY - HOMETOWN SERIES COLOR: ALBANY
MC-1	PREMANUFACTURED METAL CANOPY	MAPES 10" TALL SUPER LUMIDECK W/ HANGER ROD SUPPORTS COLOR: MAPES CHARCOAL GREY
SF-1	ALUMINUM STOREFRONT GLAZING AND FRAME	KAWNEER TRIFAB VG-451-1 SERIES (OR ACCEPTABLE ALTERNATE) 2" x 4 1/2" FOR 1" INSULATED GLAZING SEE MATERIAL FINISHES FOR FRAME COLOR
ST-1	CULTURED STONE	CORONADO STONE FRENCH COUNTRY VILLA - BORDEAUX

NOTE:
THE COLORS AND MATERIALS, AND ENGINEERING, AS SHOWN ON THE FINAL DEVELOPMENT PLAN, MAY BE ADJUSTED SLIGHTLY, BASED ON THE ACTUAL SITE CONDITIONS AND SITE TOPOGRAPHY AND GRADING, ADD COLORS OR MATERIALS BEING UNAVAILABLE (SUPPLY SHORTAGES OR DELAYS), ETC. BUT WILL BE SUBSTANTIALLY SIMILAR AS SHOWN ON THE FINAL DEVELOPMENT PLAN. SLIGHT ADJUSTMENTS TO FINAL COLORS AND MATERIALS AND ENGINEERING SHALL BE APPROVED ADMINISTRATIVELY AT FINAL SITE IMPROVEMENT PLAN, BY THE DEVELOPMENT DEPARTMENT STAFF.

NOTE:
EXTERIOR DOOR LOCATIONS AT GROUND FLOOR COMMERCIAL TENANT SPACES ARE SUBJECT TO ADDITION / DELETION / RELOCATION BASED UPON FINAL LAYOUT OF FUTURE, INTERIOR TENANTS. ALL DOORS SHALL BE PLACED WITHIN CURRENTLY DEFINED STOREFRONT AREAS. DEVELOPMENT TEAM WILL WORK WITH CITY STAFF TO GAIN ADMINISTRATIVE APPROVAL FOR ANY SUCH MODIFICATIONS.



BEULAH CROSSING GATEWAY

SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC

250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'C' EXTERIOR ELEVATIONS		
DRAWING NUMBER		
A-1.7		
BEAN-Project Number		



AERIAL VIEW



J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.1

BEAN #000000.00

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VIEW LOOKING NORTHWEST



VIEW LOOKING WEST

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FINAL DEV. PLAN	NOVEMBER 1, 2023
DRAWING TITLE	
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A-2.2	
BEAN #00000.00	

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VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHEAST

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FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

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A-2.3

BEAN #00000.00

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VIEW LOOKING WEST

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

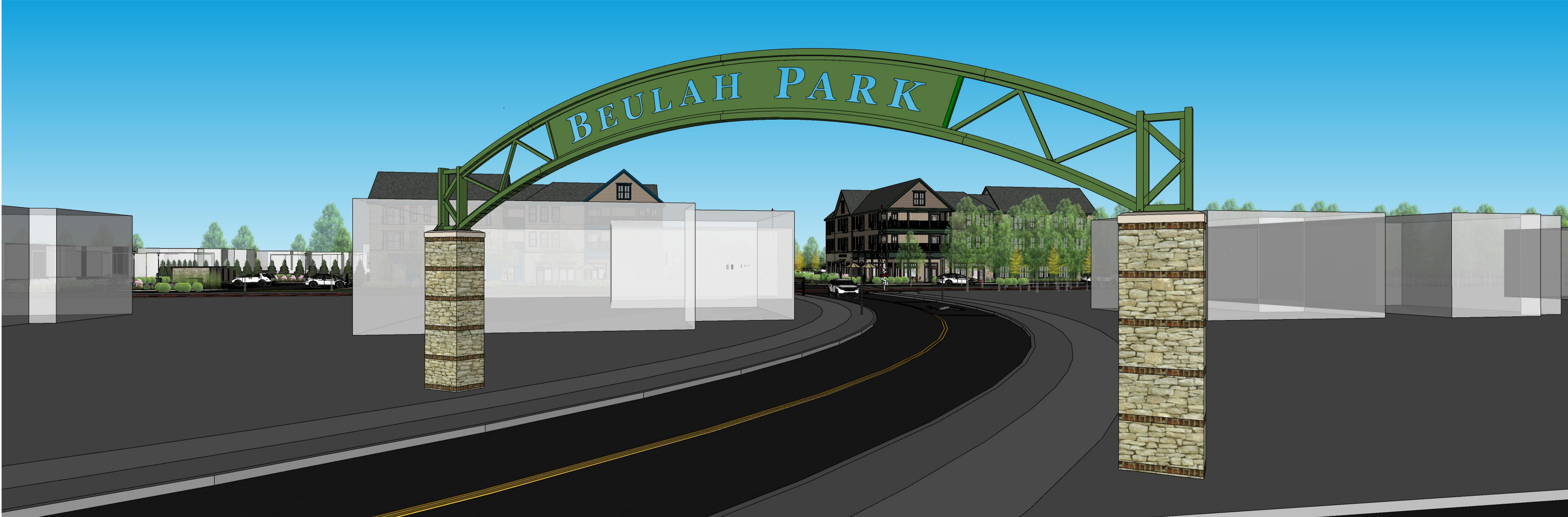
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RENDERINGS

DRAWING NUMBER

A-2.4

BEAN #00000.00



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VIEW LOOKING WEST

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A-2.5

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VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST - BUILDING A

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DRAWING STATUS	
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DRAWING TITLE

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A-2.6

BEAN #000000.00



VIEW LOOKING SOUTHEAST - BUILDING A



VIEW LOOKING NORTHEAST - BUILDING A

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DRAWING STATUS	
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DRAWING NUMBER

A-2.7

BEAN #000000.00

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VIEW LOOKING NORTHWEST - BUILDING A



VIEW LOOKING NORTHWEST - BUILDING B

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DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.8

BEAN #00000.00

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VIEW LOOKING SOUTHWEST - BUILDING B



VIEW LOOKING SOUTHEAST - BUILDING B

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STATUS	DATE
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DRAWING TITLE

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DRAWING NUMBER

A-2.9

BEAN #00000.00

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VIEW LOOKING NORTHEAST - BUILDING B



VIEW LOOKING NORTHWEST - BUILDING B

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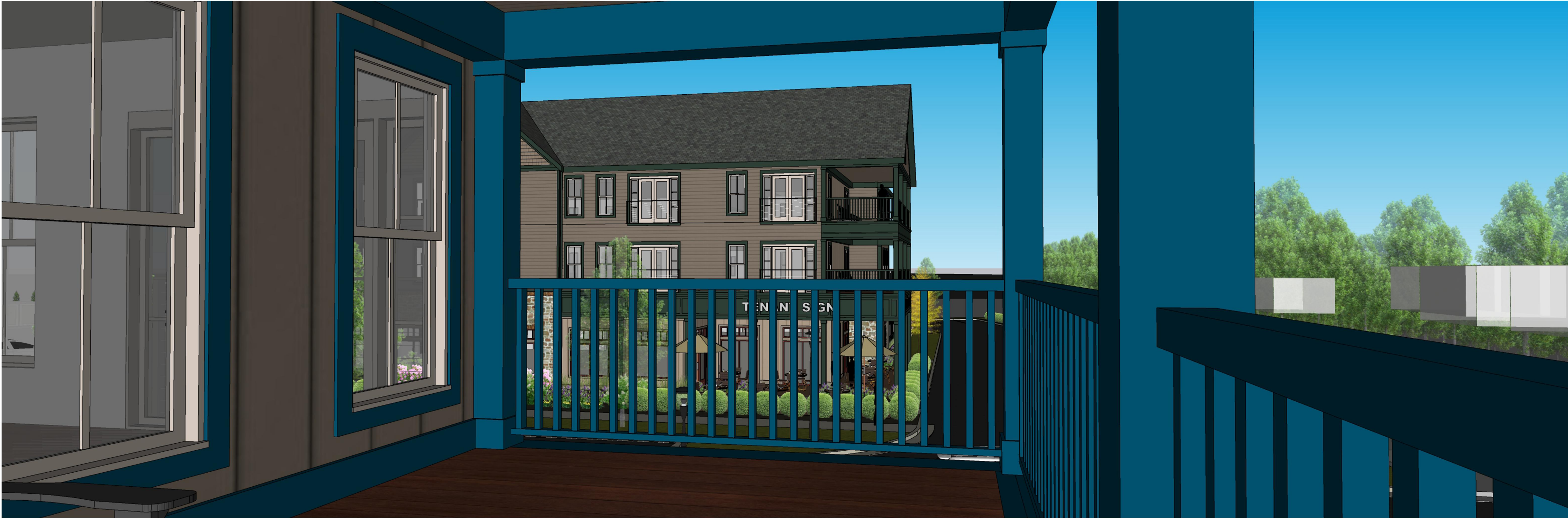
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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023
DRAWING TITLE	
RENDERINGS	
DRAWING NUMBER	
A-2.10	
BEAN #000000.00	



VIEW LOOKING SOUTHWEST - BUILDING A



VIEW LOOKING NORTH

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 250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.11

BEAN #000000.00

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VIEW LOOKING WEST



VIEW LOOKING SOUTHWEST - BUILDING C

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 GROVE CITY, OHIO 43123
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 250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.12

BEAN #00000.00

Page 115 of 249



VIEW LOOKING NORTHWEST - BUILDING C



VIEW LOOKING NORTHEAST - BUILDING C

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023
DRAWING TITLE	
RENDERINGS	
DRAWING NUMBER	
A-2.13	
BEAN #000000.00	

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VIEW LOOKING SOUTHEAST - BUILDING C



AERIAL

BEAN

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DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	NOVEMBER 1, 2023

DRAWING TITLE

RENDERINGS

DRAWING NUMBER

A-2.14

BEAN #000000.00

Page 117 of 249



SIGNAGE NOTES

TENANT SIGNAGE SHALL BE SUBMITTED FOR REVIEW, APPROVAL, AND PERMIT ON A TENANT-BY-TENANT BASIS.

THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GROVE CITY ZONING CODE CHAPTER 1145 'SIGNS'.

THIS EXHIBIT IS INTENDED TO SHOW THE INTENDED ZONES FOR WALL-MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE.

THIS EXHIBIT SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE, TO THE EXTENT ALLOWED BY CODE.

BEAN

CRITICAL PATH ARCHITECT
4200 LORAIN AVE. SUITE 200
COLUMBUS, OHIO 43214
TEL 614 262 5111
FAX 614 262 2525

BEULAH CROSSING
BUELAH PARK - GROVE CITY, OHIO 43123
FOR
FALCO, SMITH & KELLEY LLC
250 E BROAD ST., COLUMBUS, OH 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
SIGNAGE		
DRAWING NUMBER		
A-3.1		
BEAN-Project Number		

10/31/2023 11:24:56 C:\Users\Beau\Desktop\Beulah Park Design\REVIT\BEULAH PARK_ZONING_2023_10_30.rvt



④ BUILDING B WEST ELEVATION
1/8" = 1'-0"



③ BUILDING B EAST ELEVATION
1/8" = 1'-0"



② BUILDING B NORTH ELEVATION
1/8" = 1'-0"



① BUILDING B SOUTH ELEVATION
1/8" = 1'-0"

SIGNAGE NOTES

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BEAN

CITY OF GROVE CITY
2000 HUNTINGTON
SUITE 200, GROVE CITY, OHIO 43121
TEL 614 262 5111
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FOR
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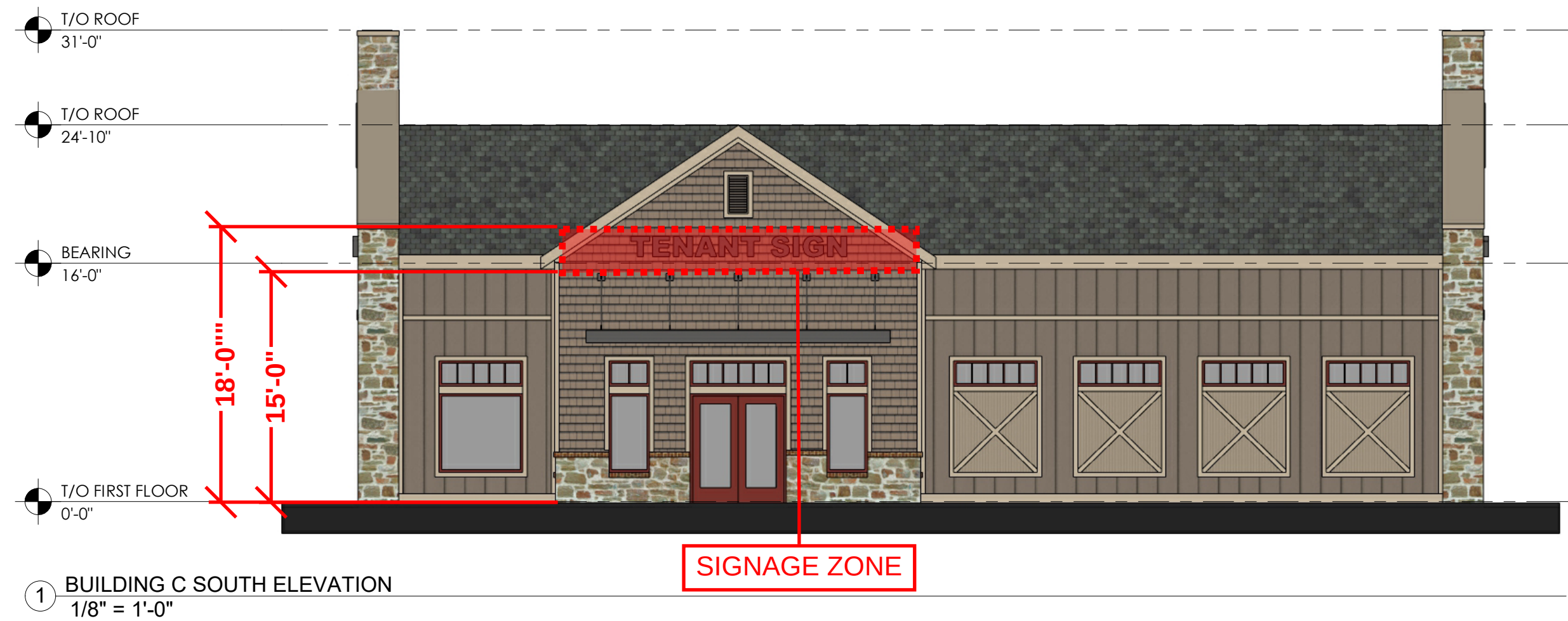
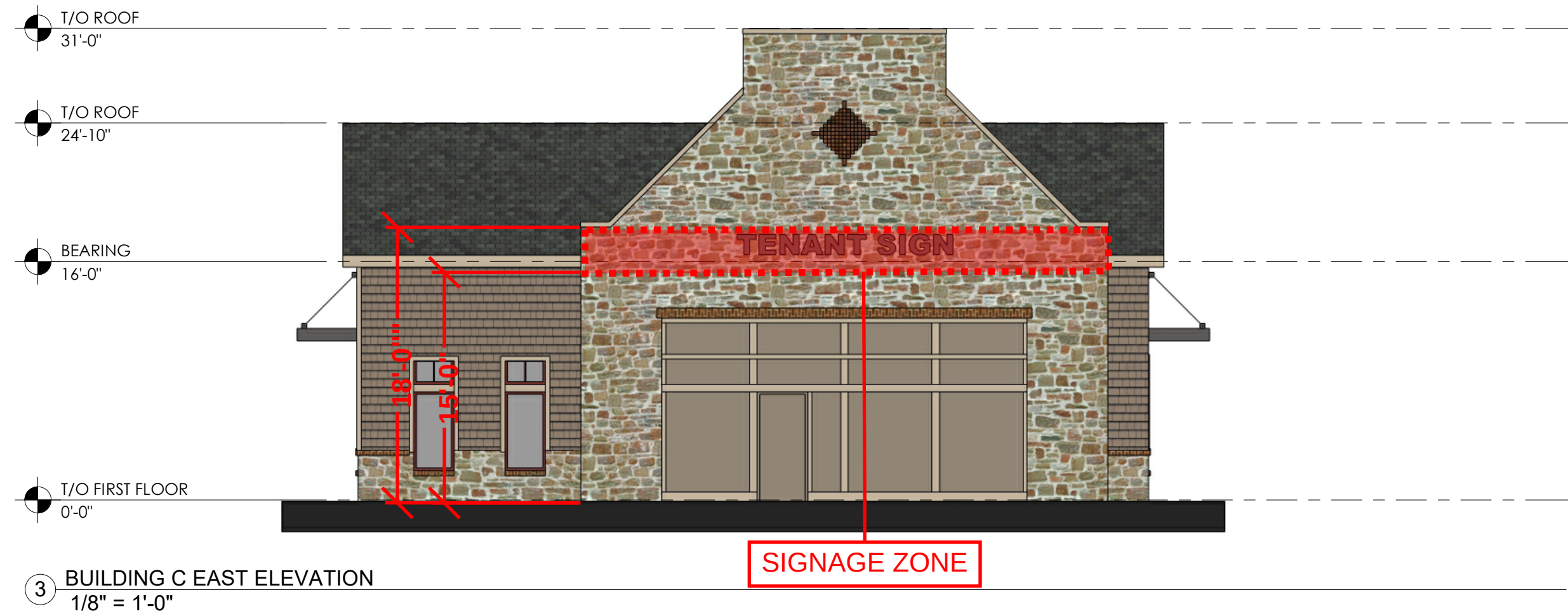
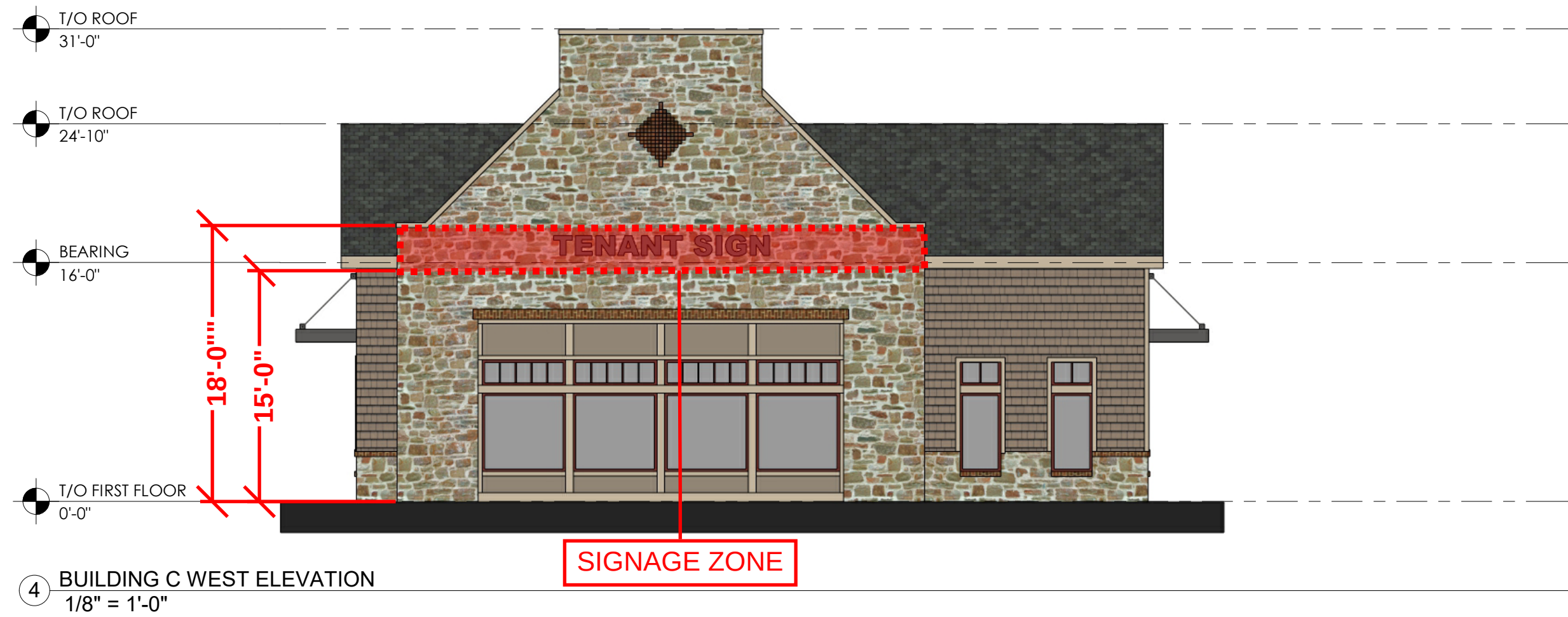
No. Date Description
10.24.23 PLAN CONCEPT

DRAWING TITLE
SIGNAGE

DRAWING NUMBER

A-3.2

BEAN-Project Number



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THE DESIGN OF ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GROVE CITY ZONING CODE CHAPTER 1145 'SIGNS'.

THIS EXHIBIT IS INTENDED TO SHOW THE INTENDED ZONES FOR WALL-MOUNTED SIGNAGE TO COMPLIMENT BUILDING ARCHITECTURE.

THIS EXHIBIT SHALL NOT LIMIT THE ABILITY OF LANDLORD OR TENANTS TO INSTALL ADDITIONAL SIGNAGE, TO THE EXTENT ALLOWED BY CODE.

BEAN

CHIEF ARCHITECT
4200 LEXINGTON AVENUE
SUITE 400 COLUMBUS
OHIO 43214
TEL 614 262 5111
FAX 614 262 2529

BEULAH CROSSING GATEWAY
SOUTHWEST BOULEVARD
GROVE CITY, OHIO 43123

FOR
BP CROSSING OZ LLC, / FALCO, SMITH & KELLEY, LLC
250 EAST BROAD STREET, SUITE 1100, COLUMBUS, OHIO 43215

No.	Date	Description
10.24.23		PLAN CONCEPT
DRAWING TITLE		
BUILDING 'C' EXTERIOR ELEVATIONS		
DRAWING NUMBER		
A-3.3		
BEAN-Project Number		

PLANK LAW FIRM

A LEGAL PROFESSIONAL ASSOCIATION

411 E. Town Street, Floor 2

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p : (614) 947-8600

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Kimley»Horn

kimley-
horn.com

7965 North High Street,
Suite 200
Columbus, OH 43235

614-454-6699

November 21, 2023

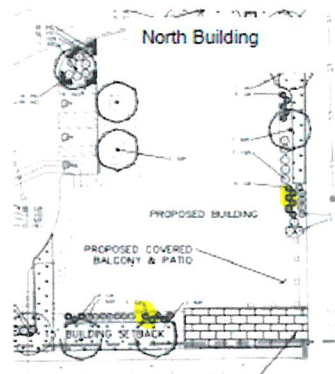
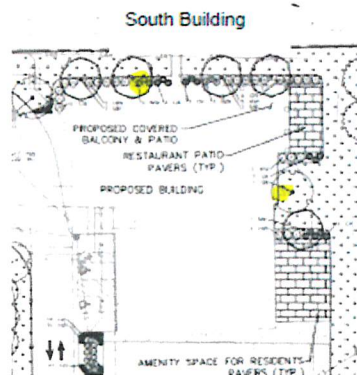
Terry Barr
Planner
The City of Grove City
4035 Broadway
Grove City, OH 43123

RE: ***Beulah Crossing, Final Development Plan
Control #202311060037
Staff Review Comment Letter Responses***

Dear Mr. Barr:

This letter is in response to the comments provided on November 16, 2023, for the Beulah Crossing Final Development Plan project referenced above under Control #202311060037. We have reviewed all the following comments and provided a response, as shown below in red.

1. **Comment:** Verify door locations for 3-story buildings. There are doors that lead into landscaping with no sidewalks. Building elevations show pathways from highlighted doorways, but these pathways do not appear on any site plans or the landscape plan. Please clarify and update accordingly.



Response: Landscaping and site plans have been revised.

2. **Comment:** As proposed, the angle of the right-out access onto Lincoln Avenue given the curve of the roadway could lead to view angle challenges. Please provide a narrative of anticipated internal traffic circulation and how much traffic from the development is anticipated to utilize this right-out compared to other points of access.

Response: Traffic memo provided.

3. **Comment:** Because parking lot setbacks are established with the development plan, the proposed distance from property lines to the edge of pavement for parking lots and drive aisles should be labeled throughout.

Response: Dimensions added to the site plan.

4. **Comment:** Parking lot lighting fixture placement and/or output levels should be reevaluated in proximity to the adjacent residential property (040-000446) in order to reduce impacts to residents.

Response: Footcandle level has been reduced to 0.1-0.3 along the west property line, adjacent to neighbor.

5. **Comment:** Please provide outdoor seating details for patios including fencing and bollard information. Plans will need to show bollards spaced no more than 4-feet apart when adjacent to a vehicular area and planters for visual separation.

Response: Outdoor seating details and bollards shown on landscape plan. Bollards also shown on site plan. North property resident amenity space is only patio area that is directly adjacent to parking or drive aisles.

6. **Comment:** Elevations show outdoor seating space in the center island of the northern parcel parking lot. Please update plans to identify this area as "Amenity Space for Residents" on the Site Plan on page 3.

Response: Labeled on site plan.

7. **Comment:** Update legend on page 3 to identify the brick material used for the patios on the 3 story buildings.

Response: Brick hatch shown for reference. Final details to be provided by landscape plan during engineering by proposed tenant.

8. **Comment:** Add "Reserved Parking signs" for the two ADA spaces on the west side of the southern 3 story building to the Signage & Striping Plan.

Response: Signage added.

9. **Comment:** Site and exterior building lighting fixtures should be more decorative and in character with fixtures utilized on area roadways and within private developments in Beulah Park. See attachments for reference.

Response: Thank you for the reference attachments. We have specified a more traditional, decorative light fixture by Current Lighting, style "Promenade", so as to make more consistent with others throughout the development.

10. **Comment:** Update the proposed "Emergency Access" connection to a "Full Access" on Cleveland Avenue entering the site on the Landscape Plan.

Response: Label revised.

11. **Comment:** Provide an additional parking lot light pole at the drive aisle bend on the northern parcel. Parallel parking spaces in the area have less than the required 0.5 footcandles.

Response: Pole fixture has been added in the northeast corner of north property to increase footcandle level in excess of minimum 0.5 requirement.

12. **Comment:** Include a note in the project narrative or on plans addressing how trash from the single-story building at Columbus and Lincoln will be managed, as there is not a separate dumpster associated with this structure.

Response: Note added to site plan, can be disposed of in either dumpster arrangement provided within this plan.

13. **Comment:** Add a detail or note on the Signage & Striping Plan that all parking and direction signs will have black backers and black posts. If concrete bollards are used for signs, they should be black to match backers and posts.

Response: Note was added.

Utilities and Fire Department

14. **Comment:** Update plans to show the general utility easement for all existing utility lines within the vacated ROW as listed in Section 3 of Ordinance C-34-23.

Response: General utility easement provided along west and south property lines for dry utility relocation as needed

15. **Comment:** Label the existing light poles on the vacated section of Cleveland Avenue and identify if they are to be removed or remain including their associated circuits.

Response: Existing light pole on south side of Cleveland and at intersection of Cleveland and Front to be removed and are labeled in the demo plan. If circuit needs rerouted, there is a 20' general easement provided through the project.

16. **Comment:** Review the alignment of the water line on the southern parcel. It is currently located under the proposed curb.

Response: Alignment revised.

17. **Comment:** Provide additional information for the purpose of the proposed access easement on the north side of Cleveland Avenue.

Response: Access easement provided as portions of existing Cleveland Road extend onto the property.

18. **Comment:** Provide water details (including FDC and fire service) for the proposed building on Lincoln Avenue and Columbus Street. Currently no water access is shown.

Response: Domestic service provided to building in corner of Columbus and Lincoln from 3 story building on south parcel. No fire service or fire suppression system is proposed for this building.

19. **Comment:** FDCs are not located within 75 feet of a public fire hydrant for the north or southern building.

Response: FDC locations revised.

20. **Comment:** FDC lines required to have 6" service lines. Please update the 4" lines as shown.

Response: FDC line size revised.

21. **Comment:** Provide a narrative addressing stormwater management on the site including the proposed use of hydrodynamic separators.

Response: Stormwater memo provided.

22. **Comment:** Please review the grading at the northeast corner of the northern site to see if adjustments can be made so that flow is toward the storm sewer.

Response: Grading in the northeast corner has been reviewed and the drainage appears to flow to the existing catch basin. The existing catch basin top of casting is proposed lower than the property line elevations around.

23. **Comment:** The 24" stormwater line through the southern site should be labeled Private.

Response: The 24" storm sewer through the southern site conveys public road drainage and connects to a public storm sewer on the east side of the property. Due to conveying public drainage, this storm sewer needs to remain public. A 20' easement has been provided.

24. **Comment:** Update the demolition plan to show the vegetative swale on the northern portion of the property.

Response: Vegetative swale shown and labeled on the plan.

25. **Comment:** The southern demarcation line for the Existing Conservation Easement does not appear to correlate with the leader line location on the Demolition Plan. Please update plans as necessary.

Response: Southern demarcation line has been revised to be shown.

Landscaping

26. **Comment:** "NW" Plant Schedule code is shown on the landscape plan on page 9 but is not listed in the table. Please update.

Response: Revised.

27. **Comment:** Strong Box Inkberry Holly used for parking screening required to be 36" at installation not 24" as shown in planting schedule.

Response: Revised.

28. **Comment:** Identify if the street tree on Lincoln Avenue located in the area of the proposed curb cut will be relocated. If relocated, it should not be placed in the tree lawn south of the drive, noting visibility concerns noted in comment #2.

Response: The aforementioned street tree is to be removed.

29. **Comment:** Landscape screening is required on the eastern side of the dumpster on the southern property.

Response: Revised to add screening.

30. **Comment:** A 36-inch evergreen hedgerow is needed along the northern edge of the drive aisle connecting the two parking areas for the development south of Columbus Street to screen the roadway from headlight glare and provide separation between the parking area and the sidewalk/path along Columbus Street.

Response: Revised.

31. **Comment:** Red Twig Dogwood shrubs need to be 24" tall at time of installation not 18" as shown.

Response: Revised.

32. **Comment:** PJM Rhododendrons are only semi evergreen in Ohio, staff recommends changing species. If using as parking lot screen hedge, required to be 36" in height at installation.

Response: Revised.

33. **Comment:** All shrubs used for parking lot screening are required to be evergreens.

Response: Revised.

34. **Comment:** Trees proposed to remain on the north side of Cleveland Avenue will most likely need to be removed due to damage to root systems. Additional trees will be required in this area.

Response: We propose to preserve 32 existing trees (subject to any diseased and/or dying trees being removed and necessitating replacement). During final Site Improvement Plan process, if the City staff and Developer agree that the disturbance is so significant that will likely damage root systems, notes on the plans can be provided that, again, damaged trees are to be replaced.

35. **Comment:** Trees along the east property line north of Columbus Street should be labeled as Existing Trees to Remain, similar to the trees along Cleveland Avenue.

Response: Revised.

36. **Comment:** Staff recommends planters on the patios of all three buildings.

Response: Planters have been added to the patios.

37. **Comment:** White ash trees should be removed from the Tree Preservation list.

Response: Revised.

38. **Comment:** Staff recommends landscaping be installed around the proposed Memorial Park Bench.

Response: Landscaping added around memorial bench.

39. **Comment:** Landscaping per 1136.08 is required around all proposed transformers and any other service structure.

Response: Screening provided.

40. **Comment:** A note should be added under the "Additional Notes" column on the landscape plan for Service Structure Screening 1136.08 that this requirement applies to structures not shown or labeled on the landscape plan.

Response: Revised.

41. **Comment:** Sentences regarding burlap and wire cage removal should be removed from Note #6 on the Tree Planting Detail, as this is already addressed in Note #4 regarding removal information per City specifications.

Response: Revised.

Additional Comments

The following comments are not required to be addressed with the development plan but will be required for the Site Improvement Plan (Final Engineering Plan).

42. **Comment:** Columbus Division of Water will need to review and approve water service plan(s) for the site. Please submit to GC simultaneously for cursory review and provide Columbus comments as well.

Response: Acknowledged and agreed.

43. **Comment:** Columbus Division of Water will need to review and approve the public water main relocation. Please submit plans to COC simultaneously when submitting to GC. Confirm the timing of the easement approval/recording relative to approval of the relocation plan by Columbus.

Response: Acknowledged and agreed.

44. **Comment:** Label the existing service off the sanitary lateral crossing Columbus Street on page 4. Just west of the 12" STM line.

Response: This will be provided at the time of Site Improvement Plan.

45. **Comment:** Provide deed book and numbers for all easements and record numbers for utilities.

Response: This will be provided at the time of Site Improvement Plan.

46. **Comment:** With construction plan, show additional grading information for Front St and Cleveland Ave to show how drainage to and from the site will operate.

Response: This will be provided at the time of Site Improvement Plan

47. **Comment:** Evaluate the low spot along the western property line adjacent to 3471 W Cleveland Avenue. Grading may need to change.

Response: This will be provided at the time of Site Improvement Plan.

48. **Comment:** Include detectable warning at drive crossings along Columbus Street and Lincoln Avenue.

Response: This will be provided and shown at the time of Site Improvement Plan.

If you have any questions or additional comments, please contact Rebecca J. Mott, Attorney for the Applicant, at (614) 947-8600 and Tyler Jackson, P.E., at Kimley-Horn and Associates, Inc., at (614) 472-8552.

Sincerely,



Rebecca J. Mott
Plank Law Firm, LPA

Sincerely,

Tyler Jackson, P.E.
Kimley-Horn and Associates, Inc.



November 21, 2023

City of Grove City
4035 Broadway
Grove City, OH 43123

Re: Parking Circulation Memo
Beulah Crossing

Dear Mr. Barr,

Kimley-Horn has laid out the proposed parking lots for the south phase of the Beulah Crossing development to promote circulation through the parking lots with the vacation of Cleveland Avenue and Front Street. While we have designed for primary access to enter the parking lots from Columbus Street, we have provided a means of circulation for vehicles that end up traveling east on Cleveland Avenue or north on Front Street to continue through the parking lot and to exit to Columbus Street, Cleveland Avenue or Front Street without using the adjacent alleys.

In addition to the primary access points, we have added an exit only from the parking lot serving the small building at the corner of Columbus Street and Lincoln Avenue. In the event that a vehicle is looking for a parking spot west of the Columbus Street entrance and is unable to find one, the driver is able to leave the site onto Lincoln and circle back to the Columbus Street entrance without turning around in the middle of the drive aisle. This exit will also serve the parallel parking spaces. Any other vehicle that utilizes perpendicular parking is likely to exit back to Columbus Street or to the entrance from which they entered.

We appreciate the opportunity to provide this narrative to you. Please do not hesitate to reach out with any questions.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink that reads "Michael C. Reeves".

Michael C Reeves, P.E.
Vice-President



November 21, 2023

City of Grove City
4035 Broadway
Grove City, OH 43123

Re: Stormwater Management Memo
Beulah Crossing

Dear Mr. Barr,

Overall detention for Beulah Park was provided within the stormwater management ponds and wetlands proposed and built per the Beulah Park Regional Stormwater Management Report. The detention was provided by Basins A, B, C, and Wetlands D & E; meeting or exceeding the requirements of the City of Grove City Stormwater Design Manual and the Ohio EPA.

Water Quality requirements for the Ohio EPA for Beulah Crossing will be provided by manufactured BMPs provided within storm structures proposed onsite. These will be manufactured Hydrodynamic separators and will meet or exceed the water quality requirements of the City of Grove City Stormwater Design Manual and the Ohio EPA.

Operations and Maintenance Plans will be produced and provided during Final Engineering; meeting or exceeding the Stormwater Pollution Plan requirements of the City of Grove City and the Ohio EPA for these hydrodynamic separators.

We appreciate the opportunity to provide this narrative to you. Please do not hesitate to reach out with any questions.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Tyler G. Jackson'.

Tyler G. Jackson, P.E.

Exhibit C

Project Narrative

Development Plan – Beulah Crossing Subarea B of Beulah Park, Zoned PUD-C

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

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

The overall site has been approved and re-developed for a variety of single family, multi family, condominiums, assisted living and other institutional uses, and commercial (office, retail, and restaurants) uses.

In accordance with the above principals, goals, and statements, Property Owner, Townsend Construction Company, c/o William C. Bunstine, President and Developer, Falco, Smith & Kelley Ltd c/o Pat Kelley, are excited to present the Development Plan for a beautiful, well-appointed, high quality mixed-use retail, restaurant, and residential development (consisting of 56,264 total square feet inclusive of commercial/restaurant space and 40 residential dwelling units among three (3) buildings, with adequate parking, access and maneuvering, and landscaping) located on the real property containing 3.407 +/- acres located at generally at 3455 West Cleveland Avenue, Grove City, Ohio 43213, known as Franklin County Auditor Tax Parcel Id. No.'s: 040-000443-00, 040-016109-00, 040-016218-00, 040-016217-00, and right-of-way that was vacated – 0.302 +/- Acres (collectively, the "Property").

The Property is identified in the GroveCity2050 Plan for Mixed Neighborhood. Surrounding Beulah Park properties to the north and west, are zoned Planned Unit Development Commercial District (PUD-C) and Planned Unit Development Residential District (PUD-R); surrounding properties to the west are zoned Single-Family Residence (R-1) and Single-Family Residence (R-2); properties to the south are zoned Retail Commercial District (C-2), Planned Unit Development Commercial District (PUD-C), and Doubles and Twin Singles and Duplex District (D-1); properties to the east are zoned Light Industry (IND-1), and Central Business District (CBD). The surrounding area consists of a mix of small lot single-family residential, multi-family residential properties, commercial retail, and planned unit commercial districts, which includes Beulah Park.

The Property is currently zoned Planned Unit Development Commercial District (PUD-C) to support and enhance the Historic Downtown Town Center District into the overall Beulah Park development as a gateway connection. The Property, although a smaller tract of land (3.407 +/- acres) as part of the overall Beulah Park development consisting of 213 +/- acres and one of the last components of the overall project, will play an important and significant role. The choice of materials, colors, design, style, and architectural features are representative of a historic northeastern U.S. regional style (with modern adaptations of historic

architectural features and treatments) to add to this cohesive transition and connection between the Town Center District and the more modern Beulah Park development.

Applicant's proposed development on the Property supports the general character of the neighborhood, and is compatible with, the existing land uses and development patterns of the vicinity, supports the goals and objectives of the GroveCity2050 Plan, and complies with the re-zoning ordinance approved under C-32-23 and C-33-23, with zoning text, and for the ownership and use of the right of way vacation of a 0.302 +/- acre portion of Cleveland Avenue and Front Street approved under C-34-23, all as approved by City Council.

One deviation is requested by this Development Plan to Section B(1)(h) of the approved Zoning Text for Subarea B to allow for up to 1,565 square feet of accessible multi-family residential uses on the first floor in each of the front buildings – Buildings A and B, which is a variance of 65 square feet (from the 1,500 square foot limitation contained in the Zoning Text).

Exhibit A

Additional Parcels
(Continuation from Application Form)

040-016109-00

040-016218-00

040-016217-00

Right-of-Way that was Vacated – 0.302 +/- Acres

Exhibit B
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. 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".

HIGH PERFORMANCE FULL CUT OFF WALL PACK
FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- L70 480,000
- Reduces energy consumption and costs up to 65%

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff, vandal resistant and non-yellowing

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year standard warranty


LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated


LED WATTAGE CHART

	16L	32L
350 milliamps	19w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1050 milliamps	56w	-

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamp	Kelvin	Volts	Mounting	Color	Options		
NV-W (NV-W)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Wall Mount (WM)	Bronze (BRZ)	Marine Grade Finish (MGF)	Housing Extension (HE) *To match EM Extension Box	
		32 (32L)						Dimming Control with Motion Sensor		
	Type 3 (T3)	*700mA only	530 (53)	4000K (40K)	347-480 (HV)		White (WHT)	*8' Heights and Below (DC8) *9'-20' Heights (DC20) *21'-40' Heights (DC40)	Button Photo Cell (PC) *Universal Voltage 120-277 Nema 7-Pin Receptacle (PE7) *Requires Deep Back Box	
	Type 4 (T4)		700 (7)	5000K (50K)			Silver (SVR)	Surge Protector (10K)	Vanity Plate 16" SQ (VP)	
			1050 (1)				Black (BLK)	Emergency Battery 4W (EM4) * 516 - 564 Lumens, Certified CA Title 20.		
							Graphite (GPH)	Emergency Battery 8W (EM8) * 1032 - 1128 Lumens, Certified CA Title 20.		
							Grey (GRY)	Emergency Battery 16W (EM16) * 2064 - 2256 Lumens, Certified CA Title 20.		
							Custom (CS)	Emergency Cold Pk Battery (EMCP) *14 Watt * 1806 - 1974 Lumens, Certified CA Title 20.		

ELECTRICAL

- 120-277 Volts (UNV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70 MIN.
- Color temperatures: 3000K, 4000K, 5000K

OPTIONS

- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **VANITY PLATE (VP)**—The Vanity Plate was designed to cover the unsightly remains on a wall where a larger HID wallpack was removed. The Vanity Plate will be painted to match the finish of the NV-W, custom finishes are available, please consult factory. The standard Vanity Plate is 16" x 16".

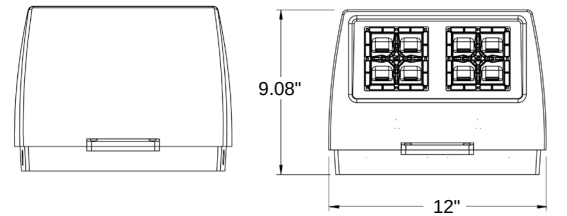
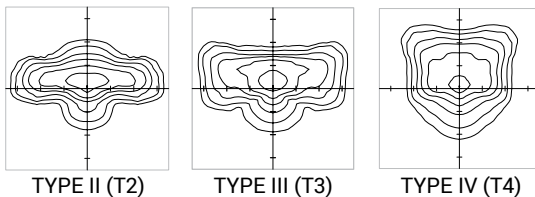
CONTROLS

- **DIMMING CONTROL (DCX)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - DC8 mounting heights 8 feet and below
 - DC20 mounting heights 9-20 feet
 - DC40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- **EMERGENCY BATTERY OPERATION**—The emergency battery backup is integral to the NV-W. All emergency backup configurations include a standalone secondary driver with integral relay to detect power loss. This meets NFPA 70/NEC 2008. The emergency battery will power the NV-W for 90 minutes once power is lost. Emergency battery pack are of NiCAD batteries. (EMCP) Emergency Cold Pack Batteries are rated for -20°C to 50°C.

OPTICS

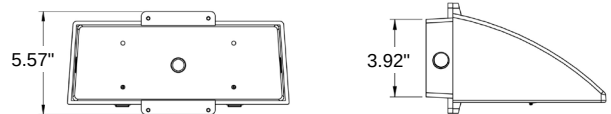
Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types



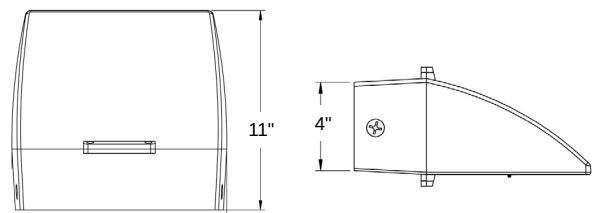
TOP VIEW

BOTTOM VIEW



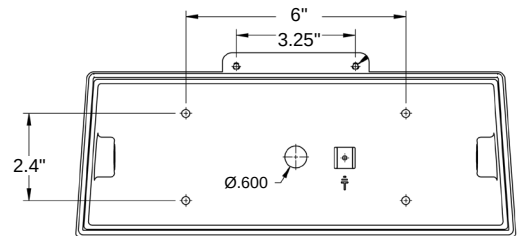
Weight: 7.2 lbs

EMERGENCY BATTERY AND 7-PIN EXTENSION BOX DIMENSIONS



TOP VIEW

MOUNTING HOLE

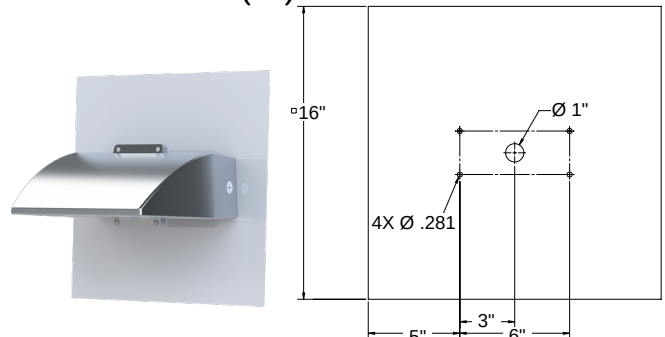


* 3 Conduit access points on either side or center back.

MOTION SENSOR PLACEMENT



VANITY PLATE (VP)



LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	W
NV-W 16L-35-30K	2470	130	2499	132	2470	130	19
NV-W 16L-35-40K	2618	138	2648	139	2618	138	19
NV-W 16L-35-50K	2618	138	2648	139	2618	138	19
NV-W 16L-53-30K	3544	122	3579	123	3544	122	29
NV-W 16L-53-40K	3756	130	3794	131	3756	130	29
NV-W 16L-53-50K	3756	130	3794	131	3756	130	29
NV-W 16L-7-30K	4388	119	4432	120	4388	119	37
NV-W 16L-7-40K	4651	126	4698	127	4651	126	37
NV-W 16L-7-50K	4651	126	4698	127	4651	126	37
NV-W 16L-1-30K	5970	107	6029	108	5970	107	56
NV-W 16L-1-40K	6328	113	6391	114	6328	113	56
NV-W 16L-1-50K	6328	113	6391	114	6328	113	56
NV-W 32L-7-30K	9010	127	9100	128	9010	127	71
NV-W 32L-7-40K	9550	135	9646	136	9550	135	71
NV-W 32L-7-50K	9550	135	9646	136	9550	135	71

BUG RATINGS

PART NUMBER	T2	T3	T4	W
NV-W-16L-35-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-35-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	19
NV-W-16L-53-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K	B1-U0-G1	B2-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K	B1-U0-G1	B2-U0-G2	B2-U0-G2	56
NV-W-16L-1-50K	B1-U0-G1	B2-U0-G2	B2-U0-G2	56
NV-W-32L-7-30K	B2-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K	B2-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K	B2-U0-G2	B2-U0-G2	B2-U0-G2	71

L70 DATA

TEMP.	NV-W L70 (16L-1050mA)
60.2°C	483,000

TEMP.	NV-W L70 (32L-700mA)
63°C	483,000

EMERGENCY BATTERY BACK-UP LUMENS

PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	W
EM4-30K	520	130	524	131	516	129	4
EM4-40K	544	136	548	137	540	135	4
EM4-50K	560	140	564	141	556	139	4
EM8-30K	1040	130	1048	131	1032	129	8
EM8-40K	1088	136	1096	137	1080	135	8
EM8-50K	1120	140	1128	141	1112	139	8
EM16-30K	2080	130	2096	131	2064	129	16
EM16-40K	2176	136	2192	137	2160	135	16
EM16-50K	2240	140	2256	141	2224	139	16
EMCP-30K	1820	130	1834	131	1806	129	14
EMCP-40K	1904	136	1918	137	1890	135	14
EMCP-50K	1960	140	1974	141	1946	139	14

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Upgrade Kits

PROMENADE



Promenade PRMN2



SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

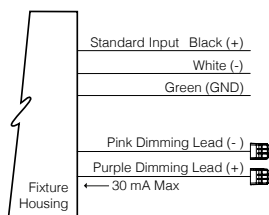
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020

WARRANTY

- 5 year warranty

KEY DATA	
LUMEN RANGE	6,200-17,600
WATTAGE RANGE	55-159
EFFICACY RANGE (LPW)	93-134
INPUT CURRENT RANGE (mA)	245-700 mA
WEIGHT	38 lbs/17 kg
EPA	1.53

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: PRMN2-72L-365-3K7-4W-BL-TRA1M-CL-HS-AD5-UNV

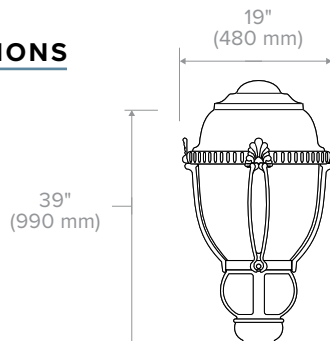
CATALOG #

HOUSING

PRMN2											
Housing		LED Quantity		Lumen Output		CCT/CRI		Distribution		Finish	
PRMN2	Promenade	72L	72 LED	245	450mA, MicroCore Equivalent	AMB	Amber-595nm Peak ¹	1	Type I	BLS	Black Gloss Smooth
				335	335mA, 8,500 lumens	3K7	3000K, 70 CRI	2	Type II	BLT	Black Matte Textured
				365	700mA, MicroCore Equivalent	4K7	4000K, 70 CRI	3	Type III	DBS	Dark Bronze Gloss Smooth
				500	500mA, 12,000 lumens	5K7	5000K, 70 CRI	4W	Type IV Wide	DBT	Dark Bronze Matte Textured
				700	700mA, 16,000 Lumens			5Q	Type V Square	GTT	Graphite Matte Textured
								5W	Type V Wide	LGS	Light Grey Gloss Smooth
										LGT	Light Grey Matte Textured
										PSS	Platinum Silver Gloss Smooth
										VGT	Verde Green Matte Textured
										WHS	White Gloss Smooth
										WHT	White Matte Textured
										Color Option	
										CC ²	Custom Color

Mounting	Optional Lens	Options	Options Photocontrol Egress	Mounting Options	Voltage
STND_MNT Standard mounting slips over a 4"/100mm pole or may choose one	DL Diffused Lens	HS House Side Shield	PCA-C Photocontrol Adaptor Cont.	AD5 Adaptor-5" OD Pole	UNV 120-277V
Post Top Mount		BPS Brass Painted Struts	PCA-T Photocontrol Adaptor Trad.		
Slips over a 5"/125mm DIA. pole or tenon		CHC Copper Hood Cover	EPA-C Egress Adaptor Contemporary		
PT5		BHC Brass Hood Cover	EPA-T Egress Adaptor Traditional		
Pole Mount Arms		SF Single Fuse (120,277, 347)			
Slips over a 4"/100mm DIA. pole or tenon		DF Double Fuse (208,240, 480)			
SLA1 SLA1-2					
Bolts to the side of a 4"/100mm DIA. or 5"/125mm DIA. pole					
TRA1M TRA1L TRA3 TRA5U					
TRA55 TRA56 (4" only)					
TRA57 TRA6U					
Wall Mount					
WMA1M WMA1L					
WMA3 WMA35U					
WMA36U WMA55					
WMA56 WMA57					
WMA7 WMA9U					
Pier Mount					
PM1 PM2					
PM3					

DIMENSIONS



Notes:

- 1 Turtle Friendly
- 2 Consult factory for custom color, marine and corrosive finish options

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI						
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
72	245	Microcore Equivalent	Clear Lens	1	6854	1	3	1	125.08	7080	1	3	1	129.20	7345	1	3	1	134.03
				2	6435	2	3	2	117.43	6647	2	3	2	121.30	6896	2	3	2	125.83
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	6829	2	3	2	124.62
				4W	6292	2	3	2	114.82	6499	2	3	2	118.60	6743	2	3	2	123.04
				1-HS	4040	1	3	1	73.72	4173	1	3	1	76.15	4329	1	3	1	79.00
				2-HS	3337	1	3	1	60.89	3447	1	3	1	62.90	3576	1	3	1	65.25
				3-HS	3121	1	3	1	56.95	3223	1	3	1	58.82	3344	1	3	1	61.02
				4W-HS	3162	1	3	1	57.71	3267	1	3	1	59.61	3389	1	3	1	61.84
				5Q	6681	2	3	1	121.92	6901	2	3	1	125.93	7159	3	3	1	130.65
				5W	6188	3	3	1	112.91	6391	3	3	1	116.63	6630	3	3	1	120.99
	335	8,500		1	9046	1	4	1	119.08	9343	1	4	1	123.01	9693	1	4	1	127.47
				2	8492	2	3	2	111.80	8772	2	3	2	115.48	9100	2	3	2	119.86
				3	8410	2	3	2	110.11	8687	2	3	2	114.26	9012	2	3	2	118.39
				4W	8304	2	3	2	109.32	8577	2	3	2	112.92	8898	2	3	2	116.91
				1-HS	5331	1	3	1	70.19	5507	1	3	1	72.50	5713	1	3	1	75.35
				2-HS	4404	1	3	1	57.98	4549	1	3	1	59.89	4719	1	3	1	62.27
				3-HS	4118	1	3	1	54.22	4254	1	3	1	56.00	4413	1	3	1	58.16
				4W-HS	4173	1	3	1	54.94	4311	1	3	1	56.75	4472	1	3	1	59.14
				5Q	8817	3	3	1	116.07	9107	3	3	1	119.90	9448	3	3	1	124.40
				5W	8166	3	3	2	107.50	8434	3	3	2	111.04	8750	3	3	2	115.34
	365	Microcore Equivalent		1	9694	1	4	1	176.90	10013	1	4	1	182.72	10388	1	4	1	189.56
				2	9101	2	3	2	166.07	9401	2	3	2	171.54	9752	2	3	2	177.96
				3	8410	2	3	2	153.47	8687	2	3	2	158.52	9658	2	3	2	176.24
				4W	8899	2	3	2	162.39	9192	2	3	2	167.74	9536	2	3	2	174.01
				1-HS	5714	1	3	1	104.26	5902	1	3	1	107.70	6123	1	3	1	111.72
				2-HS	4719	1	3	1	86.12	4875	1	3	1	88.96	5057	1	3	1	92.29
				3-HS	4413	1	3	1	80.54	4559	1	3	1	83.19	4729	1	3	1	86.30
				4W-HS	4472	1	3	1	81.61	4620	1	3	1	84.30	4793	1	3	1	87.46
				5Q	9449	3	3	1	172.42	9760	3	3	1	178.10	10125	3	3	1	184.77
				5W	8751	3	3	2	159.69	9039	3	3	2	164.95	9377	3	3	2	171.12
	500	12,000		1	12674	2	4	2	110.21	13091	2	4	2	113.84	13581	2	4	2	118.10
				2	11899	2	3	2	103.47	12290	2	3	2	106.87	12750	3	3	3	110.87
				3	11784	2	3	2	102.47	12172	2	3	2	105.84	12627	2	3	2	109.80
				4W	11634	2	3	3	101.17	12018	3	3	3	104.50	12467	3	3	3	108.41
				1-HS	7470	1	3	1	64.96	7716	1	3	1	67.10	8005	1	3	1	69.61
				2-HS	6170	1	3	1	53.65	6373	1	3	1	55.42	6612	1	3	1	57.50
				3-HS	5770	1	3	1	50.18	5960	1	3	1	51.83	6183	1	3	1	53.77
				4W-HS	5847	1	3	1	50.85	6040	1	3	2	52.52	6266	1	3	2	54.49
				5Q	12354	3	3	2	107.42	12760	3	3	2	110.96	13238	3	3	2	115.11
				5W	11441	4	3	2	99.49	11818	4	3	2	102.76	12260	4	3	2	106.61
	700	16,000		1	16478	2	4	2	103.56	17021	2	4	2	106.97	17658	2	4	2	110.97
				2	15470	3	4	3	97.22	15979	3	4	3	100.42	16577	3	4	3	104.18
				3	15320	3	4	3	96.28	15825	3	4	3	99.45	16417	3	4	3	103.17
				4W	15127	3	3	3	95.06	15625	3	3	3	98.19	16209	3	3	3	101.87
				1-HS	9712	1	4	1	61.04	10032	1	4	1	63.05	10407	1	4	1	65.41
				2-HS	8022	1	3	1	50.42	8287	1	3	1	52.08	8597	1	3	1	54.03
				3-HS	7502	1	3	2	47.15	7749	1	3	2	48.70	8039	1	3	2	50.52
				4W-HS	7602	1	3	2	47.78	7853	1	3	2	49.35	8147	1	3	2	51.20
				5Q	16062	3	4	2	100.94	16591	3	4	2	104.26	17211	4	4	2	108.17
				5W	14875	4	3	2	93.48	15365	4	3	2	96.56	15940	4	3	2	100.17

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
72	245	Microcore Equivalent	Diffused Lens	3	5839	1	4	3	106.5	6031	2	4	3	110.1	6257	2	4	3	114.2
				5W	5271	2	4	3	96.2	5444	2	4	3	99.3	5648	2	4	3	103.1
	335	8,500		3	7135	2	4	3	93.92	7370	2	4	3	97.02	7646	2	4	3	100.62
				5W	6983	3	4	3	91.92	7213	3	4	3	94.95	7483	3	4	3	98.53
	365	Microcore Equivalent		3	7677	2	4	3	93.4	7930	2	4	4	96.5	8227	2	4	4	100.1
				5W	7454	3	4	3	90.7	7700	3	4	3	93.7	7988	3	4	3	97.2
	500	12,000		3	10037	2	5	4	87.28	10368	2	5	4	90.16	10756	2	5	4	93.53
				5W	9746	3	5	3	84.74	10067	3	5	4	87.53	10443	3	5	4	90.81
	700	16,000		3	13050	3	5	5	82.01	13480	3	5	5	84.72	13984	3	5	5	87.88
				5W	12671	3	5	4	79.63	13088	3	5	4	82.25	13578	3	5	4	85.33

PHOTOMETRY

PRMN-72L-700-4K7-1

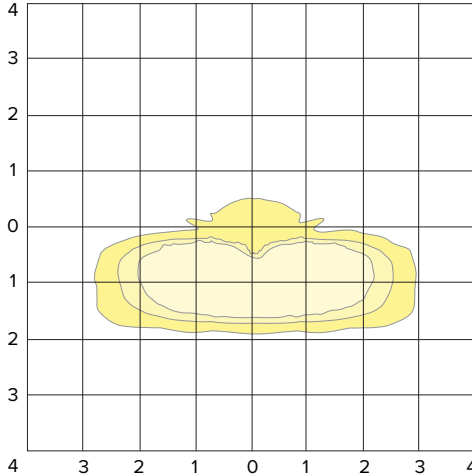
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	17021
Watts	159.1
Efficacy	107.0
IES Type	I
BUG Rating	B2-U4-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	13358	78.5%
Downward House Side	2436	14.3%
Downward Total	15794	92.8%
Upward Street Side	649	3.8%
Upward House Side	578	3.4%
Upward Total	1227	7.2%
Total Flux	17021	100%

ISOFOOT CANDLE PLOT



30' Mounting Height

1.0 FC
0.5 FC
0.2 FC

PRMN-72L-700-4K7-3

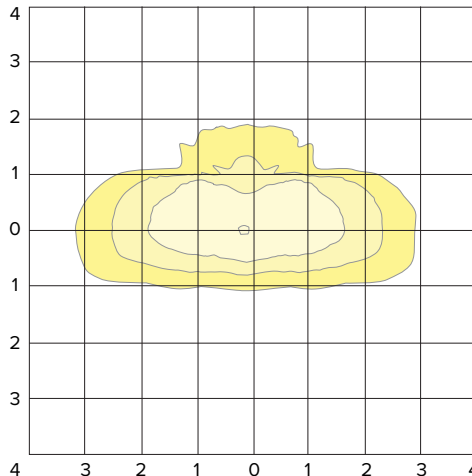
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15825
Watts	159.12
Efficacy	99.5
IES Type	III
BUG Rating	B3-U4-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11987	75.0%
Downward House Side	3147	19.7%
Downward Total	15134	94.7%
Upward Street Side	428	2.7%
Upward House Side	416	2.6%
Upward Total	844	5.3%
Total Flux	15979	100%

ISOFOOT CANDLE PLOT



30' Mounting Height

1.0 FC
0.5 FC
0.2 FC

PRMN-72L-700-4K7-5Q

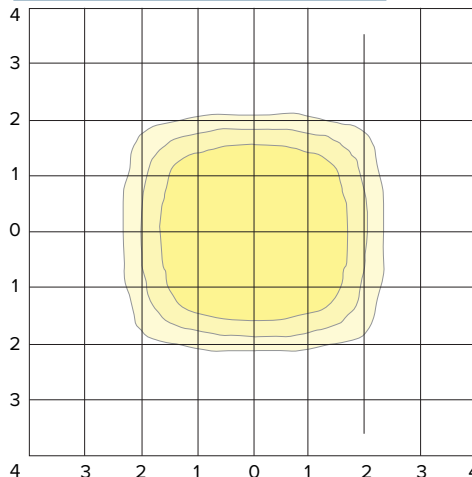
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	16591
Watts	159.1
Efficacy	104.3
IES Type	VS
BUG Rating	B3-U4-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12138	76.7%
Downward House Side	2913	18.4%
Downward Total	15051	95.1%
Upward Street Side	383	2.4%
Upward House Side	391	2.5%
Upward Total	774	4.9%
Total Flux	15825	100%

ISOFOOT CANDLE PLOT



30' Mounting Height

1.0 FC
0.5 FC
0.2 FC

PHOTOMETRY

PRMN-72L-700-4K7-2

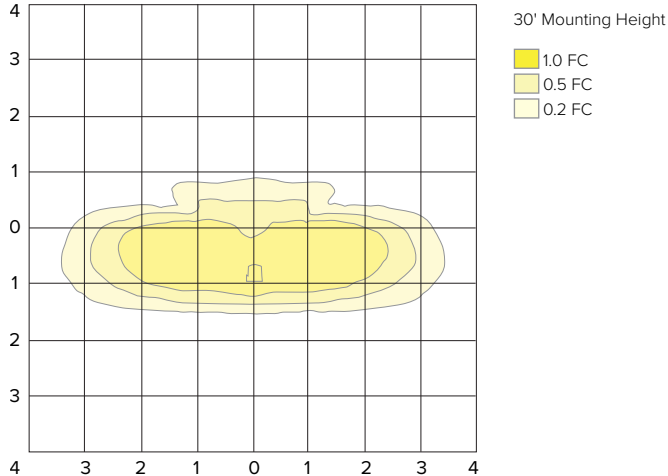
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15979
Watts	159.1
Efficacy	100.4
IES Type	II
BUG Rating	B3-U4-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12223	78.2%
Downward House Side	2763	17.7%
Downward Total	14986	95.9%
Upward Street Side	309	2.0%
Upward House Side	329	2.1%
Upward Total	638	4.1%
Total Flux	15625	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-4

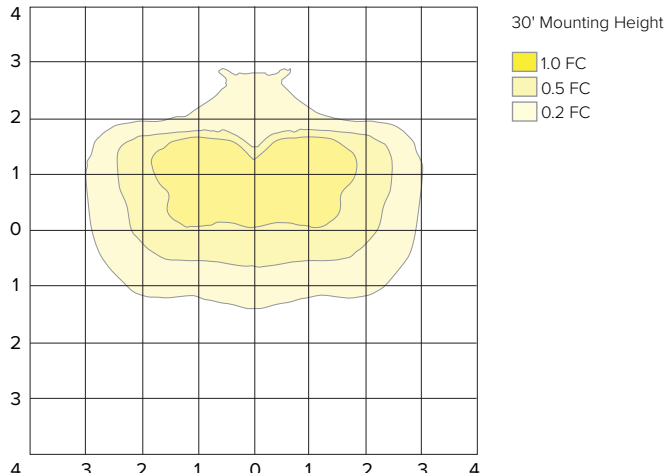
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15625
Watts	159.1
Efficacy	98.2
IES Type	IV
BUG Rating	B3-U3-G3
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7919	47.7%
Downward House Side	7919	47.7%
Downward Total	15838	95.5%
Upward Street Side	376	2.3%
Upward House Side	376	2.3%
Upward Total	752	4.5%
Total Flux	16591	100%

ISOFOOT CANDLE PLOT



PRMN-72L-700-4K7-5W

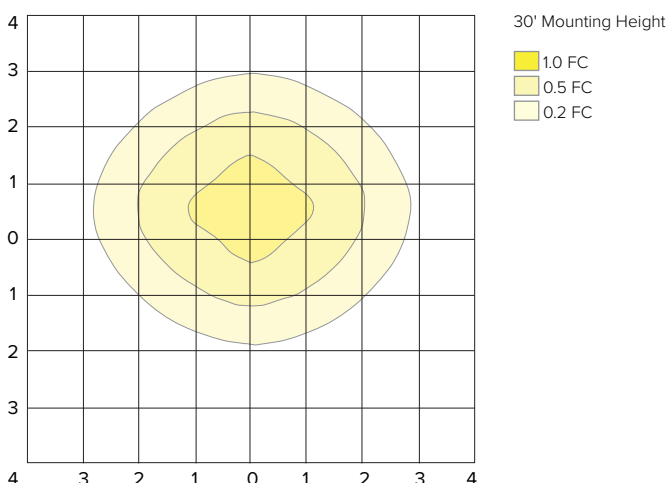
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	15365
Watts	159.1
Efficacy	97
IES Type	VS
BUG Rating	B4-U3-G2
Mounting Height	30 ft
Grid Scale	30 ft

ZONAL LUMEN SUMMARY

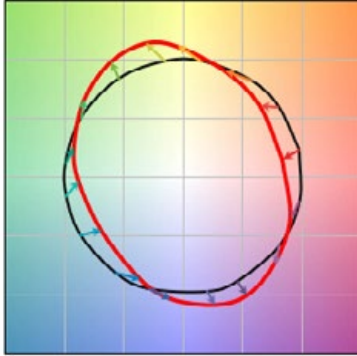
Zone	Lumens	% Luminaire
Downward Street Side	7345	47.8%
Downward House Side	7345	47.8%
Downward Total	14690	95.6%
Upward Street Side	337	2.2%
Upward House Side	337	2.2%
Upward Total	674	4.4%
Total Flux	15365	100%

ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC



TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

ELECTRICAL DATA

Electrical										Dimming					
Light Engine	System Watts	System Current	Line Voltage		Amps AC				Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277				Min	Max	Min	Max
72L	54.8	245 mA	120-277	50/60	0.46	0.26	0.23	0.20	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	76.0	335 mA			0.63	0.37	0.32	0.27							
	82.2	365 mA			0.69	0.40	0.34	0.30							
	115.0	500 mA			0.96	0.55	0.48	0.42							
	159.1	700 mA			1.33	0.76	0.66	0.57							

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER
DIFFUSED LENS
0.8518

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.

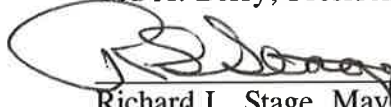
Passed: 10-02-2023
Effective: 11-02-2023

Attest:

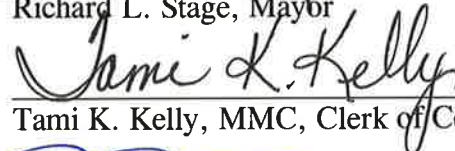
I Certify that this ordinance
is correct as to form.



Ted A. Berry, President of Council



Richard L. Stage, Mayor



Tami K. Kelly, MMC, Clerk of Council



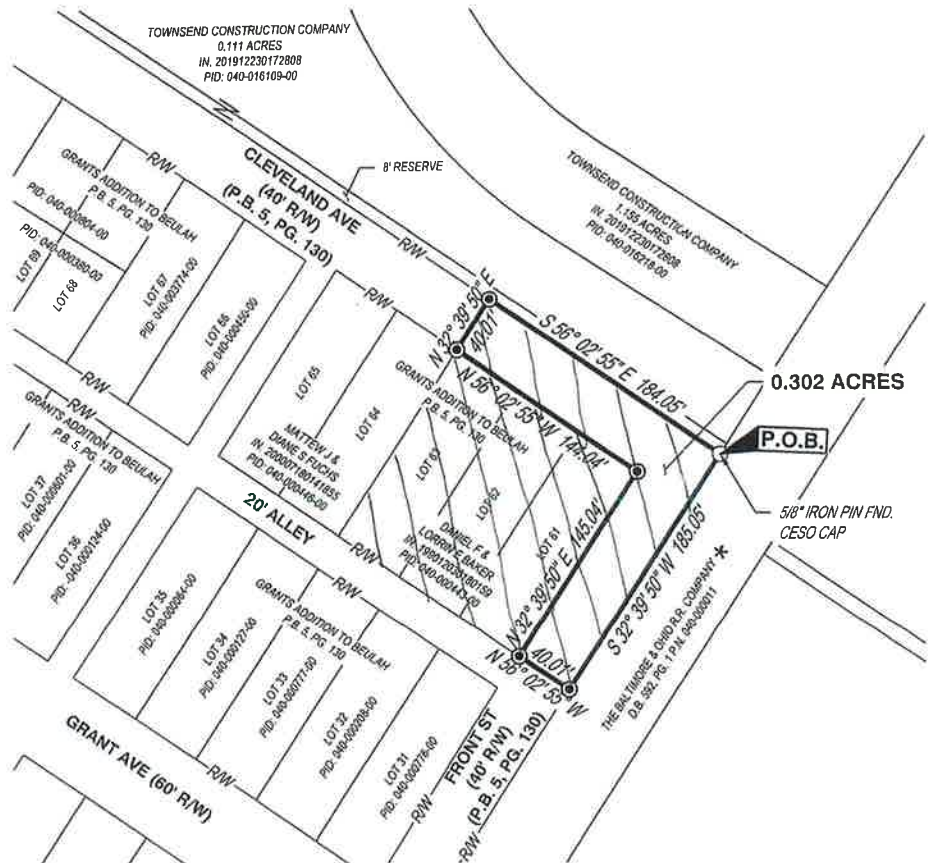
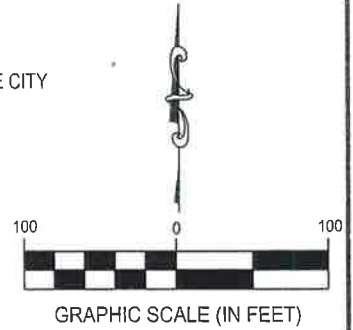
Stephen J. Smith, Director of Law

C-32 23

SURVEY OF ACREAGE PARCELS

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

★ 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" 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.



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

5-12-21

DATE

LEGEND

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

SURVEY OF ACREAGE PARCELS

GROVE CITY, OHIO

FRANKLIN COUNTY, OHIO

SCALE: 1" = 100'

DATE: 05/07/2021

DESIGN:

N/A

DRAWN:

DAV

CHECKED:

ALB



JOB NO.:

759156

SHEET NO.:

1 OF 1

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.

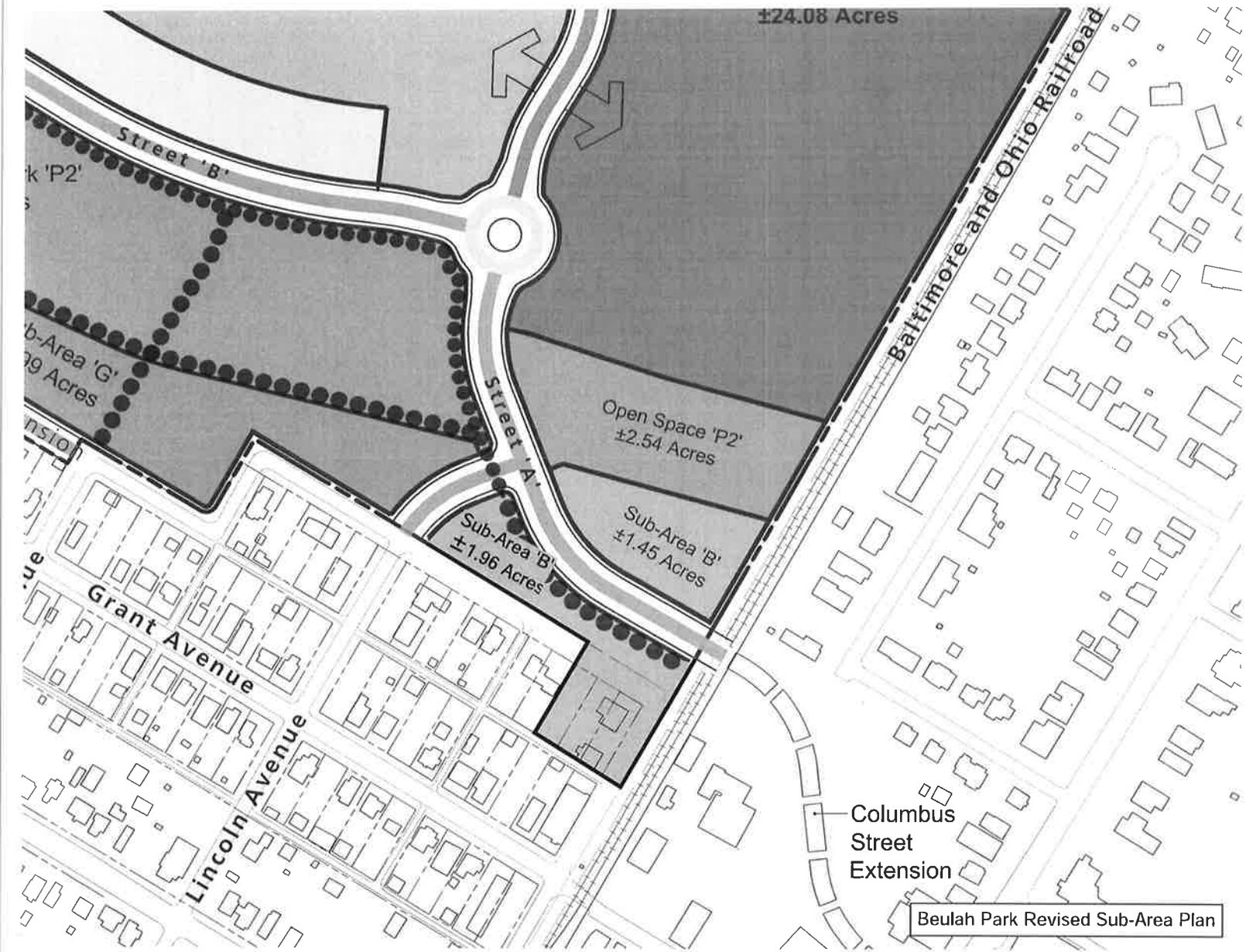
Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

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



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 ~~ple~~ 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 ~~renever~~ 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.

- ~~ii.~~ 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) ~~fooeet~~ 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.



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.

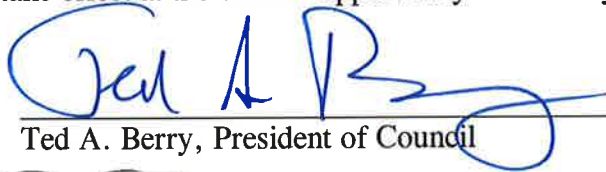
SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 10-02-2023

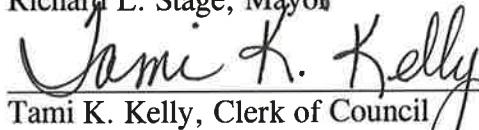
Effective: 11-02-2023

Attest:

I Certify that this ordinance
is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, Clerk of Council


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 principapal 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~~the~~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.

- ~~ii.~~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) ~~fooeet~~ 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

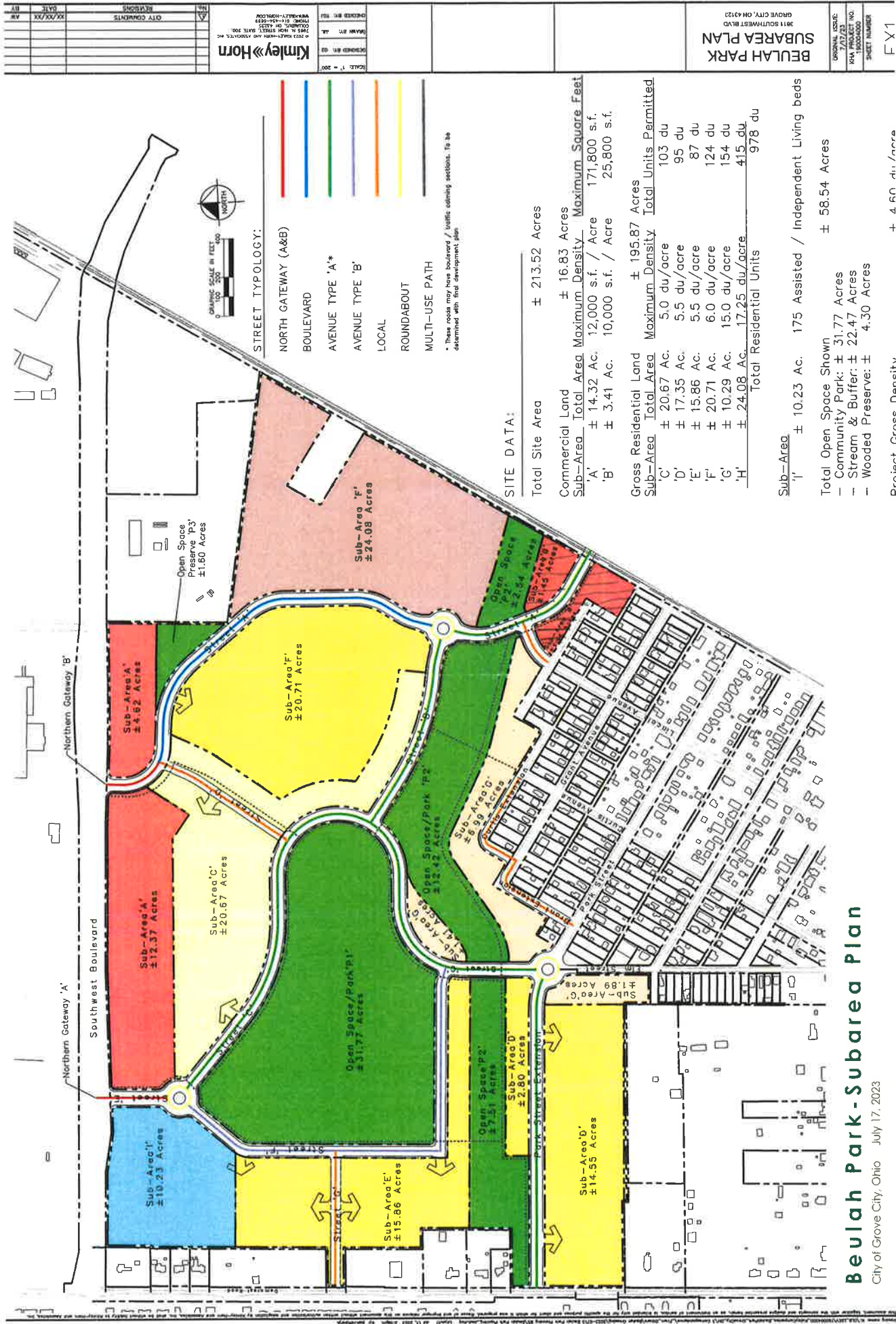
- i. Landscape screening shall be installed adjacent to residential properties. Screening shall be in the form of a continuous 80% landscape hedge, fence, or wall, or a combination thereof. Except for on-ground service structures' screening fencing, privacy fences shall be prohibited on the Property, 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.



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.

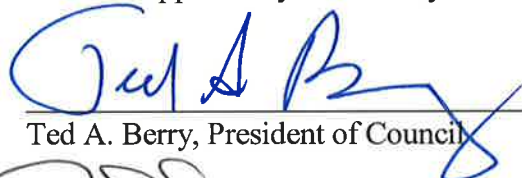
SECTION 4. This Ordinance shall take effect at the earliest opportunity allowed by law.

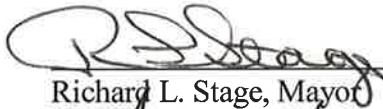
Passed: 10-02-2023

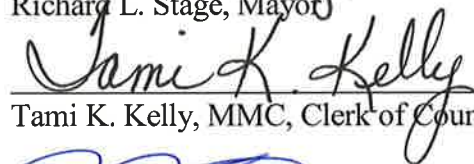
Effective: 11-02-2023

Attest:

I certify that this
Ordinance is correct as to form.

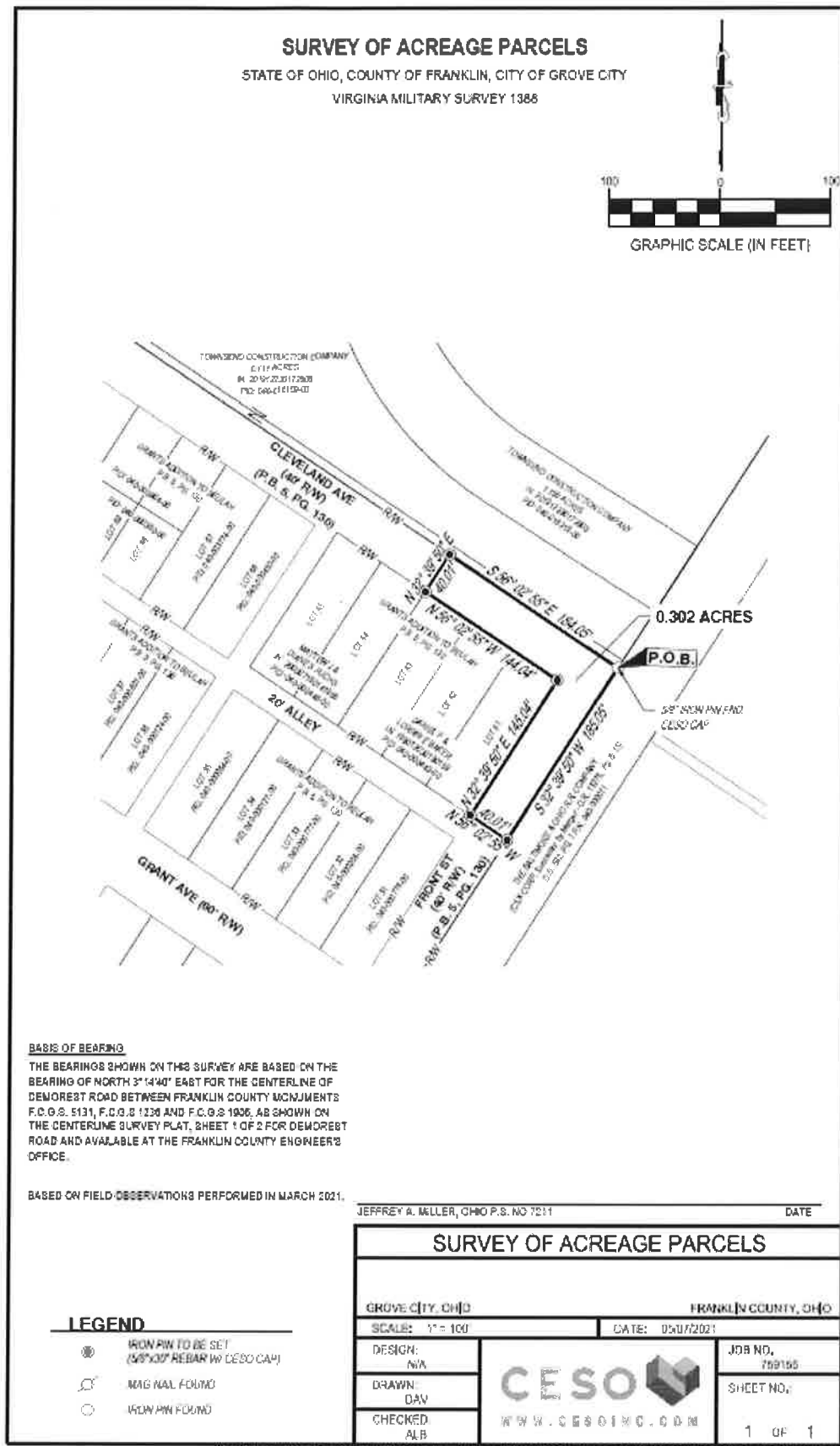

Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

EXHIBIT A



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: 12/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: PC
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-48-23
1st Reading: 12/18/23
Public Notice: 0 / /23
2nd Reading: 0 / /23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-48-23

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR GROVE CITY INNOVATION CENTER LOCATED AT 3679 GROVE CITY ROAD

WHEREAS, on December 05, 2023, the Planning Commission recommended approval of the Development Plan for Grove City Innovation Center with the following stipulations:

1. A Variance shall be obtained from the Board of Zoning Appeals to exceed the maximum permitted building height of 35' x 2' 6" for a total overall building height of 37' 6"; and
2. Landscaping shall be added along the west property line where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site vegetation; and
3. A fence or guardrail shall be added along the western elevation of the storm water basin where the basin is adjacent to the multi-use path.

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

SECTION 1. This Council hereby approves the Development Plan for Grove City Innovation Center located at 3679 Grove City Road, contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 3: 202308310031 – Grove City Innovation Center – Final Development Plan

Site Location

3679 Grove City Road (PIDs 040-003261, 040-003268, 040-003263, 040-003267, 040-003265, 040-003260)

Proposal

A development plan to construct two multi-tenant flex buildings totaling 270,000 square feet.

Current Zoning

IND-2 (Heavy Industry)

Future Land Use

Tech Flex

Property Owner

Rubex Realty Inc.

Applicant/Representative

Chris Bradley, The Camber Company

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with 4 stipulations

Contents

Page

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4. Recommendation	7
5. Detailed History	7

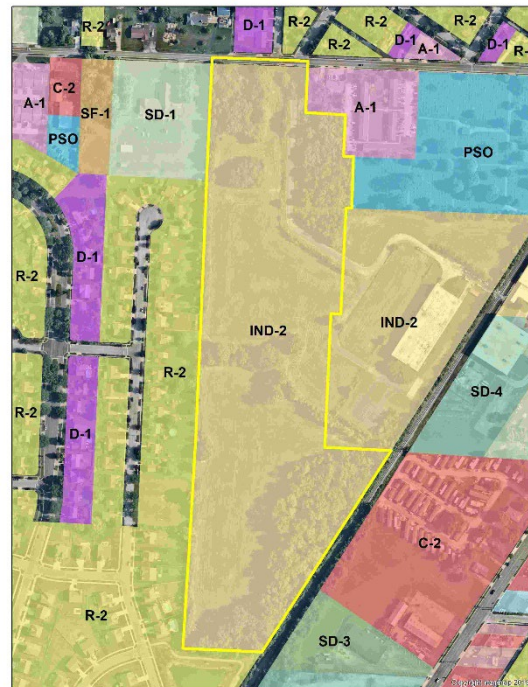
Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This proposal is a development plan to construct two multi-tenant flex buildings totaling 270,000 square feet and associated site improvements on a 27.41-acre parcel.

Zoning Map

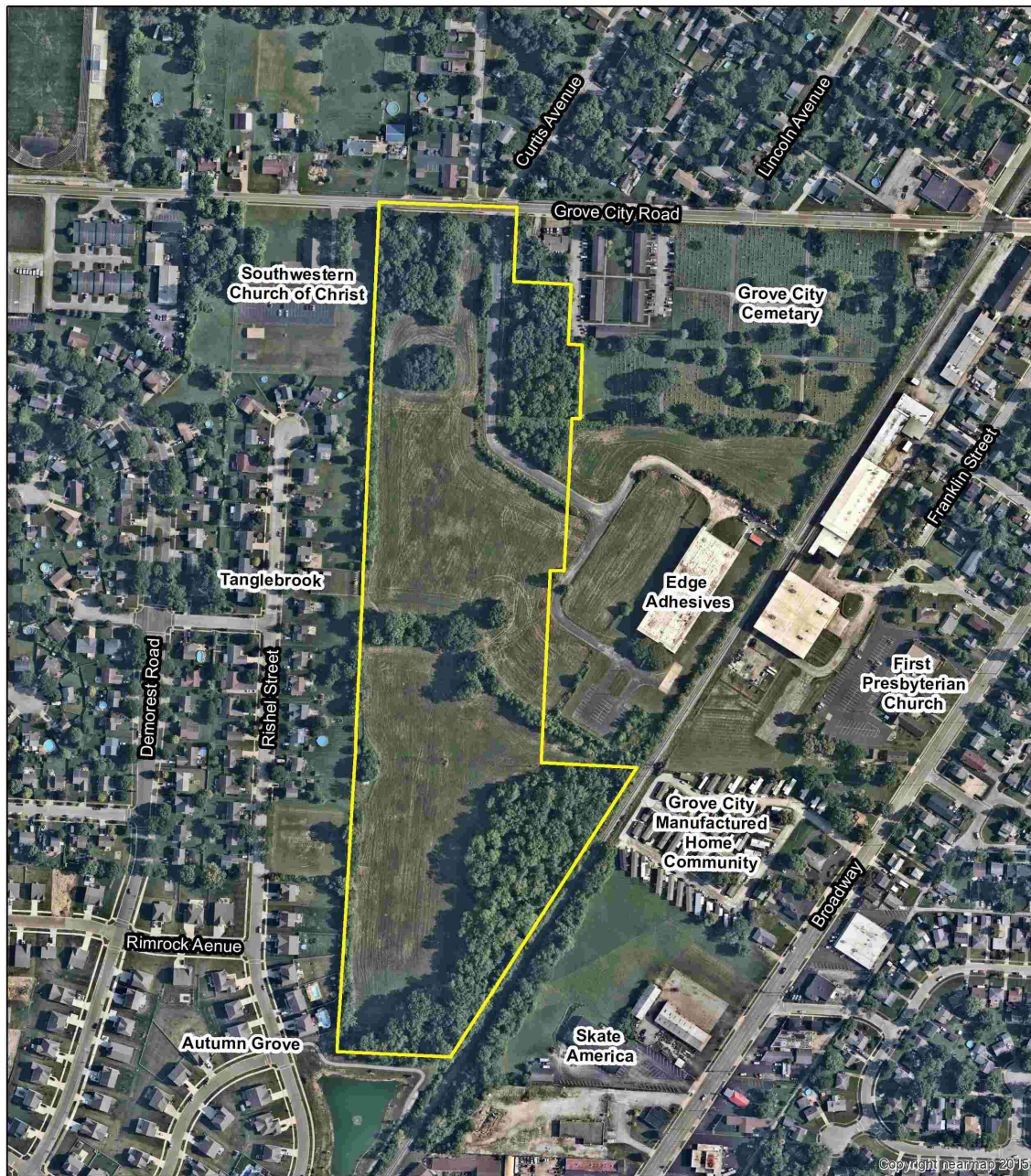


Next Steps

Upon recommendation from Planning Commission, the application will move forward to City Council.

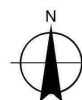
1. Context Map

This property is located at 3679 Grove City Road (PIDs 040-003261, 040-003268, 040-003263, 040-003267, 040-003265, 040-003260)



202308310031
Grove City Innovation Center
Final Development Plan
PIDs: 040-003261, 040-003268,
040-003263, 040-003267, 040-003265,
040-003260

0 200 400 800 Feet

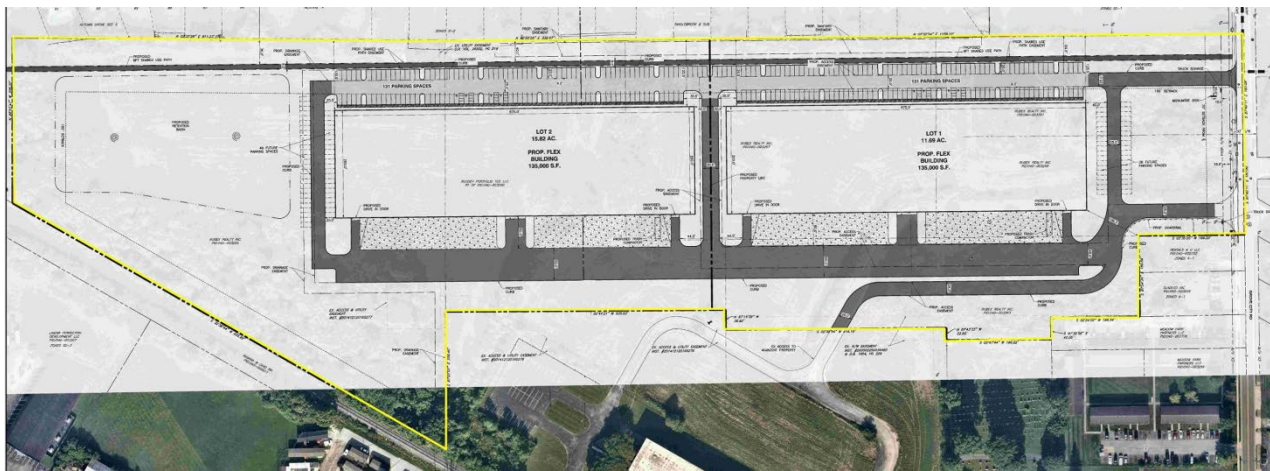


2. Analysis

The applicant is requesting approval of a Final Development Plan to construct two multi-tenant flex buildings totaling 270,000 square feet and associated site improvements on a 27.41-acre parcel. The site is currently zoned IND-2 (Heavy Industry) which permits a variety of manufacturing, warehousing, and production uses.

The GroveCity2050 Future Land Use and Character Map recommends this site be used as Tech Flex, which comprises a range of research, office, clean manufacturing, and light industrial uses in an environment designed to foster growth. The proposed development would provide multi-tenant flex spaces, which align with the identified objectives of the Tech Flex designation.

Site Plan

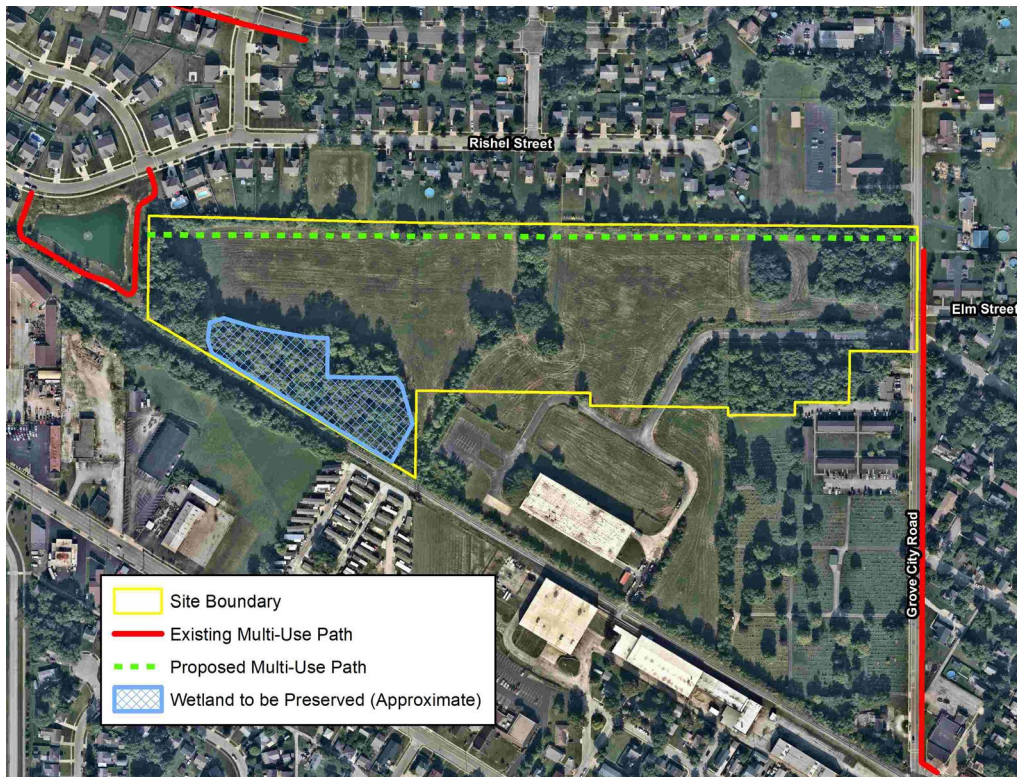


The 27.41-acre site will contain two buildings, each of which will be 135,00 square feet. Site access will be off Grove City Road from two curb cuts. The western curb cut connects to a 25-foot-wide drive aisle leading to the parking areas for each building, while the eastern curb cut leads into the loading areas for the buildings which include a 60-foot-wide drive aisle and 60-foot-wide loading area. A new access drive to the existing Edge Adhesives building branches off the eastern entry and parallels the truck drive aisle before turning towards Edge Adhesives. A 30-foot-wide drive aisle is shown between the buildings, providing additional connectivity between the parking and loading areas. Each vehicular parking area contains 131 spaces, for a total of 262 spaces, and the spaces measure 9 feet in width by 20 feet in length. The plans accommodate the potential for the addition of future parking spaces, with 49 future spaces possible to the south of the southern building, and 38 future spaces shown to the north of the northern building. Five-foot-wide concrete sidewalks are proposed along the west elevations of each building adjacent to parking stalls. Plans show that the east elevation of each building will have drive-in doors from the truck drive aisles providing access to the interior of the buildings. Two trash compactor locations are shown on the plan sheets at the northeast corner of each building, which will be screened by landscaping.

A retention basin is proposed south of the second building to manage stormwater for the site. Plans show that a new 8-foot-wide multi-use path will be installed along the western property line, which will act as a piece of the City's regional trail network by providing a connection between the Autumn Grove Subdivision and the Town Center area. A public access easement will need to be finalized over this path to ensure public access.

Per the approved Thoroughfare map, Grove City Road is designated as minor arterial, which requires an additional 15 feet of right-of-way, and plans include the dedication of 15 feet of additional right-of-way along the property's road frontage.

The site plan preserves the existing wetland and wooded area at the southeast corner of the property.



Buildings

The proposed buildings measure 675 feet by 200 feet, for a total area of 135,000 square feet. Materials state that the buildings will be divided into tenant spaces between 15,000 to 20,000 square feet. The maximum building height shown on the elevations measures 37 feet 6 inches. Per code, the maximum permitted building height in the IND-2 district is 35 feet. Therefore, a variance will need to be obtained from the Board of Zoning Appeals to exceed the maximum permitted building height of 35 feet by 2 feet six inches for a total building height of 37 feet six inches. However, staff are supportive of this variance noting that the proposed height is not significantly more than the maximum per code and that the proposed height was designed to accommodate evolving industry standards yet would not yield a height typically required for uses generating high semi-truck traffic.

The buildings are proposed to be finished primarily with precast concrete panels, utilizing three different colors, a Field Gray, Medium Gray (Sherwin Williams "Folkstone"), and a beige gray (Sherwin Williams "Rivers Edge"). While not noted on the elevations, the precast panels at the entry points are proposed to utilize a different texture to appear vertically. Storefronts and canopies are proposed at the entrances to tenant spaces. The eastern elevations of each proposed building include truck loading docks and note the potential for future docks to be added in the future.

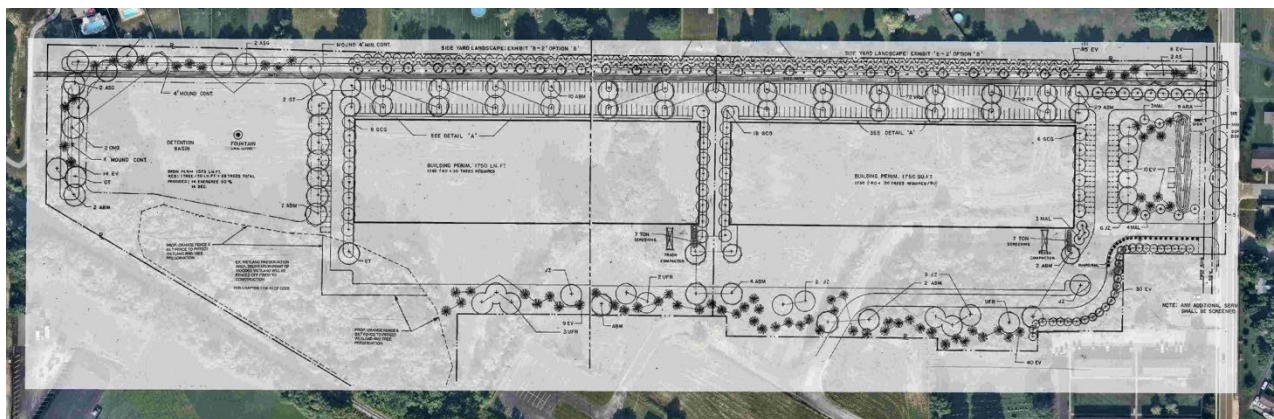


Landscaping

The landscaping plan included in the materials shows extensive plantings throughout the site, including parking lot plantings, building perimeter plantings, and plantings between the proposed buildings and Grover City Road. Additionally, the plan shows street trees being installed along Grove City Road.

The applicant, staff, and the city's Urban Forester met on-site to assess the existing landscaping along the western property line adjacent to the Tanglebrook Subdivision and determine the most optimal means of screening. Based on the visual condition of the existing trees and noting that a sanitary line will be installed along this property line, a four-foot-tall earthen mound with a double staggered row of evergreen trees is proposed, which meets the screening requirements in code for incompatible land use. However, to ensure that screening is appropriate, landscaping will be added where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site, vegetation.

Per the City's stormwater design manual, the proposed stormwater basin is required to meet the Tier 4 basin planting requirements.



Lighting

A photometric plan was provided with the application. Code requires that all vehicular and pedestrian areas be lit to a minimum of 0.5 footcandles, and the plan provided generally meets this requirement. Per the plan, LED wall mounted fixtures are proposed on the building, and LED pole lighting will be installed in the parking areas and along the drive aisles.

Signage

Signage will be reviewed through the Building Division under a sign permit and is not subject to approval as part of this application. However, the applicant provided information on the proposed signage. Plans show a monument sign is proposed along Grove City Road, which will contain panels for each tenant. The elevations provided show the base of the monument sign as painted aluminum. However, section 1145 of code requires that the base of the proposed monument sign be brick, stone, or other masonry material. Wayfinding signs are proposed throughout the site to provide direction, and wall-mounted channel letter signage is proposed for building addresses and tenant signage.

Staff requested that signs be added at the site access drives to direct all trucks exiting the site to turn left (westbound) on Grove City Road away from the Town Center. While these signs are included on the site plan, the applicant indicated in project materials that these signs are subject to the removal of all existing “no truck” signs on Grove City and Demorest Road.

Stormwater

Stormwater runoff and water quality for the site will be handled by a wet retention basin at the southern end of the site. Per the City’s Stormwater design manual, the elevation difference between the top of the bank and normal pool elevation cannot exceed five feet. However, plans currently show a difference of nine feet, which requires a waiver from the design manual. Materials state that the reason for this design is that the storm line must run under the existing shallow, off-site storm line that will be relocated around the development, which results in the need for a much deeper basin than the existing ground around it. Additionally, the developer has agreed to a smaller than typical release rate as a result of downstream drainage issues, which requires a larger basin with more storage. Noting that the basin has been carefully designed to prevent any downstream drainage issues while utilizing a smaller-than-typical release rate, staff is supportive of a waiver to the standards of the stormwater design manual for the elevation difference from the top of the bank to normal pool elevation. Additionally, this basin is in the rear of the site and will not be readily visible from any public right-of-way. To eliminate safety concerns about pedestrians or cyclists given the proximity to the proposed elevation change, a fence or guardrail should be added along the western elevation of the stormwater basin adjacent to the multi-use path.

Traffic Narrative

The applicant provided a traffic narrative to summarize the potential traffic impacts of this development on Grove City Road, which concluded that the proposed development will not have a significant impact nor add a large volume of traffic to Grove City Road. The narrative was reviewed by the city’s engineering consultant, who took no exceptions to the conclusions.

3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City’s community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

(1) The City’s small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding is Met: The proposed development will provide the city with spaces between 15,000-20,000 square feet, targeting small to mid-size businesses. This is in line with the objectives for the area as identified in the GroveCity2050 Community Plan. Additionally, as the proposed development is permitted by the existing zoning on site, the character of the area will not be significantly changed as a result of the proposed development.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding Can Be Met: The proposed development utilized high-quality design, including in terms of both architecture and landscaping. The proposed buildings utilize different colors and material finish patterns for contrast, as well as incorporating storefronts and canopies at the entry points. Additionally, the development offers ample landscaping throughout the site, as well as along Grove City Road. The proposed architecture and landscaping result in a quality site design.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.

Finding is Met: The proposed development includes an 8-foot-wide multi-use path along the west property line, which provides a connection between the Autumn Grove Subdivision and the Town Center Area, acting as an extension of the City's growing regional trail network.

(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.

Finding is Met: The proposed development has been designed to minimize potential impacts to the on-site wetland area. Additionally, materials indicate that where possible, the existing trees along the site's west property line will be preserved.

(5) Development provides the city with a net fiscal benefit.

Finding is Met: The proposed development would provide additional space within the city for both new businesses and the potential for existing businesses to expand, while not adding an undue burden to the City's infrastructure.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. A variance shall be obtained from the Board of Zoning Appeals to exceed the maximum permitted building height of 35 feet by 2 feet six inches for a total overall building height of 37 feet six inches.
2. Landscaping shall be added along the west property line where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site, vegetation.
3. A fence or guardrail shall be added along the western elevation of the stormwater basin where the basin is adjacent to the multi-use path.
4. Signage stating "All trucks must turn left" shall be installed at both exit drives from the site.

5. Detailed History

1975

City Council approved C-80-74 to adopt a new zoning map and comprehensively rezone the city, rezoning this property to its current IND-2 (Heavy Industry) zoning.

2023

Planning Commission approved a lot split of 4.477 acres from the 9.440-acre tract at the August 8th Meeting. This lot split resulted in the current lot configuration of the site.

Grove City Planning Commission
FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

Received By:
Grove City Development
11/2/23

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Grove City Innovation Center

PROJECT LOCATION: 3679 Grove City Road Grove City, OH 43123

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-003261-00, 040-003268-00, 040-003263-00, 040-003267-00, 040-003265-00, 040-003260-00 (lot split, parcel TBD)

ACREAGE AFFECTED BY THIS APPLICATION: 27.441

EXISTING ZONING: IND2

EXISTING LAND USE: 300 - Vacant Industrial

PROPOSED ZONING: IND2

PROPOSED LAND USE: Flex

FUTURE LAND USE DESIGNATION: IND2 Flex/Warehouse/Distribution/Office/Storage

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Rubex Realty Inc. 185 Bluegrass Valley Pkwy Alpharetta, GA 30005

Name	Address	City, State, Zip
------	---------	------------------

440.708.0445 rdwilson@wwcolpa.com

Phone _____ Fax _____ Email _____

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Chris Bradley Managing Member The Camber Company (or its assignee)

Name	Title	Company / Organization

6760 Colt Court Dublin, OH 43017

Address _____ City, State, Zip _____

614.578.3581 thecambercompany@gmail.com

Phone _____ Fax _____ Email _____

AUTHORIZED REPRESENTATIVECheck box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name	Title	Company / Organization
------	-------	------------------------

Address _____ City, State, Zip _____

Phone	Fax	Email
-------	-----	-------

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Grove City Innovation Center

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☒ Mixed ☐ Other ☐

ACREAGE DISTURBED: 27.441 less preservation areas TOTAL FLOOR AREA: 277,000 SF +/-

NUMBER OF BUILDINGS: 3 BUILDING HEIGHT: 28'-35'

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): TBD

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$25 Million ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$5 Million

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, James Cooke, President of Rubex Realty, Inc., the current property owner hereby authorize the applicant The Camber Company (Chris Bradley) to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: August 28, 2023

STATE OF OHIO, COUNTY OF ~~FRANKLIN~~ Georgia Fulton

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2023.

[Signature: Janica Brown]
Official Seal and Signature of Notary Public

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

Christopher Bradley, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature: Christopher Bradley] Date: 8/28/23

STATE OF OHIO, COUNTY OF ~~FRANKLIN~~ Delaware

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 28th day of August, 2023

[Signature]
Official Seal and Signature of Notary

Public Revised 06/2020



REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00 **pd at submittal**
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☒ One signed and notarized application
- ☒ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
- ☒ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- ☒ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- ☒ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
- ☒ If applicable, the preliminary stormwater calculations stamped by a professional engineer
- ☒ A photograph of the finish material/color samples board (swatches, plans or product specifications)
- ☒ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

City Administrator	_____
Service Director	_____
Reviewer for the City of Grove City	_____
Fire Department Jackson Township	_____

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2023

Development Plan Application		
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative Hearing before City Council
November 30, 2022	January 3, 2023	January 17, 2023
January 4, 2023	February 7, 2023	February 21, 2023
February 1, 2023	March 7, 2023	March 20, 2023
March 1, 2023	April 4, 2023	April 17, 2023
March 29, 2023	May 2, 2023	May 15, 2023
May 3, 2023	June 6, 2023	June 19, 2023
May 31, 2023	July 5, 2023	July 17, 2023
June 28, 2023	August 8, 2023	August 21, 2023
August 2, 2023	September 5, 2023	September 18, 2023
August 30, 2023	October 3, 2023	October 16, 2023
October 4, 2023	November 7, 2023	November 20, 2023
November 1, 2023	December 5, 2023	December 18, 2023

Revised 11-17-2022

- * Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Chris Bradley
The Camber Company
6760 Colt Court
Dublin, OH 43017

Via email: thecambercompany@gmail.com

Received By:
Grove City Development
11/27/23

Dear Mr. Bradley,

Staff has reviewed your Development Plan application for Grove City Innovation Center. The control number for this application is #202308310031 and should be referenced in any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

General

1. Please provide a turn lane warrant analysis at the proposed access points for the project based on the projected traffic.

CEC Response: Per conversations with the City, this requirement has been eliminated.

2. Please be advised that a public access easement will be needed over the multi-use path running through the site. However, this easement is not required as part of Development Plan approval.

CEC Response: Easement added to site plan.

Plan Sheets

3. Existing drive aisles that are to be demolished should be shown on the existing conditions and demolition plan, and do not need to be shown on the site plan. Areas that will be demolished should be removed from the site plan to help clarify the proposed site configuration and layout. Additionally, easements that are to be vacated should be removed from the site plan as well.

CEC Response: Areas that are to be removed are removed from site/grading/utility plans.

Easements to be vacated are in red on the Existing Conditions plan.

4. Plan sheets show two right of way lines along Grove City Road and should distinguish the future right of way dedication from the existing right of way.

CEC Response: Labels updated.

5. Due to the six foot drop off from the drive aisle shown at the corner of the site, a guardrail or reinforced fence should be installed. Grove City standard drawing C-GC-96 can be used for reference.

CEC Response: Guardrail added, and grading revised in area referenced on revised plan.

6. A sign should be added at both site access drives that all trucks must turn left (to travel west bound on Grove City Road and not into the Town Center).

CEC Response: Truck signage locations added at entries to revised Site Plan. Signage subject to removal of all existing no truck signs on Grove City Road and Demorest Road to allow trucks to/from the development to access I-270 via Demorest Road from Grove City Road and Southwest Boulevard in lieu of going downtown via Grove City Road and US-62.

Site Lighting

7. Per chapter 1135.12(N) of code, all vehicular and pedestrian areas are required to be illuminated to a minimum of 0.5 footcandles. Several areas on the plan provided do not meet this requirement and additional lighting fixtures are required to meet this requirement.

Response: Updated accordingly on revised photometric plan.

8. A lighting fixture should be added between the multi-use path and the westernmost entrance to provide

adequate illumination to both the drive aisle and path.

Response: Added on revised photometric plan.

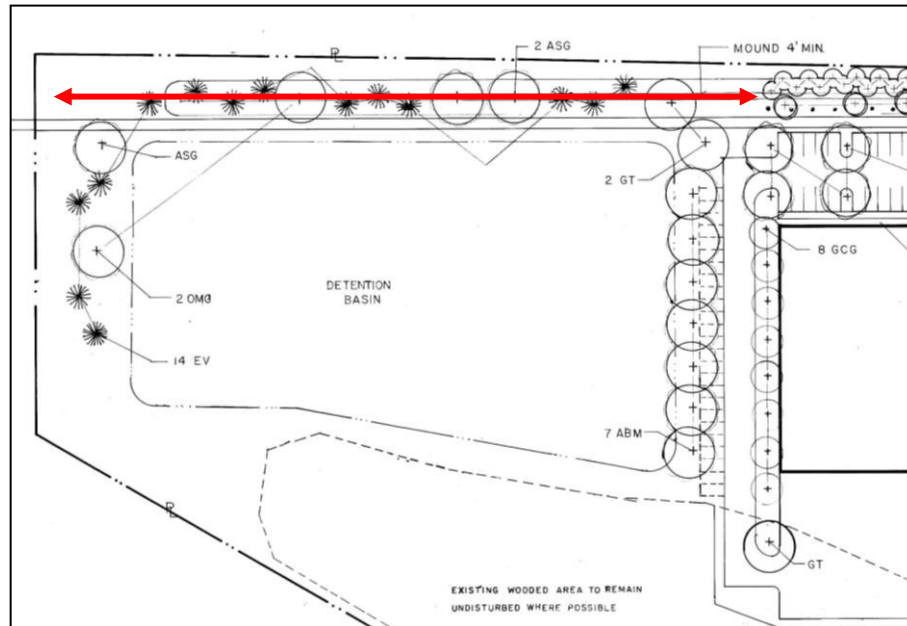
Building

9. Label overall building height on the elevations. Please be advised that the maximum permitted building height in the IND-2 zoning district is 35 feet.
10. Noting this project is being labeled as an “Innovation Center” and that the site is within one of the city’s CRAs providing tax abatement for real property improvements, additional architectural interest should be added to the proposed buildings through the introduction of additional finish materials, patterns, and colors to differentiate the project from a more standard light industrial project.

Response: Applicant believes the architecture is appropriate and a significant improvement to neighboring buildings as presented. This comment was not made in the initial review and the architecture is substantially similar. However, applicant’s architect is working on revisions for consideration and discussion prior to the December 5 meeting.

Landscaping

11. Additional landscaping is required along the western property line in the area highlighted below. Chapter 1136.07 of code (Landscape Buffer Relating to Uncomplimentary Land Uses) requires a continuous 80% opaque hedge, fence, wall or earthen mound in addition to screening of vehicular use areas.



Response: Earthen mound added to revised photometric plan.

12. Verify that the basin plantings meet the requirements for a tier 4 basin per the City’s Stormwater Design Manual. The landscaping shown around the proposed basin does not match what is listed in the notes on sheet L1. Additionally, it appears that some trees may be being counted for both basinlandscaping and other planting requirements and cannot be double counted.
13. Per chapter 136.09(a)(4) of code, a minimum of twenty (20) square feet of landscaped area is required for each fifty (50) lineal feet of building perimeter. These landscaped areas are to be constructed adjacent to the building and are to contain shrubs, ground cover, or other ornamental plantings. The average initial height of these plantings is to be twenty-four inches (24") minimum at five foot (5') maximum spacing.

Response: Condition met. See ‘Detail A’ of Landscape Plan.

14. All shrubs around the proposed monument sign need to be 24" tall at the time of installation. The "Viburnum" shown are listed as 18" in height.
Response: Updated to 24" on revised Landscape Plan.
15. The City's Urban Forester recommends that the six "Japanese Zelkova" trees between building one and Grove City Road be planted further to the north, to prevent damage to these trees when the future parking spaces shown on the plans are installed.
Response: Trees moved north on revised Landscape Plan.
16. Please be advised that burning bush ("Euon A 'Compactus'") is an invasive species and the city prefers another species of shrub is planted instead.
Response: Different species substituted on revised Landscape Plan.
17. Label the species of the plantings shown as "Compactor Screening".
Response: Labeled on revised Landscape Plan.
18. A tree preservation plan should be provided stating how all exiting trees on property that are to be saved during construction will be protected.
Response: As noted on revised Grading Plan and Landscape Plan.
19. A tree planting typical should be provided and state that 50% of burlap and wire cage will be removed from the root ball of all trees planted on site.
Response: See 'Detail B' on Landscape Plan.
20. All service structures are to be screened per chapter 1136.08 of code, and a note should be added to the plan sheets stating such.
Response: Note added to page 1 Landscape Plan.
21. All areas along Grove City Road that are disturbed during construction will need to be sodded if visible from the right-of-way.
Response: Note added to page 1 Landscape Plan defining boundary.

Engineering & Utilities

22. The relocated 30" storm will need to be placed in an easement since it is conveying offsite water. Additionally, the existing easement (or portions of) would need vacated.
CEC Response: Easement added.
23. Label the size of private fire and domestic water lines.
CEC Response: Sizes labeled on utility plan.
24. Fire hydrants will need to be added along the east side of both proposed buildings, as the distance between hydrants exceeds 300 feet.
CEC Response: Added on revised plan.
25. Please be advised that the 4" FDC shown is acceptable, unless the riser served is larger. Provide the riser size for clarification.
CEC Response: OK, as noted.
26. Label the hydrant along Grove City Road as public, noting that this will service the FDCs.
27. **CEC Response:** Labeled on revised plan.
28. Include record plan numbers and easement information for existing easements on plan sheets.
CEC Response: Included on revised plan.
29. Include the proposed sanitary easement along the west property line on plan sheets.
CEC Response: Included on revised plan.

30. Consider adding a catch basin at the northeast corner of the property (adjacent to 040-003258 and 040-003776) for added drainage relief.

CEC Response: The grade change does not allow a catch basin to be placed here.

Stormwater

31. Per the Stormwater Design manual, the elevation difference between top of bank and normal pool elevation cannot exceed 5 feet. Plans currently show a difference of 9 feet, which would require a waiver from the design manual. Please provide a justification on why this is unable to meet the design manual.

CEC Response: The storm must run under the shallow existing offsite storm that will be relocated around the new development. This creates a much deeper basin than the existing ground around it. Additionally, the developer has agreed to a smaller than typical release rate as a result to the downstream drainage issues which requires a basin with more storage. Because of this, a waiver will be needed.

32. Please be advised that the basin is required to include fountains per section 6.7.3 of the city's Stormwater Design Manual.

CEC Response: Included on revised plan.

Additional Comments

33. Please be advised that splitting the development into three parcels as indicated on the plan sheets will require a number of easements be recorded, including access easements, utility easements and Stormwater O&M agreements.

CEC Response: Proposed property lines and easements to be recorded on the final plat.

34. The signature block lines on the cover sheet should read City Administrator, Director of Public Service, Reviewed for the City of Grove City, and Fire Department Jackson Township. There are currently minor typos in these titles on the cover.

CEC Response: Updated and corrected on revised plan.

Please note that, based on the detail of the plans submitted, additional comments were generated during the review of your development plan. However please be advised that these comments do not need to be addressed for the development plan to proceed and have been provided to you to help expedite the review of the site construction / engineering plans.

35. Prior to construction plan approval, a copy of the permit to fill the wetland area must be provided.

CEC Response: OK, as noted.

36. The City of Columbus Division of Water (DOW) is responsible for the review and approval of water service plans associated with connecting to the public water system within the City of Grove City. The Developer will need to coordinate with the DOW to get an approved water service plan to install a water service tap/meter in conjunction with the Construction Plan development. A copy of this approved water service plan shall be provided to the City of Grove City prior to construction. The Developer is responsible for coordinating with the City of Grove City, Building Department for all fees and permits associated with water service including tapping fees, capacity fees, etc. (for Columbus and Grove City).

CEC Response: OK, as noted.

37. Along with the site improvement plan, a brief narrative will need to be provided regarding the intent for the existing sanitary that services the Edge Adhesives building to remain.

38. **CEC Response:** Noted as 'To Remain In Place' on Existing Conditions sheet on revised plan.

39. Construction plans will need to include notes regarding the relocation of a city streetlight at the western

cut onto Grove City Road.

CEC Response: Noted "T.B.R." on Existing Conditions sheet on revised plan.

Please revise your materials accordingly and submit a revised submission with a response letter indicating how each issue noted was addressed in the revised materials to the OneDrive folder provided to you by 5:00pm on Monday November 27th, 2023, to proceed on the December 5th, 2023, Planning Commission meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full-scale set of any plan sheets, to be folded and collated.**

This will allow us time to review the revisions prior to finalizing the agenda for the December Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the January Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, December 5th, 2023, in Council Chambers of City Hall at 1:30 p.m. The staff report for your application will be sent out by the end of day Friday December 1st, 2023. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at (614) 277-3024 or email dlogan@grovecityohio.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Dash Logan".

Dash Logan, AICP
Senior Planner

Grove City Innovation Center Project Narrative

The subject property includes 27.441 acres of undeveloped land. It is adjacent to Grove City Road to the north, the Edge Adhesives industrial building to the east, railroad tracks to the south, and a residential neighborhood to the west. The property is currently zoned IND2, the city's most intense Industrial zoning.

The project, as proposed, is scaled and planned to be a "softer" development and use than fully allowable under the current zoning of IND2. The project will maintain the existing zoning and does not require any material variances to the city's code as submitted. The two buildings, as located on the plan, are designed to be for "Flex" purposes (office entry in the front, industrial entry in the rear) and target small to mid-size users in this category, ultimately bringing additional employment opportunities to the community. The buildings can demise to accommodate Tenant spaces as small as 15-20,000 SF.

There is considerable pent-up demand in the flex/tech space in the central Ohio market and the project is seeking to accommodate and attract those organizations to Grove City. Additionally, the plan purposefully limits off-dock semi-trailer parking to eliminate the potential for major distribution users. The 200' depth of the buildings and the single-loaded dock space drives a very different user than a much deeper and double-loaded distribution building. There are several very good comparable examples in the central Ohio market of this type of building and development. An example of a very similar development that was recently completed and is fully leased indicating the targeted types of Tenants would be 850 and 870 Corduroy Drive in Lewis Center, Ohio.

The land use is consistent with the neighboring property to the east, although the development plan is of a considerably higher quality in terms of architectural and landscape design and materials, both a major focus for the project. The project will create a much-needed new access drive for the property and Edge Adhesives and will allow for both properties to better handle ground water with the upgraded grading and stormwater design and construction.

The project respects the neighboring residential use to the west in several ways. The buildings are oriented in a non-traditional manner with the rear of the buildings facing the main access drive (east) which is the opposite direction of the approximately 20 homes that share a property line. Additionally, the heavily landscaped plan, as required, along the western portion of the property line is substantial in terms of mounding and the quantity, quality, and size of plants.

Although it is not the most efficient way to layout the site plan, the project is compromising additional density to preserve the majority of the large (5 acres +/-), wooded area in the southern portion of the property. Thus, creating a significant amount of open space.

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

SCHEDULE B - PART II:

ITEMS 1-12 AND 21-22 ARE NOT SURVEY RELATED.

20. ANY UNRECORDED LEASES.

SCHEDULE B - PART II:

ITEMS 1-12 AND 17-21 ARE NOT SURVEY RELATED.

16. APPURTENANT EASEMENT: 45 FOOT RIGHT OF WAY AS CONTAINED IN A WARRANTY DEED FROM OSCAR HOFFMAN AND MARIE M. HOFFMAN, HUSBAND AND WIFE, TO MID CONTINENT CHEMICAL COMPANY RECORDED ON MAY 1, 1956 IN DEED BOOK 1954, PAGE 229, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOT LOCATED ON SUBJECT PARCEL, AS SHOWN HEREON.

ALTA / NSPS TABLE A ITEMS:

- 1) MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER AS SHOWN.
- 2) ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
3679 GROVE CITY ROAD, GROVE CITY, OHIO 43123
- 3) FLOOD ZONE CLASSIFICATION: **THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C0313K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008.**
- 4) GROSS LAND AREA: **4.477 ACRES, 9.988 ACRES, AND 12.976 ACRES**

6(a) CURRENT ZONING: **NO ZONING REPORT PROVIDED BY CLIENT**
 CLASSIFICATION:
 SETBACKS:
 HEIGHT:
 FLOOR SPACE AREA RESTRICTIONS:
 PARKING REQUIREMENTS:

6(b) **SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY: NO ZONING REPORT PROVIDED BY CLIENT**

- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- (b1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- (c) MEASURED HEIGHT OF ALL BUILDINGS. **THERE ARE NO BUILDINGS ON SURVEYED PROPERTY**
- 8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AS SHOWN.
- 9) NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. **THERE ARE NO DESIGNATED PARKING SPACES ON THE SURVEYED PROPERTY**

11(a) EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY.
(PLANS AND OR REPORTS PROVIDED BY THE CLIENT)

UTILITIES ARE DEPICTED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA PUBLICATION C/ASCE 38-02. ALL UTILITIES ARE DEPICTED AT QUALITY LEVEL C (QL-C) UNLESS OTHERWISE NOTED.

ASCE SUBSURFACE UTILITY DEPICTION:

QL-A PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL
EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITY

QL-B INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE
GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL
POSITION OF SUBSURFACE UTILITY (811) MARKED.

QL-C INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES

QL-D INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

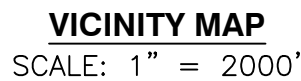
- 13) NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AS SHOWN.
- 14) AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET: **SUBJECT PARCEL IS LOCATED AT THE INTERSECTION OF GROVE CITY ROAD AND ELM STREET.**
- 16) THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 17) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 18) ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE AS SHOWN.

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO:
(I) THE CAMBER COMPANY, LLC
(II) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: JUNE 15, 2023

JEREMY L. VAN OSTRAN, P.S.
OHIO REGISTRATION/LICENSE NO. 8283

DATE _____



SURVEYOR'S NOTES:

- 1) FIELD WORK PERFORMED IN JUNE 2023.
- 2) THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN THE TITLE COMMITMENT SHOWN ON THIS SURVEY.
- 3) THE SUBJECT PARCEL HAS DIRECT ACCESS TO GROVE CITY ROAD, A PUBLICLY DEDICATED ROADWAY.
- 4) THE SUBJECT PARCEL IS CONTIGUOUS ALONG IT'S COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 87°40'11" EAST AS DETERMINED FOR THE CENTERLINE OF GROVE CITY ROAD BASED ON FIELD OBSERVATIONS PERFORMED IN JUNE, 2023 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE PERFORMED ON JUNE, 14 OF THE YEAR 2023.

IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC."

REVISION RECORD

DESCRIPTION

NO	DATE
----	------



Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808

**HIGHLAND REAL ESTATE
GROUP, LLC**

GROVE CITY, OHIO

**ALTA / NSPS
LAND TITLE SURVEY**

DATE:	JUNE 2023	DRAWN BY:	KAS
SCALE:	N/A	CHECKED BY:	DBA/ET

DWG SCALE:	N/A	CHECKED BY:	DATE:
PROJECT NO:			331-730

APPROVED BY: _____

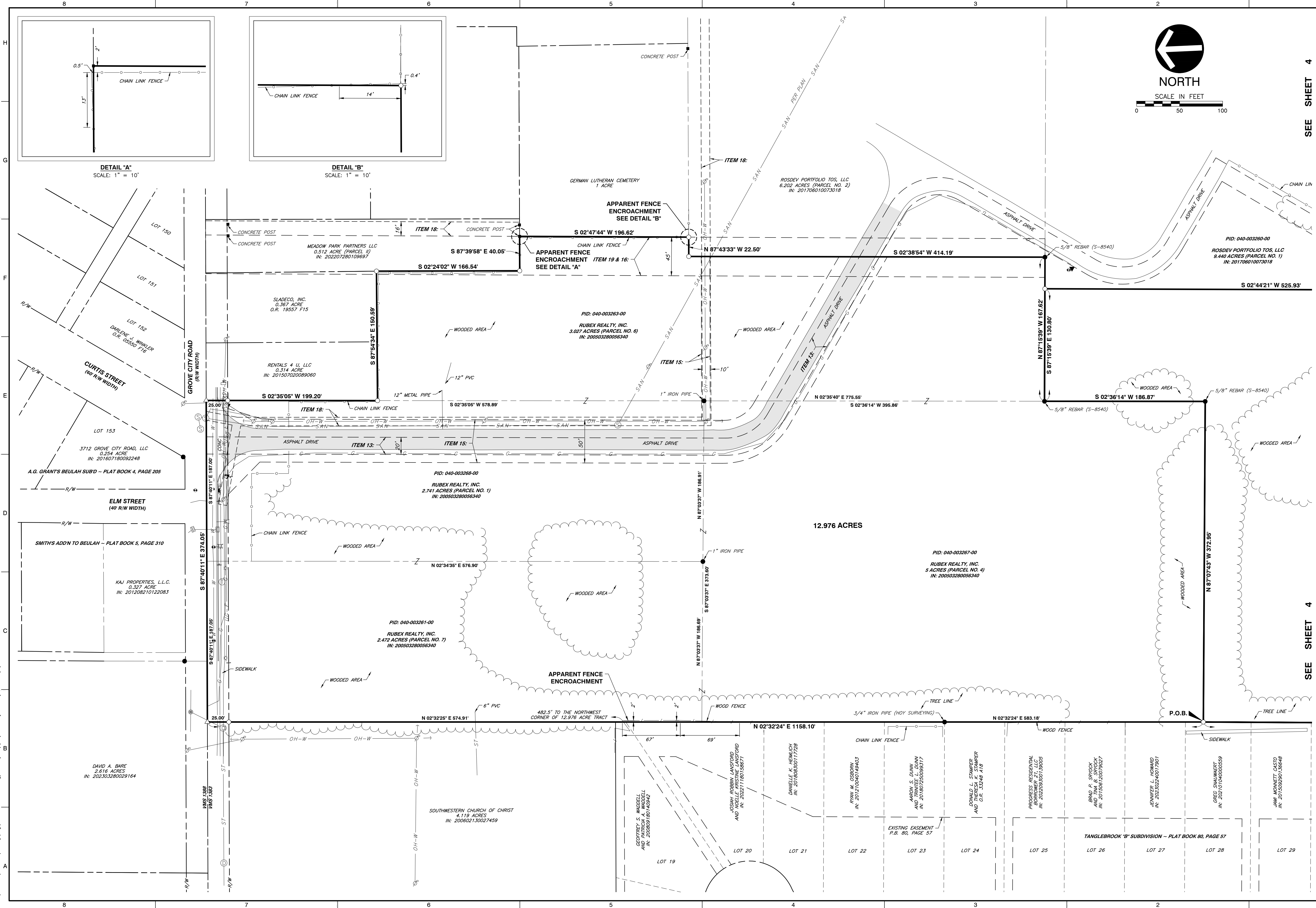
DRAWING NO.:

ALTA

SHEET 1 OF 1

[illegible]

P:\330-000\331-7301-Survey\Draw\331730-501-ALTA.dwg\A01013 LS16/29/2023 - Jansen.dwg - LP: 7/3/2023 7:57 AM



SEE SHEET 4

SEE SHEET 4

REVISION RECORD	
NO	DATE

**Civil & Environmental Consultants, Inc.**
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

HIGHLAND REAL ESTATE GROUP, LLC
GROVE CITY, OHIO

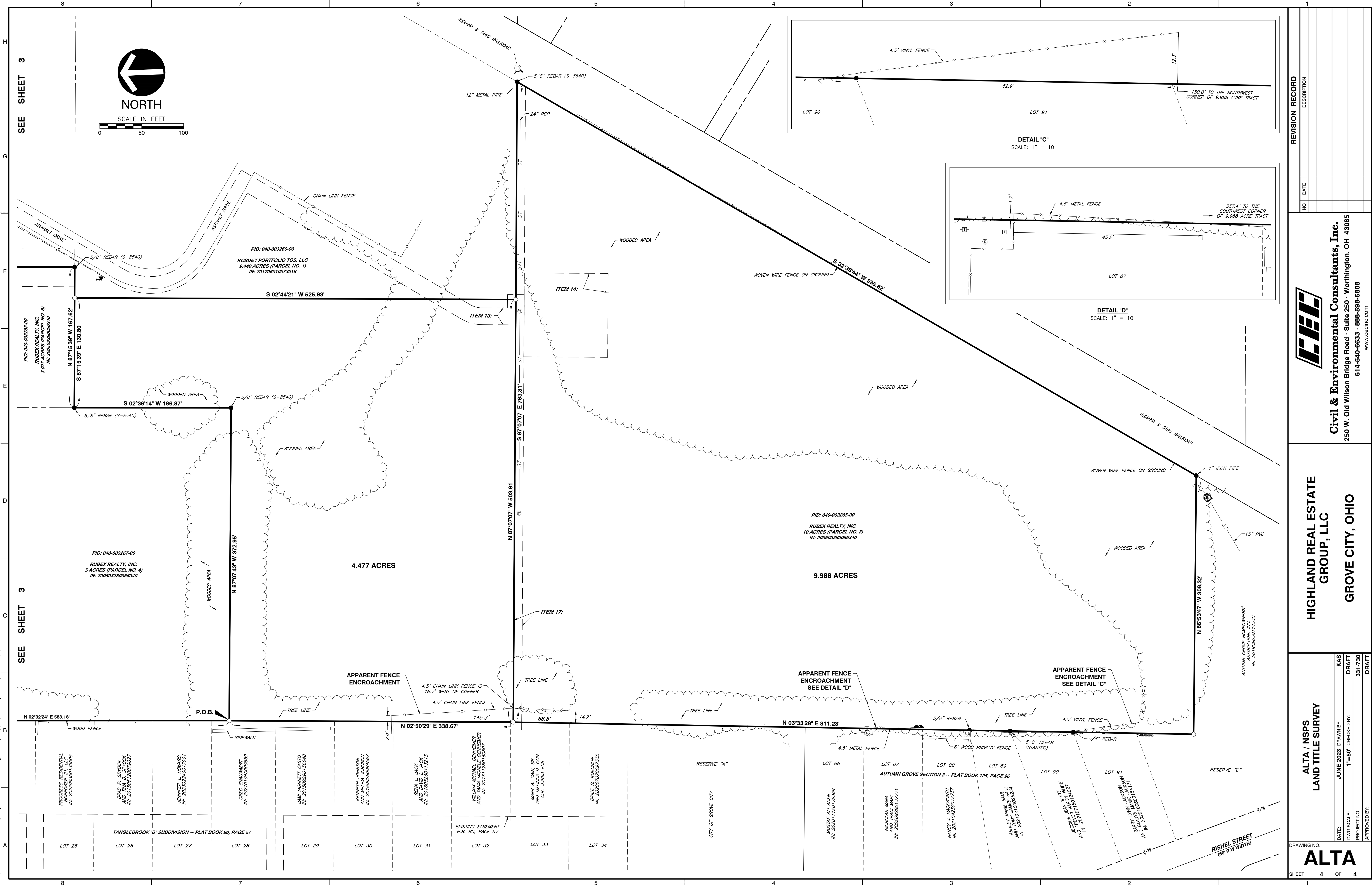
DATE:	JUNE 2023	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	DRAFT
PROJECT NO.:	331-730	APPROVED BY:	DRAFT

DRAWING NO.:

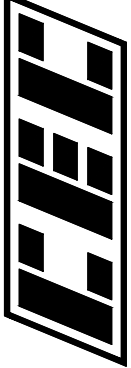
ALTA

SHEET 3 OF 4

P:\130-000\131-730-Survey\Draw\131730-SY01-ALTA.dwg\A00014 LS:16/29/2023 - jmansarmy - LP: 7/3/2023 7:28 AM



REVISION RECORD	
NO	DATE



Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

HIGHLAND REAL ESTATE GROUP, LLC

GROVE CITY, OHIO

ALTA / NSPS

LAND TITLE SURVEY

DATE:	JUNE 2023	DRAWN BY:	KAS
DWG SCALE:	1"=50'	CHECKED BY:	DRAFT
PROJECT NO:	331-730	APPROVED BY:	DRAFT

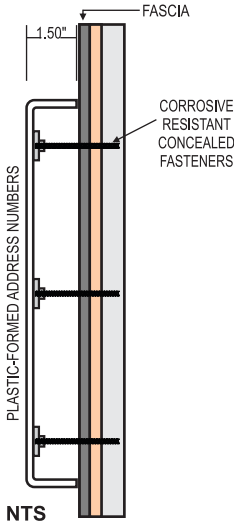
DRAWING NO.: **ALTA**

SHEET 4 OF 4

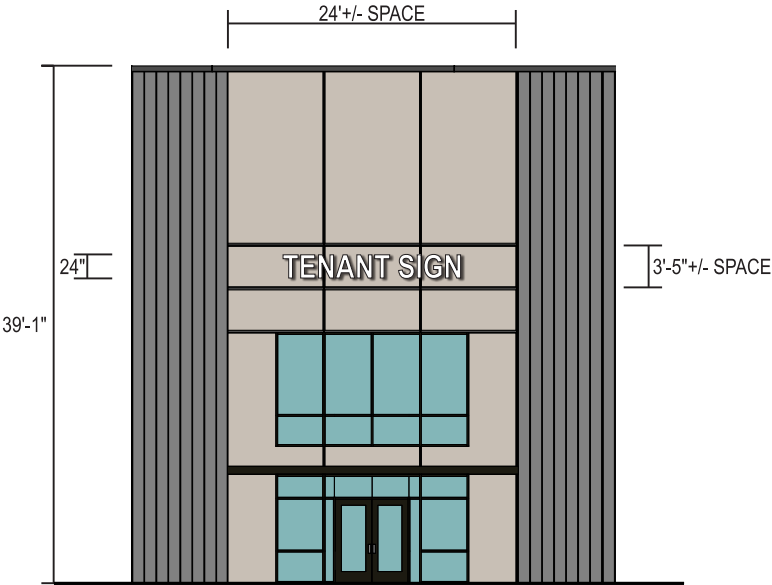
Non-Illuminated Dimensional Numbers

INDIVIDUAL PLASTIC FORMED ADDRESS NUMBERS.
1-1/2" DEEP NUMBERS ARE MOUNTED FLUSH TO FASCIA USING
1/4" x LENGTH STUDS AND SILICONE ADHESIVE INTO PRE-DRILLED BORES.

COLOR: TBD



TYPICAL TENANT NAME CENTERED IN SPACE (CHANNEL LETTERS - 50 SQ.FT. MAX)



SCALE 1/16" = 1'

Tenant Signs OPTION 1 - Illuminated Channel Letters

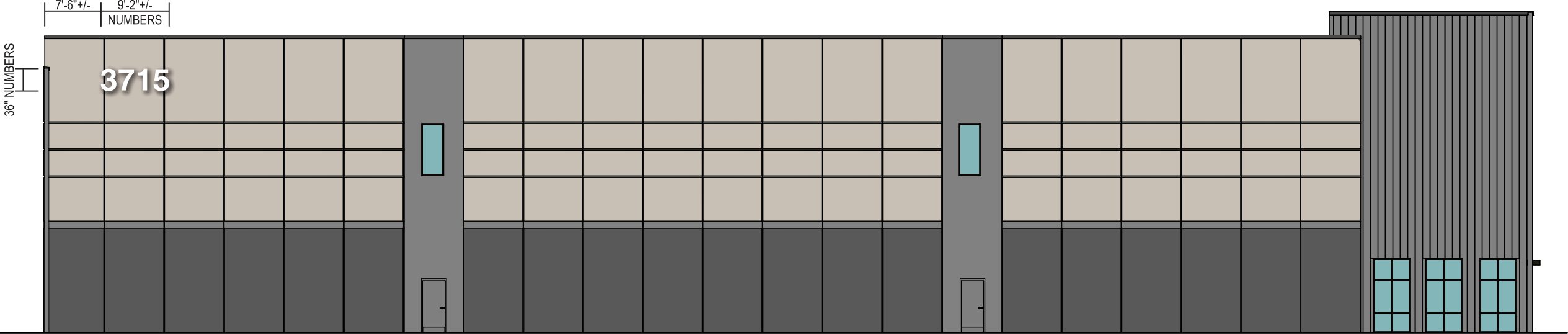
INDIVIDUAL ALUMINUM FORMED LETTERS.
TRANSLUCENT ACRYLIC FACES ILLUMINATED WITH LED LIGHT CLUSTERS HOUSED INSIDE EACH SHAPE. FACES
HELD IN WITH TRIMCAP RETAINERS.
4" DEEP FABRICATED LETTERS ARE MOUNTED TO FASCIA USING STANDOFF SPACERS AND 1/4" x 3" FASTENERS
(TBD).
REMOTE ELECTRIC & POWER UNITS.
PRIMARY ELECTRIC POWER BROUGHT TO SITE BY OTHERS.

COLORS:
LETTER FACES - TBD
TRIMCAP & RETURNS - TBD

Tenant Signs OPTION 2 - Non-Illuminated Dimensional Letters

INDIVIDUAL 1/2" THICK ROUTED ACRYLIC LETTERS ARE CONCEALED STUD MOUNTED TO FASCIA USING
STANDOFF SPACERS AND SILICONE ADHESIVE INTO PRE-DRILLED BORES.

COLOR: TBD



SCALE 1/16" = 1'

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

PAGE 3

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CLIENT APPROVAL	DATE
_____	_____

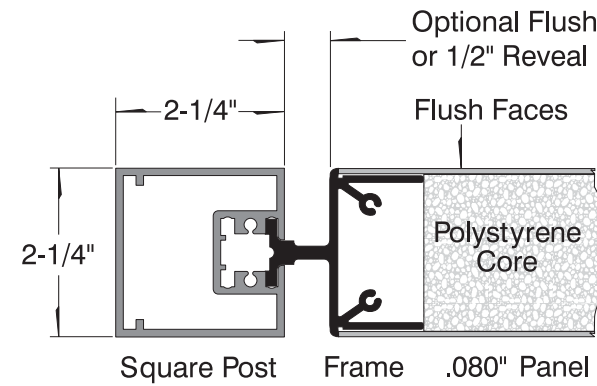
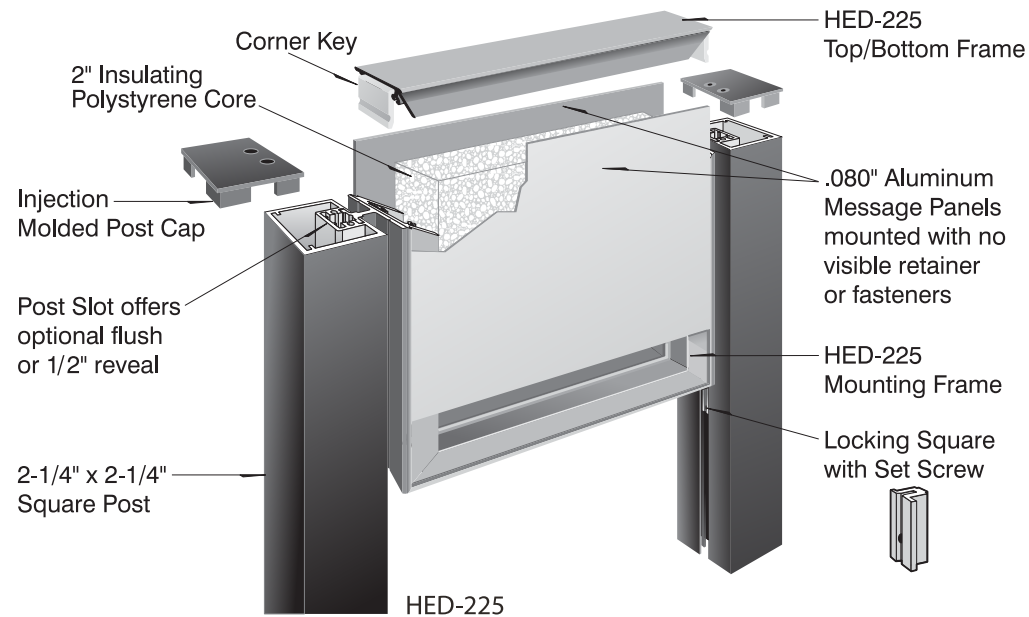
☐ PRODUCTION
ART REQUIRED
Colors on Printed Documents
May Vary

PROJECT NAME	3907 GROVE CITY RD
LOCATION	_____
CITY	COLUMBUS
STATE	OHIO

REVISION	8-28-23 8-30-23
_____	_____

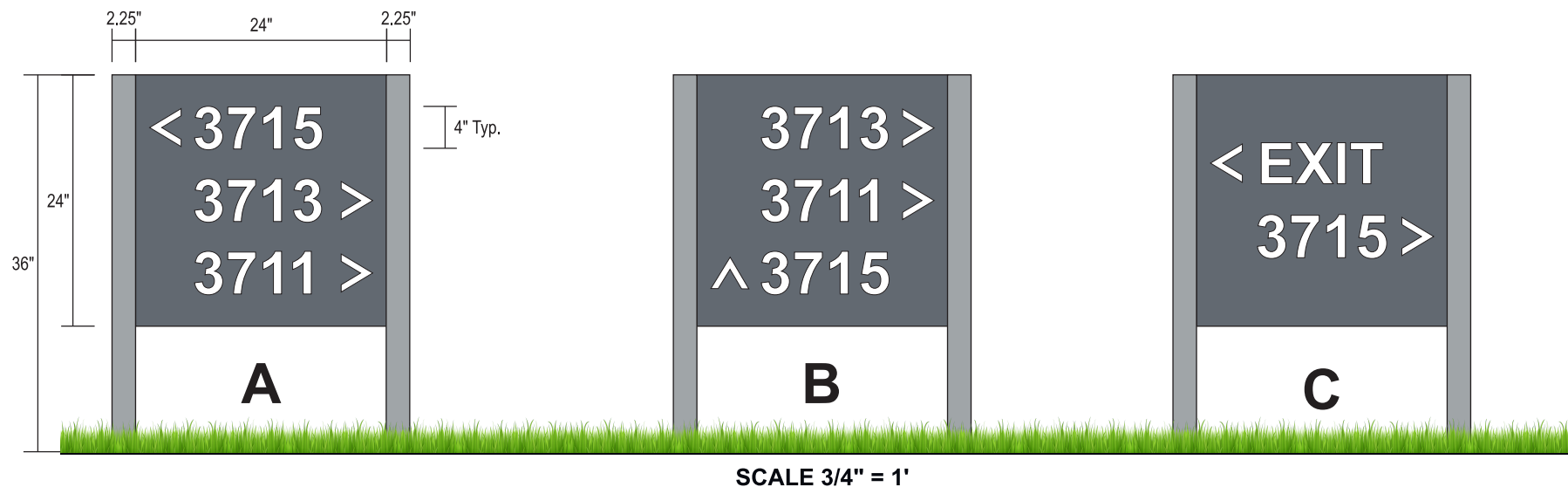
SALES	NIELS
DESIGN	RAF
SIZE	14

DATE	8-23-23
SCALE	Noted
PROJECT#	23521



(3) S.F. ALUMINUM POST AND PANEL VEHICULAR WAYFINDING SIGNS.

.080" THICK PAINTED ALUMINUM PANELS WITH HIGH PERFORMANCE VINYL GRAPHICS (FONT - SWIS 721 BT) APPLIED. POSTS SET IN CONCRETE CAISSONS 3 FT. DEEP.
COLORS: TBD



CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

PAGE 2

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CLIENT APPROVAL _____ DATE _____

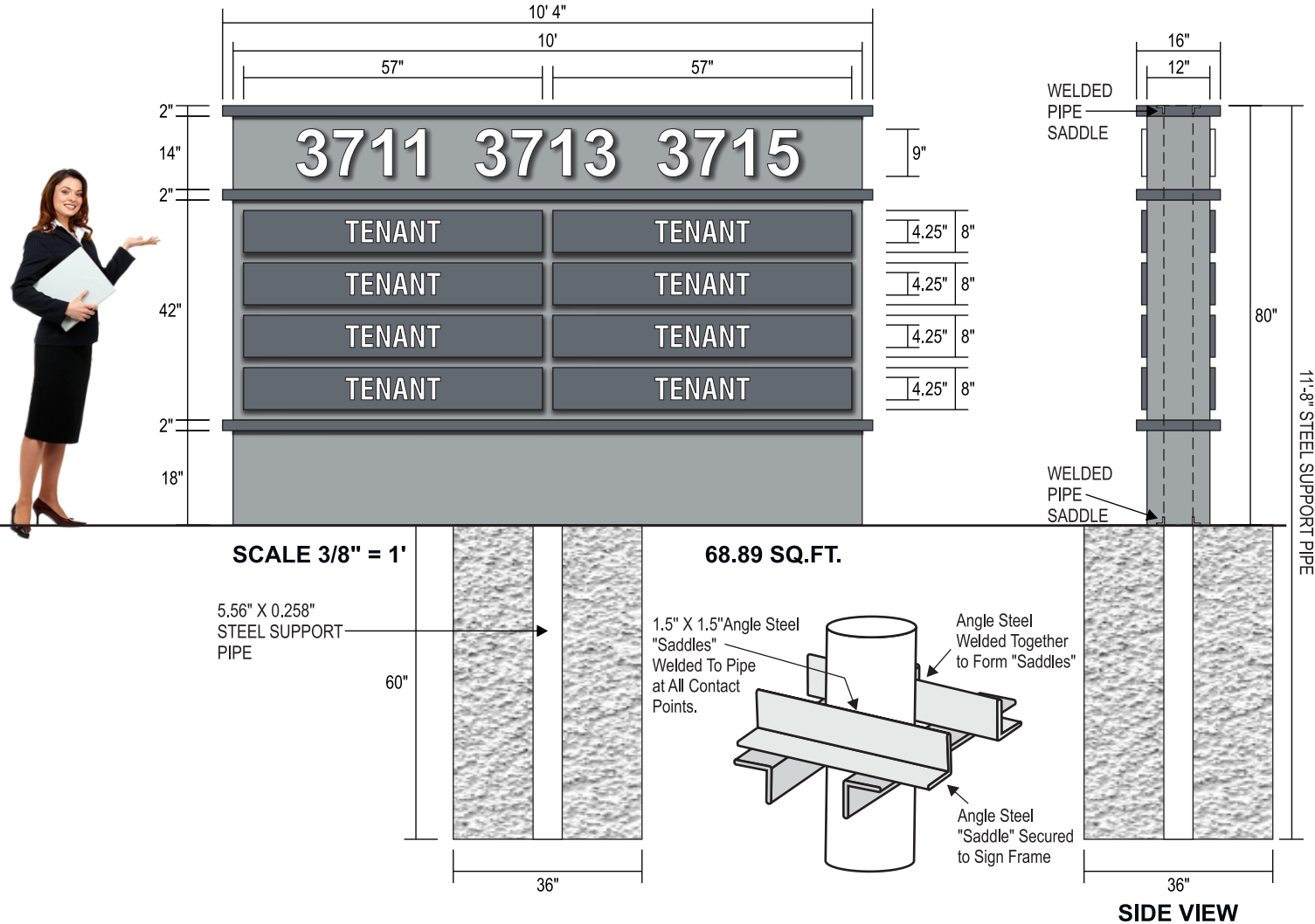
☐ PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME 3907 GROVE CITY RD
LOCATION _____
CITY COLUMBUS STATE OHIO

REVISION 8-30-23

SALES NIELS
DESIGN RAF
SIZE 14

DATE 8-23-23
SCALE Noted
PROJECT# 23521



(1) DF Monument Sign with Tenant Panels

OPTION 1 - INTERNALLY ILLUMINATED

ALUMINUM CABINET, SKIRT AND TRIM - ALL WELDED CONSTRUCTION OVER WELDED ALUMINUM ANGLE FRAMEWORK, PRIMED AND PAINTED. ADDRESS NUMBERS ROUTED OUT OF FACE PANEL AND BACKED WITH 3/4" THICK PUSH-THRU CLEAR ACRYLIC FACED WITH TRANSLUCENT WHITE VINYL. NUMBERS ARE FACE AND RETURN (HALO) ILLUMINATED. (8) EACH SIDE TENANT PANELS ARE "SHOEBOX" STYLE FABRICATED ALUMINUM WITH 1" DEEP BRAKE-FORMED RETURNS. TENANT COPY AND/OR GRAPHICS, TO BE DETERMINED, ARE ROUTED OUT OF EACH PANEL AND BACKED WITH 1/8" THICK TRANSLUCENT WHITE ACRYLIC.EACH PANEL SECURED TO CABINET USING COUNTERSUNK SCREWS ALONG RETURNS AND ARE REMOVABLE FOR REPLACEMENT.

CABINET IS ILLUMINATED WITH INTERNAL HIGH OUTPUT WHITE LED GRID WITH POWER SUPPLY CONVERTORS **UL LISTED #E153594** HOUSED IN CABINET CONNECTED TO 120V AC ELECTRICAL FEED RUN TO LOCATION BY OTHERS.

SUPPORT CONSISTS OF SINGLE 5.563" OD X 0.258" WALL STEEL PIPE WELDED TO PIPE SADDLES IN CABINET FRAMEWORK. PIPE IS SET IN 36" DIA. X 5 FT. DEEP CONCRETE CAISSON.

CABINET COLORS - TBD

PUSH-THRU ADDRESS NUMBERS - FONT: ARIAL BOLD

FACED WITH 3M 3630-20 WHITE VINYL

TENANT COPY/GRAPHICS - FONT: SWIS721 CN BT - ON WHITE ACRYLIC

OPTION 2 - EXTERNALLY (SPOT) ILLUMINATED

CABINET CONSTRUCTION REMAINS THE SAME AS ABOVE.

1/2" THICK ROUTED, PAINTED ACRYLIC ADDRESS NUMBERS CONCEALED STUD MOUNTED TO CABINET.

TENANT PANEL GRAPHICS ARE HIGH PERFORMANCE WHITE VINYL, 3M 7725-10, APPLIED TO EACH TENANT PANEL.

EXTERNAL ILLUMINATION BROUGHT TO SITE BY OTHERS.

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

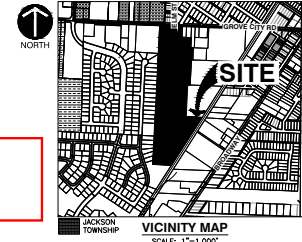
PAGE 1

FINAL DEVELOPMENT PLAN

GROVE CITY INNOVATION CENTER

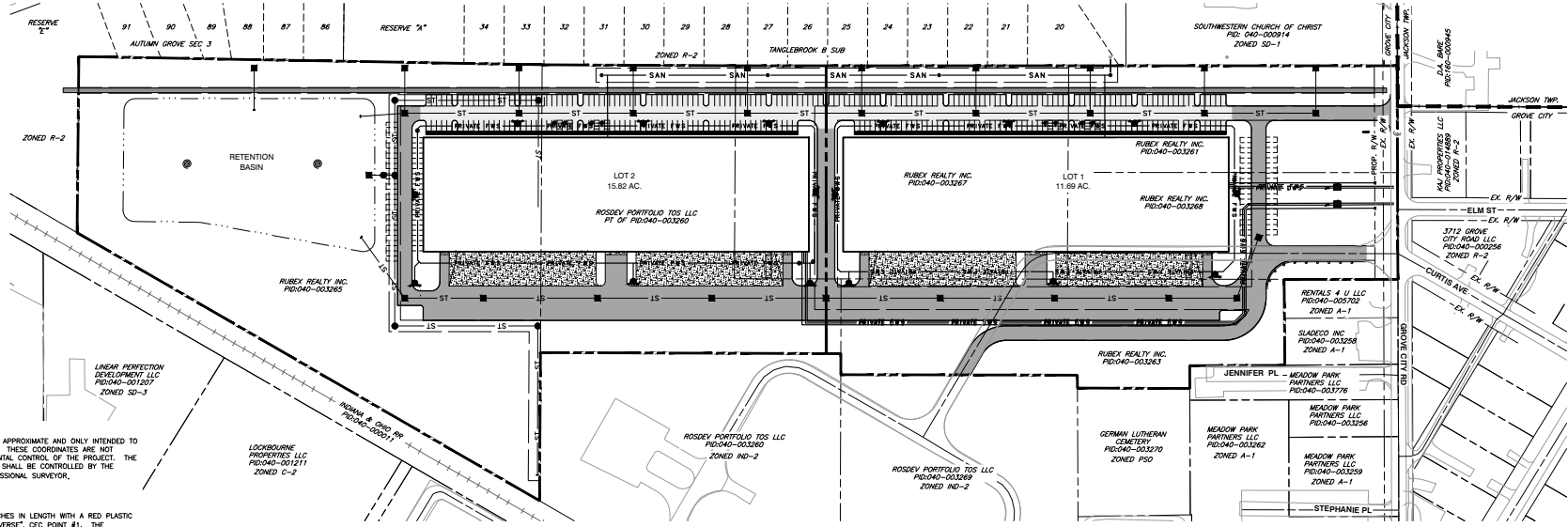
GROVE CITY, FRANKLIN COUNTY, OHIO
2023

Received By:
Grove City Development
11/27/23



STANDARD CONSTRUCTION DRAWINGS			
CITY OF GROVE CITY CONSTRUCTION DRAWINGS			
C-GC-01	C-GC-27		
C-GC-02	C-GC-31		
C-GC-03	C-GC-37		
C-GC-04	C-GC-42A		
C-GC-11	C-GC-46A		
C-GC-20			
C-GC-22			
C-GC-24			
C-GC-26			

THE STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED ABOVE SHALL BE CONSIDERED A PART OF THESE DRAWINGS.



BENCHMARKS:
THE NORTHING AND EASTING SHOWN ARE APPROXIMATE AND ONLY INTENDED TO PROVIDE RECOVERY OF THE BENCHMARK. THESE COORDINATES ARE NOT INTENDED TO BE USED FOR THE HORIZONTAL CONTROL OF THE PROJECT. THE HORIZONTAL CONTROL FOR THE PROJECT SHALL BE CONTROLLED BY THE MONUMENTS FOUND OR SET BY A PROFESSIONAL SURVEYOR.

SOURCE BENCHMARK:
TOP OF A 5/8" SOLID REBAR THIRTY INCHES IN LENGTH WITH A RED PLASTIC CAP BEARING THE INITIALS "CEC INC TRAVELER", CEC POINT #1. THE ELEVATION WAS DETERMINED USING STATIC GPS OBSERVATIONS PERFORMED ON JUNE 13 OF THE YEAR 2023 AS BASED ON A NGS OPUS-S SOLUTION USING O.D.O.S. GPS NETWORK, OHIO SOUTH ZONE NAD 83 (2011 ADJUSTMENT), NAD 83 (GEOID18) DATUM.

NORTHING: 685180
EASTING: 1799934
ELEVATION: 859.28

BENCHMARK 1:
RAILROAD SPIKE IN THE WEST SIDE OF THE FOURTH POWER POLE SOUTH OF THE INTERSECTION OF GROVE CITY ROAD AND CURTIS AVENUE ON THE EAST SIDE OF ASPHALT DRIVE.

ELEVATION: 857.04

BENCHMARK 2:
RAILROAD SPIKE IN THE WEST SIDE OF THE THIRD POWER POLE SOUTH OF THE INTERSECTION OF GROVE CITY ROAD AND CURTIS AVENUE ON THE EAST SIDE OF ASPHALT DRIVE.

ELEVATION: 854.83

BENCHMARK 3:
CHISELED "SQUARE" IN THE NORTHEAST CORNER OF THE FIRST CONCRETE LIGHT POLE BASE WEST OF THE INTERSECTION OF GROVE CITY ROAD AND CURTIS AVENUE ON THE SOUTH SIDE OF GROVE CITY ROAD.

ELEVATION: 856.53

REFERENCES
1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON 6/13/2023.
2. EXISTING UTILITY INFORMATION SHOWN PER RECORDS.

DRAWING INDEX	
Sheet Number	Sheet Title
C000	COVER SHEET
C100-C101	EXISTING CONDITIONS & DEMOLITION PLAN
C200-C201	SITE DIMENSION PLAN
C300	FIRE TRUCK TURNING EXHIBIT
C300-C301	GRADING PLAN
C500-C501	UTILITY PLAN
C600	CONSTRUCTION DETAILS
2-SHEETS	LIGHTING PLANS (BY OTHERS)
2-SHEETS	LANDSCAPE PLANS (BY OTHERS)

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECONC.COM

OWNER/ DEVELOPER
THE CAMBER COMPANY LLC
6760 COLT COUNTRY
DUBLIN, OH 43017
PHONE: (614) 578-3581
CONTACT: CHRIS BRADLEY
EMAIL: CBRADLEY@HOTMAIL.COM

SITE STATISTICS

PARCEL NUMBERS
040-003261-00
040-003263-00
040-003265-00
040-003267-00
040-003268-00
040-003269-00

TOTAL ACREAGE
427.44 AC

ZONING
HEAVY INDUSTRY (IND-2)

BUILDING SETBACKS
FRONT 70 FT FROM E
REAR/SIDE (RESIDENTIAL) 100 FT
REAR/ SIDE (NON-RESIDENTIAL) 50 FT

DRIVE AISLE MIN WIDTH 25 FT
PARKING STALL TYPICALLY 9FT X 20FT

LOT 1

ACREAGE 11.89 ACRES
BUILDING SQUARE FOOTAGE 135,000 FT²
BUILDING HEIGHT REQUIRED 35 FT MAX
BUILDING HEIGHT PROVIDED 35 FT
NUMBER OF SPACES REQUIRED TOTAL EMPLOYEES OF THE SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES
NUMBER OF SPACES PROVIDED 131 (INCLUDES 4 ADA) +38 FUTURE SPACES

LOT 2

ACREAGE 15.82 ACRES
BUILDING SQUARE FOOTAGE 135,000 FT²
BUILDING HEIGHT REQUIRED 35 FT MAX
BUILDING HEIGHT PROVIDED 35 FT
NUMBER OF SPACES REQUIRED TOTAL EMPLOYEES OF THE SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES
NUMBER OF SPACES PROVIDED 131 (INCLUDES 4 ADA) +49 FUTURE SPACES

CITY OF GROVE CITY
CITY OF GROVE CITY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

CITY ADMINISTRATOR _____ DATE _____

DIRECTOR OF PUBLIC SERVICE _____ DATE _____

REVIEWED FOR THE CITY OF GROVE CITY _____ DATE _____

FIRE DEPARTMENT JACKSON TOWNSHIP _____ DATE _____

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONSEQUENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE CITY ENGINEER.



11/23/2023
REGISTERED PROFESSIONAL ENGINEER
DATE

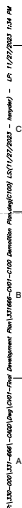
REVISION RECORD	
NO.	DATE

Civil & Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 250 Worthington, OH 43085
614-540-6633 FAX 614-540-6600
WWW.CECONC.COM

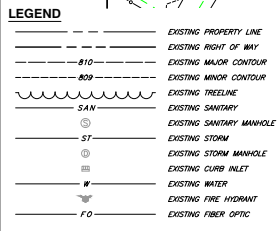
THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

COVER SHEET	
DATE	NOV 2023
DRAWN BY	MJZ
CHECKED BY	CEC
APPROVED BY	CEC

DRAWING NO.
C000
SHEET 1 OF 11



MATCHLINE - SEE SHEET C101



SCALE: 1"=50'

SCALE IN FEET



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

EXISTING CONDITIONS & DEMOLITION PLAN

C100

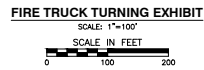
CEE

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43081
614-540-6633 • 888-998-6808
www.ceeinc.com

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

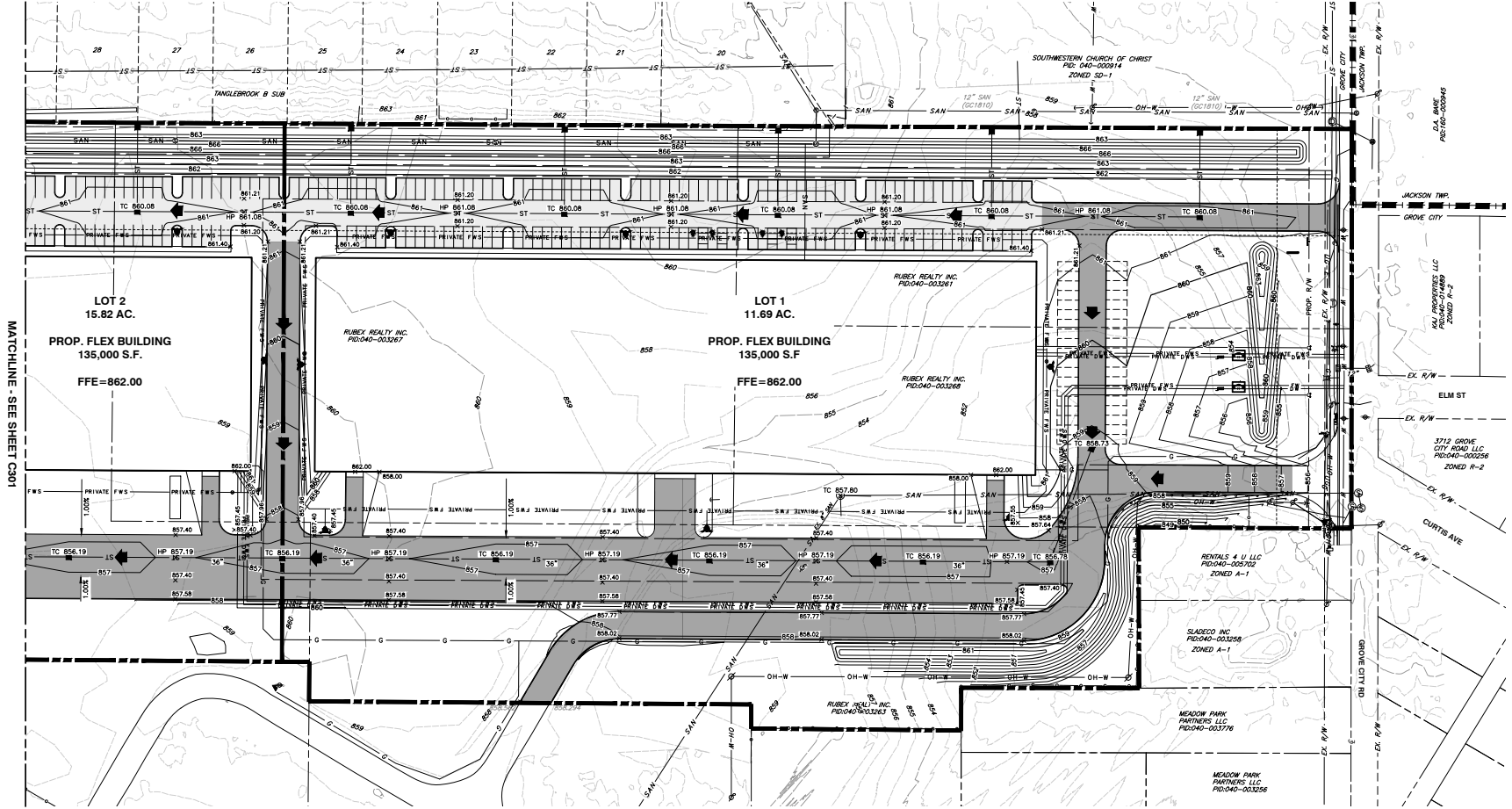


[illegible]



MATCHLINE - SEE SHEET C200

[illegible]



GRADING PLAN
SCALE: 1"=50'
SCALE IN FEET
0 50 100

LEGEND
FLOOD ROUTING PATH

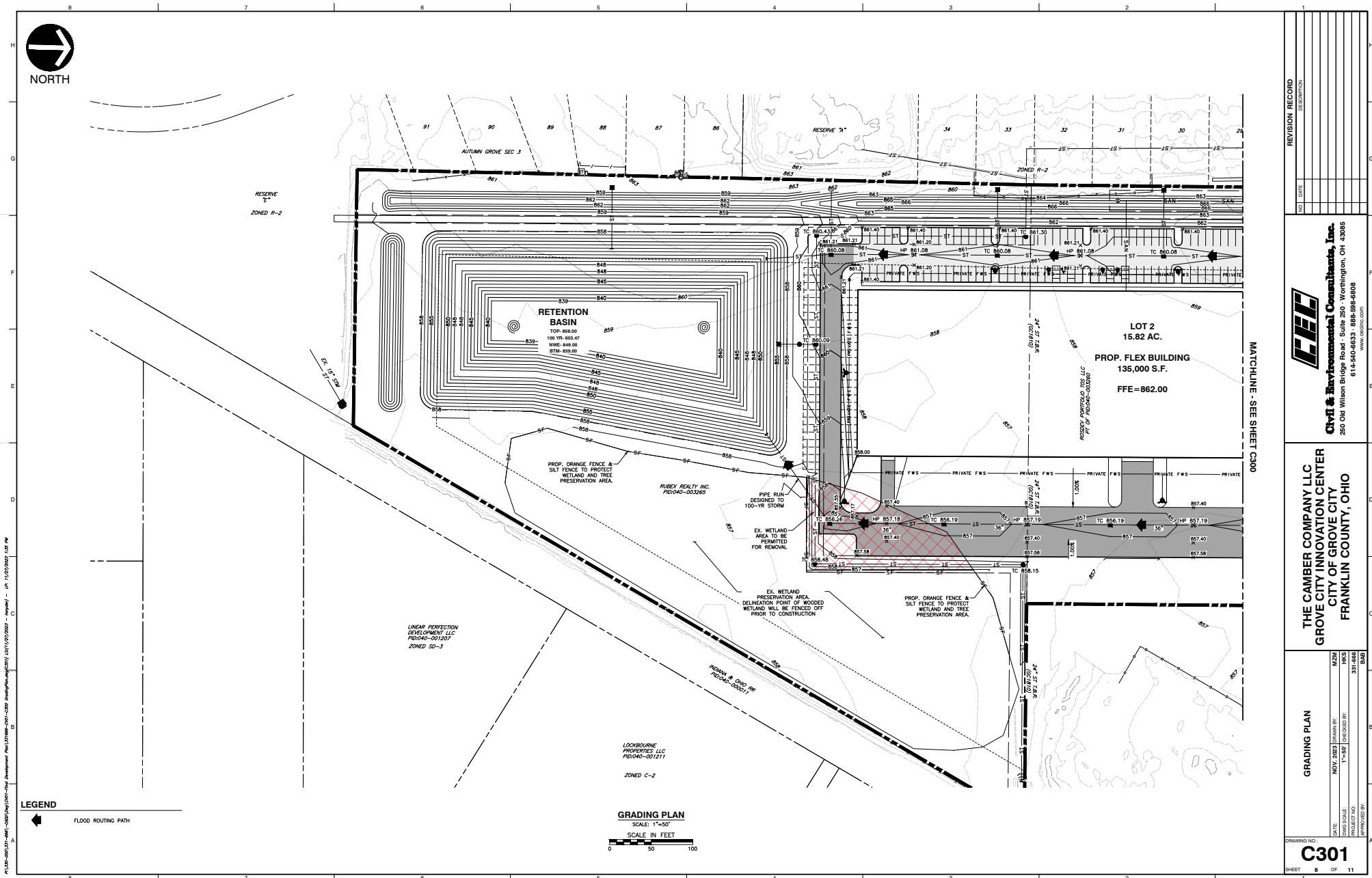
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NO.	DESCRIPTION

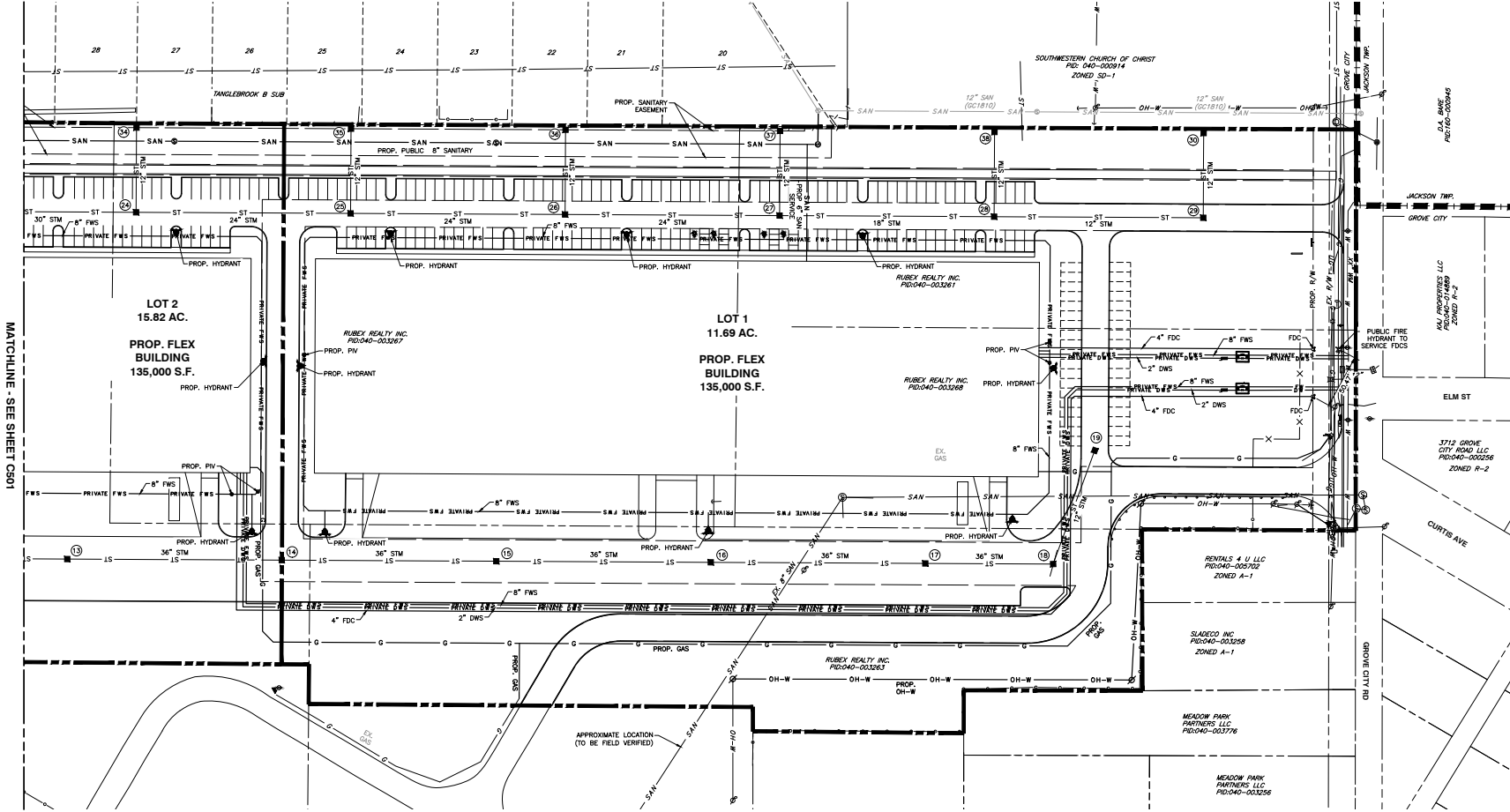
CEE
Chil & Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 500, Worthington, OH 43083
614-540-4833 FAX 614-540-4800
www.ceeinc.com

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

GRADING PLAN	
DRAWING NO.	M/291
DATE	NOV. 2023
DRAWN BY	1"=50' (CHECKED BY:)
DATE SCALE	1"=50' (CHECKED BY:)
APPROVED BY:	DATE

C300
SHEET 7 OF 11





UTILITY PLAN
SCALE: 1"=50'
0 50 100

MATCHLINE - SEE SHEET C501

REVISION RECORD	
NO.	DATE

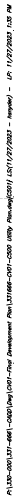


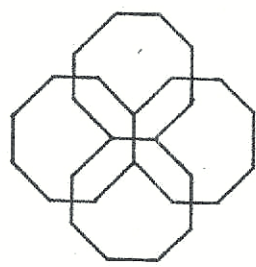
C&E Environmental Consultants, Inc.
260 Old Wilson Bridge Road, Suite 500, Worthington, OH 43083
614-540-4833, 888-598-4800
www.candee.com

THE CAMBER COMPANY LLC
GROVE CITY INNOVATION CENTER
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

UTILITY PLAN	
DRAWING NO.	M/250
DATE	NOV. 2023
DRAWN BY	1"=50' (CHECKED BY:)
DATE SCALE	3/21
APPROVED BY:	

C500





BOZZACCO CO. INC.

LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO
43015

PH: (614) 206-1268

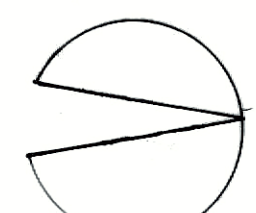
GROVE CITY INNOVATION CENTER
LANDSCAPE PLAN

GROVE CITY, OHIO

DATE: 11-6-23

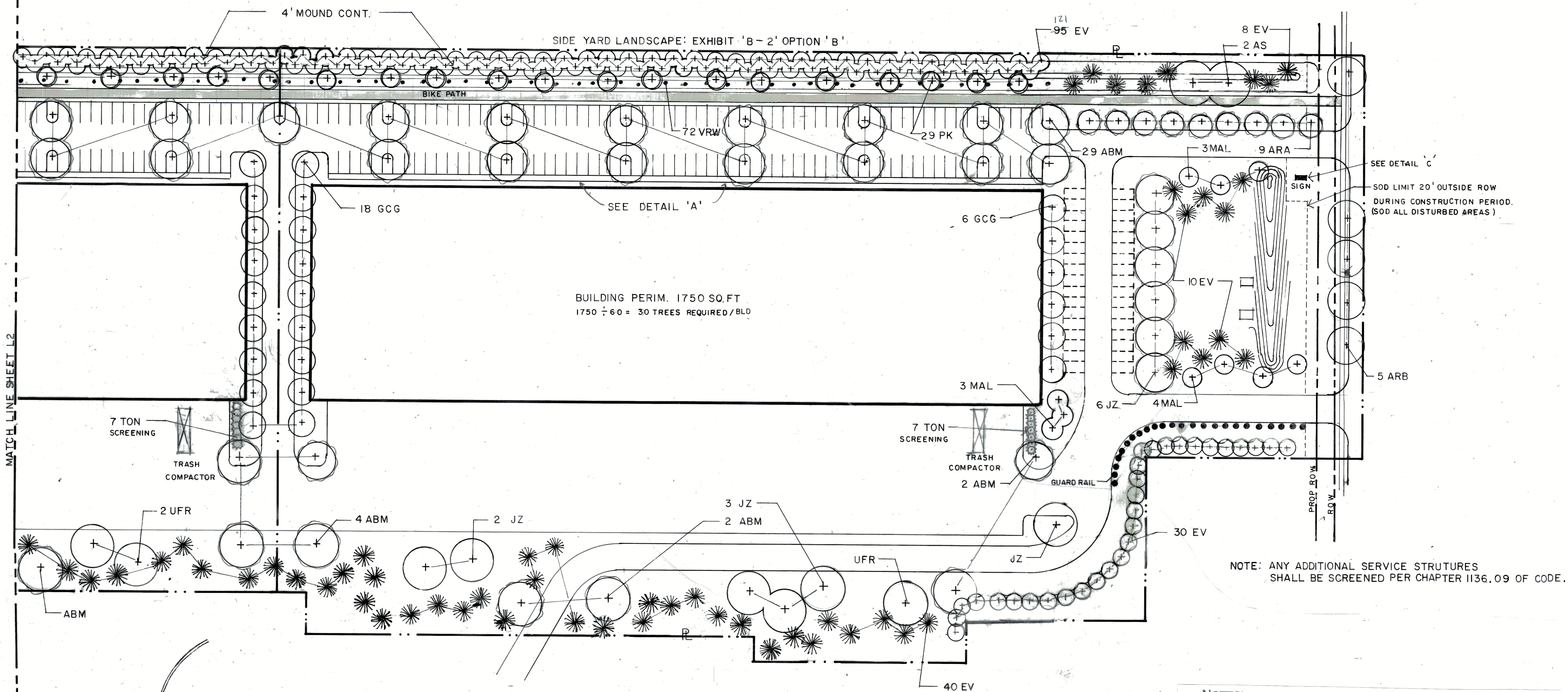
REV: 11-26-23

DRAWN BY:

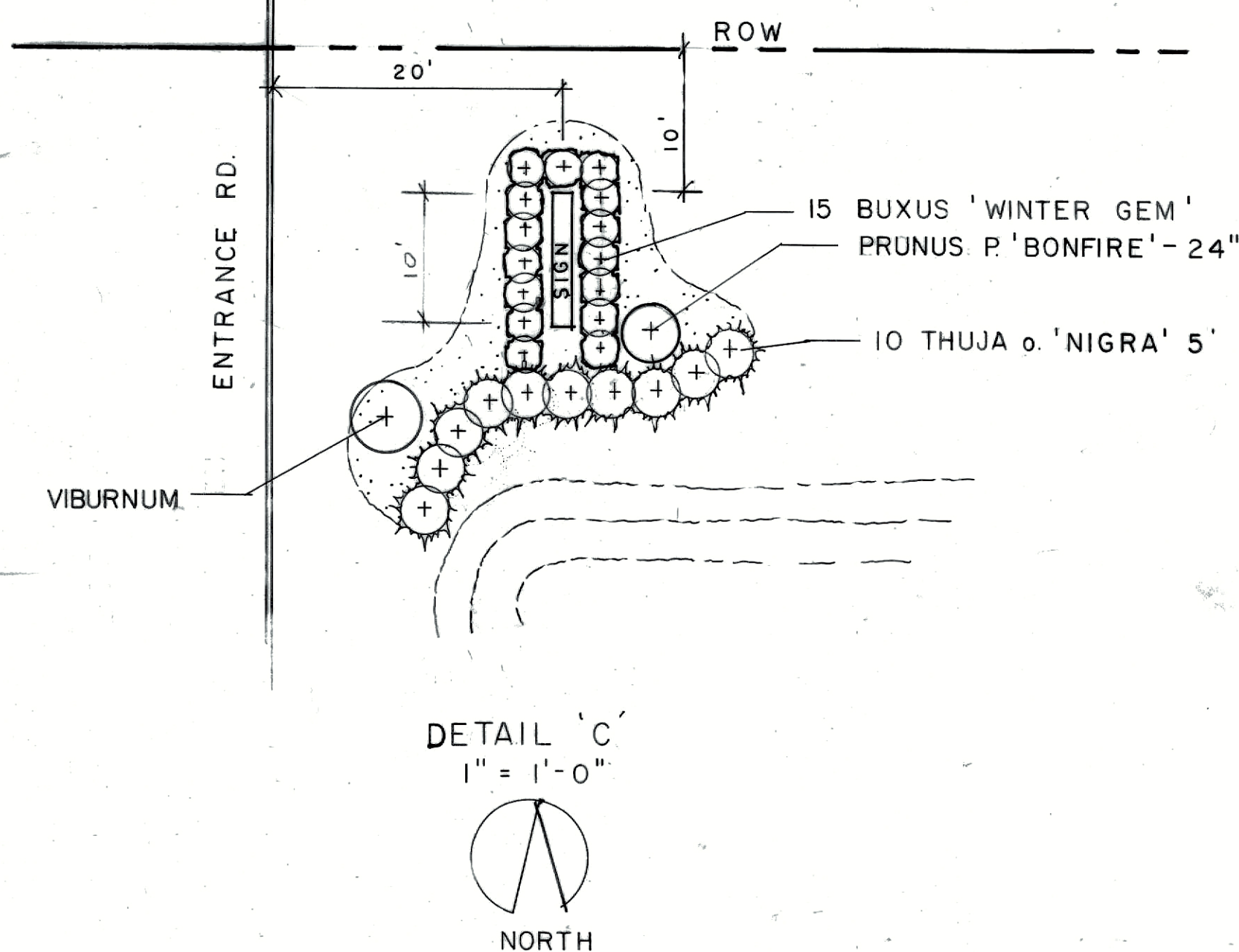


NORTH
1" = 50'

L1



MAICH LINE SHEET L2

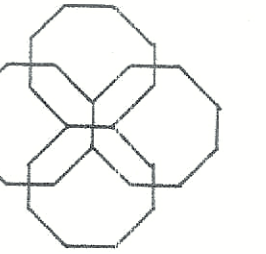


PLANT SCHEDULE:

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
EV	EVERGREEN TREE	PICEA / PINUS	6"	227
GT	HONEY LOCUST	GLEDISIA T 'IMPERIAL'	2"	7
JZ	JAPANESE ZELKOVA	ZELKOVA s 'GREEN VASE'	2"	13
GCG	GINKGO	GINKGO BILOBA	2"	32
MAL	SPRING SNOW CRABAPL.	MALUS 'SPRING SNOW'	2"	10
ARA	ARMSTRONG MAPLE	ACER R. 'ARMSTRONG'	2"	9
OMG	OCTOBER GLORY MAPLE	ACER R. 'OCTOBER GLORY'	2"	2
CK	CRIMSON KING MAPLE	ACER PLAT 'CRIMSON KING'	2"	
AS	SUGAR MAPLE	ACER SACCABRUM	2"	2
ABM	AUTUMN BLAZE MAPLE	ACER x 'AUTUMN BLAZE'	2"	48
PK	KWANZAN CHERRY	PRUNUS x 'KWANZAN'	2"	24
ARB	BOWHALL MAPLE	ACER R. 'BOWHALL'	2"	
CWK	WINTERKING HAWTHORN	CRATAEGUS 'WINTERKING' (MULTISTEM)	6"	
UFR	FRONTIER ELM	ULMUS x 'FRONTIER'	2"	3
TON	WILLOWWOOD VIBURNUM	VIB. RYT. 'WILLOWWOOD'	18"	72
TON	ARBORVITAE	THUJA o. 'NIGRA'	5"	24
VOC	DWARF EURO CRNBERRY	VIB. o. 'COMPACTUM'	24"	80
TTT	TOM THUMB ARBORVITAE	THUJA 'TOM THUMB'	24"	80
ASG	GREEN MT. SUGAR MAPLE	ACER S. 'GREEN MOUNTAIN'	2"	4
BUX	WINTERGREEN BOXWOOD	BUXUS 'WINTERGREEN'	24"	15

NOTES:

STREET TREES	REQUIRED: 1 TREE 2" / 50' FRONTAGE PROVIDED:	5 5
INTERIOR PARKING	REQUIRED: 1 TREE 2" / PARKING LOT ISLAND PROVIDED:	29 29
PARKING SCREEN (WEST LOT) 50'	REQUIRED: EXHIBIT B-2: OPTION 'B' (1420 LN FT) REQUIRED: 2 TREES 2" / 100 LN FT P.L. PROVIDED: REQUIRED: 2 ROWS EV. TREES 6'-20' O.C. PROVIDED: REQUIRED: 2-18" SHRUBS / 40 LN. FT. PROVIDED:	28 29 142 142 72 72
PARKING SCREEN (EAST LOT)	REQUIRED: EXHIBIT B-1: OPTION 'A' 1 TREE 2" / 35' PROP. LINE 1365' = OR 1 EV. TREE 6' / 20 FT. PROP. LINE PROVIDED: DEC. TREES 2" PROVIDED: EV. TREE 6'	39 68 14 74
OTHER PLANT REQ	REQUIRED: 1 TREE 2" OR 1 EV. TREE 6' PER 60' BUILDING PERIMETER. (3500 LN. FT.) PROVIDED: EVERGREEN TREES 6' DEC TREES 2"	59 18 67
RETENTION POND	REQUIRED: 1 TREE 2" / 50 FT. PERIMETER (1375') PROVIDED:	28 28
	REQUIRES: 1 FLOATING FOUNTAIN PROVIDED: 1 AQUAMASTER, MASTER SERIES 2 HP WITH LAKESIDE DIFFUSER	1 1
BLD. PERIM. PLANTS	REQ: 20 SQ FT PLANTING AREA / 50 LN. FT. BLD. PERIM. 1750 LNFT = 35 X 20 SQ. = PROVIDED: PER BLD. MIN SQ. FT.	700 720



BOZZACCO CO. INC.

LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO
43015

PH: (614) 206-1268

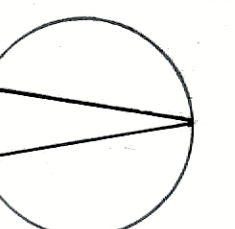
GROVE CITY INNOVATION CENTER
LANDSCAPE PLAN

GROVE CITY, OHIO

DATE: 11-6-23

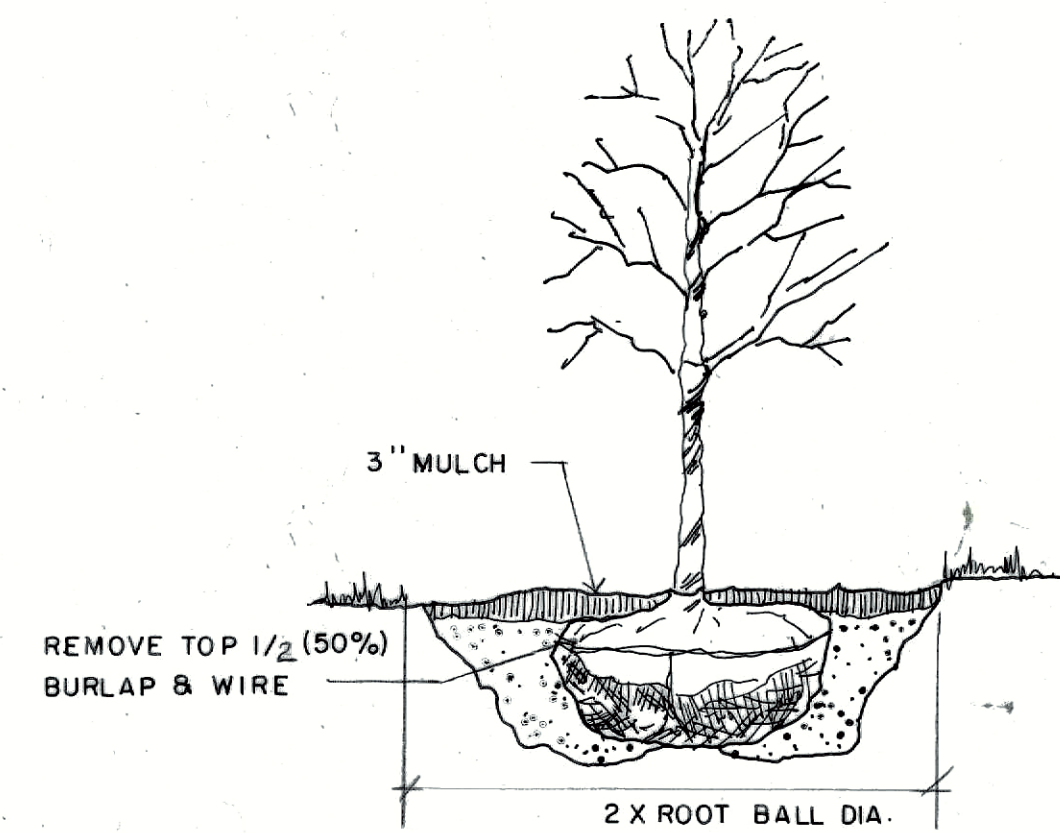
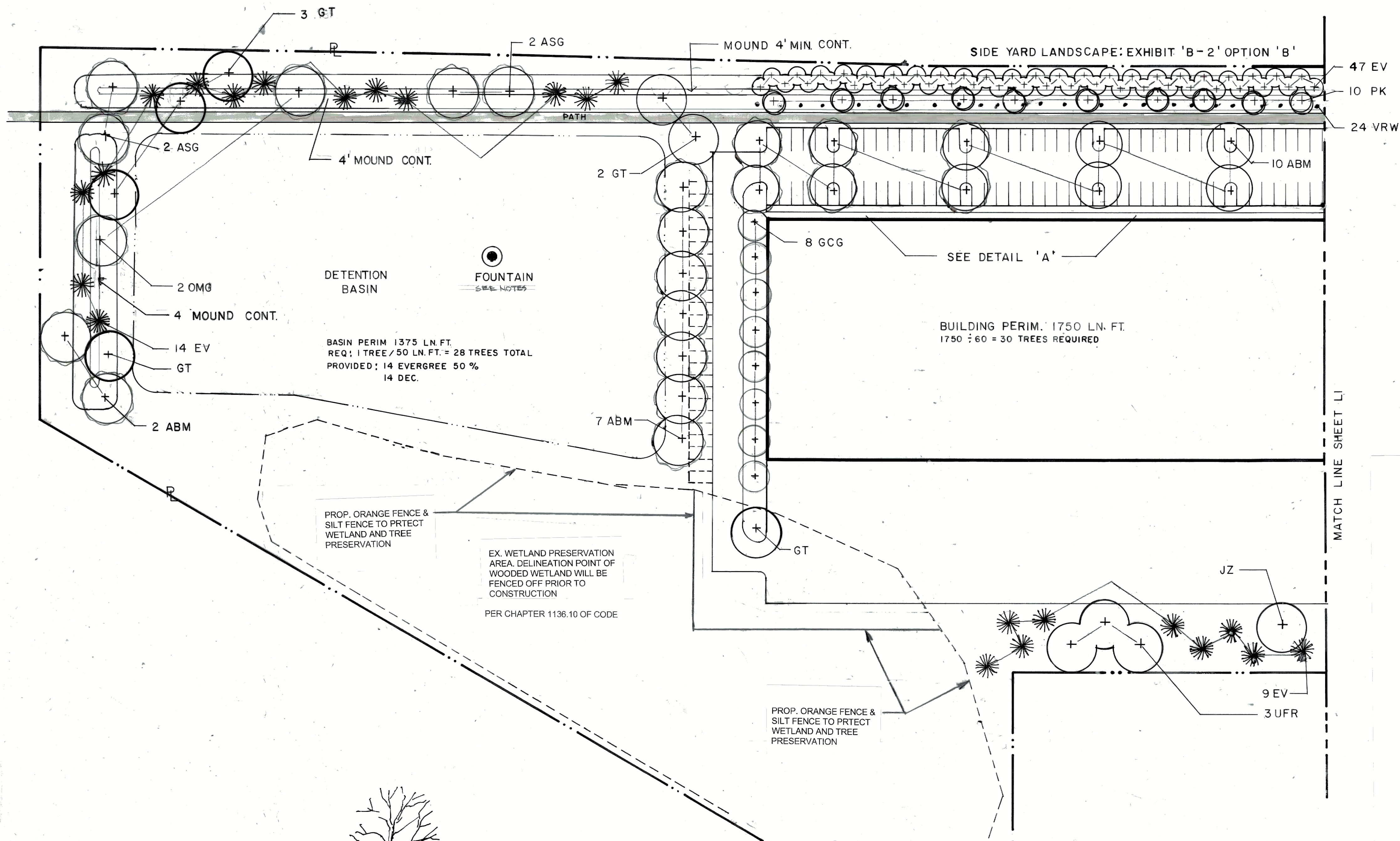
REV: 11-26-23

DRAWN BY:

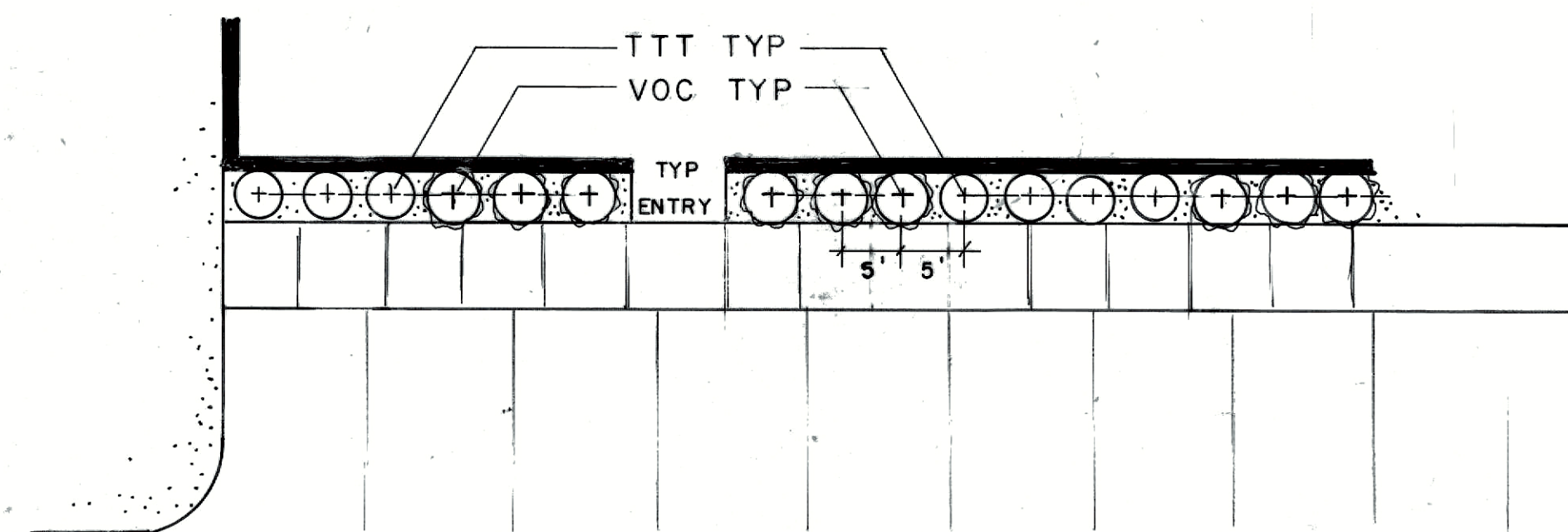


NORTH
1" = 50'

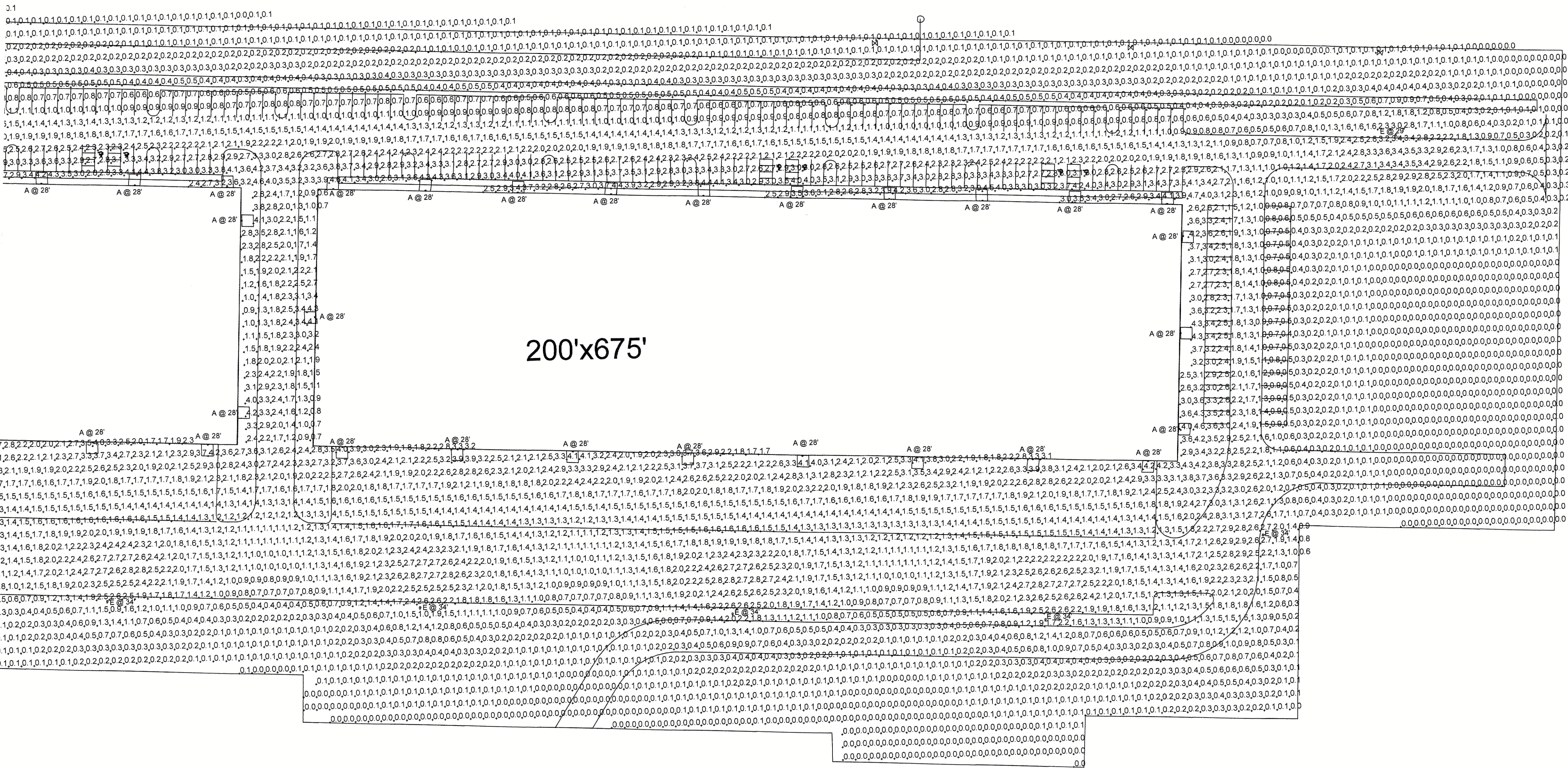
L2



DETAIL 'B' TREE PLANTING



DETAIL 'A'
1" = 10'-0"



Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

Lighting Controls
THE SITE LIGHTING SHALL BE REDUCED TO 50% POWER A HALF HOUR
AFTER SUNSET TO A HALF HOUR BEFORE SUNRISE. LIGHTING IS
CONTROLLED VIA A TIME-CLOCKAND PHOTOCCELL PROGRAMABLE
COMPUTER CONTROLLED SYSTEM WITHIN THE BUILDING.

Existing Conditions Note
EXISTING POLES AND/OR BASES TO BE FIELD
VERIFIED FOR STRUCURAL INTEGRITY BY A.H.J.
PRIOR TO INSTALLATION OF FIXTURES SHOWN
ON THIS DRAWING.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE
RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC
IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE
VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD
CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN
UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.
ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE,
TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE
AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING
SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN
ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR
SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED
IN FIELD BY OTHERS.

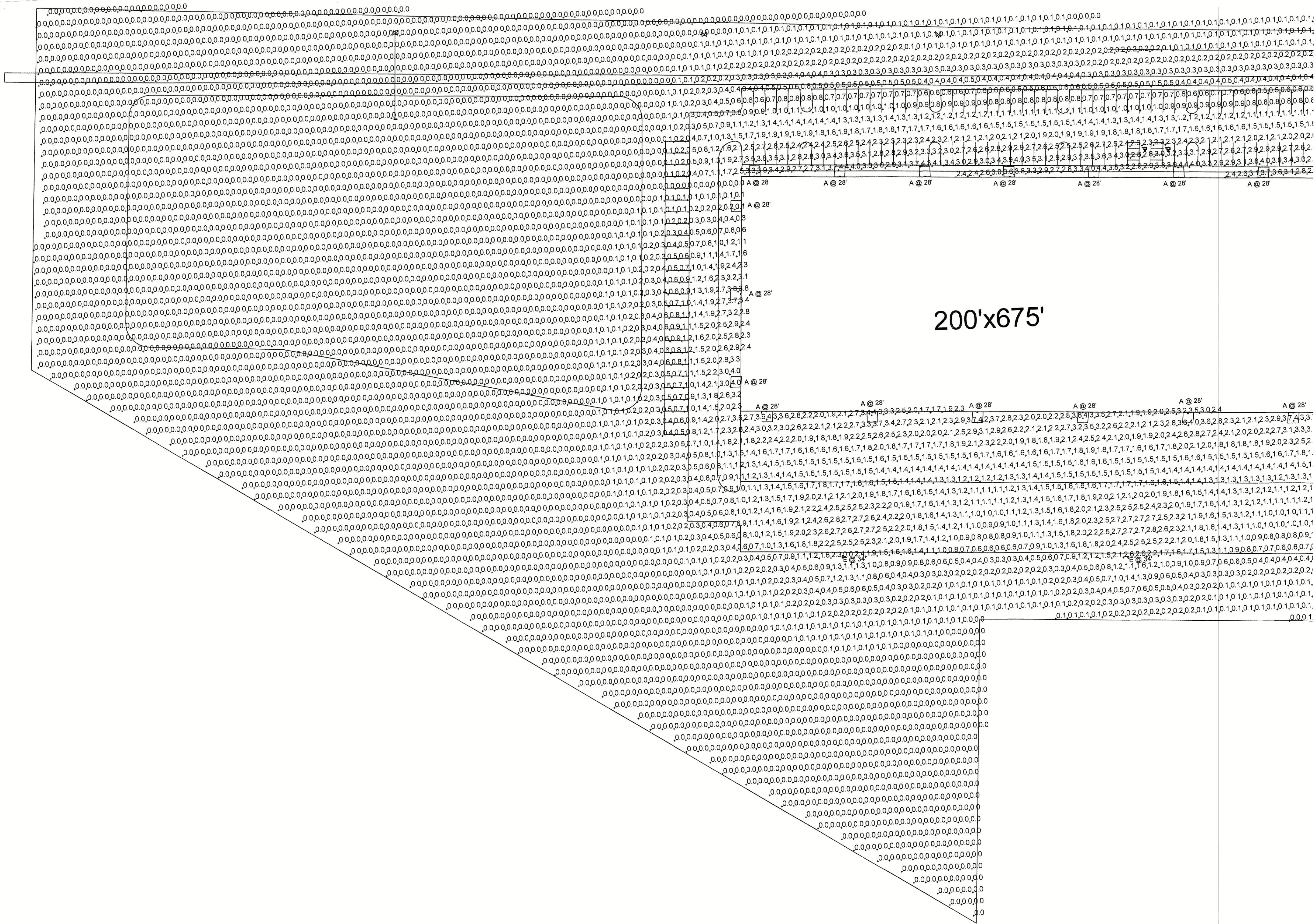
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE
MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics							
Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg	Avg/Max
Property Calc Zone	+	4.7 fc	0.0 fc	N/A	N/A	0.8 fc	0.2:1

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor	Notes
	A	45	Lithonia Lighting	WDGE4 LED P2 70CRI RFT 50K		0.9	
	E	8	Lithonia Lighting	DSX1 LED P9 50K 70CRI T2M		0.9	

PREPARED FOR:
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
MEC
Date
8/16/2023
Scale
Not to Scale
Drawing No.
1 of 2

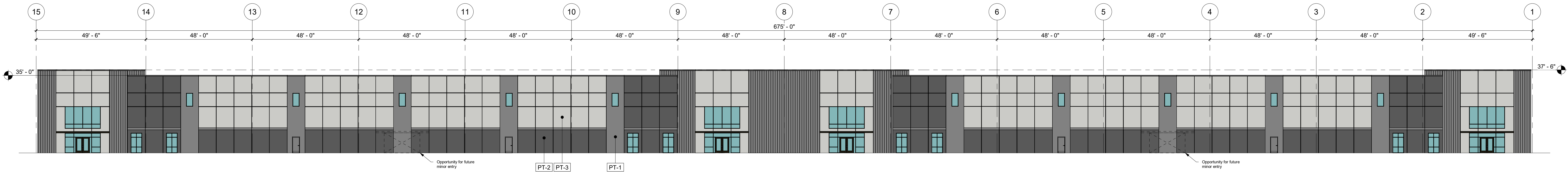


GROVE CITY INNOVATION CENTER

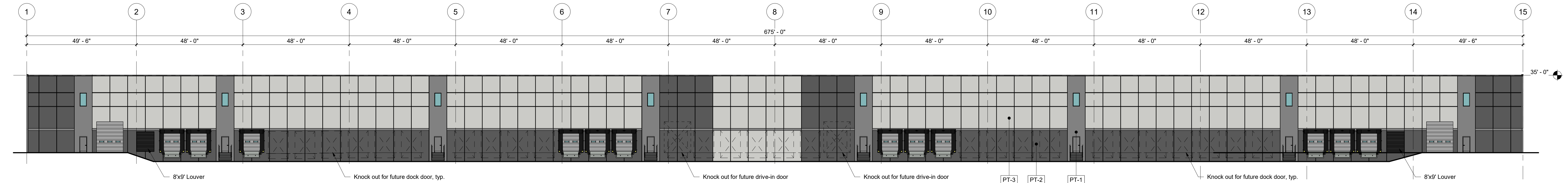
PREPARED FOR:
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

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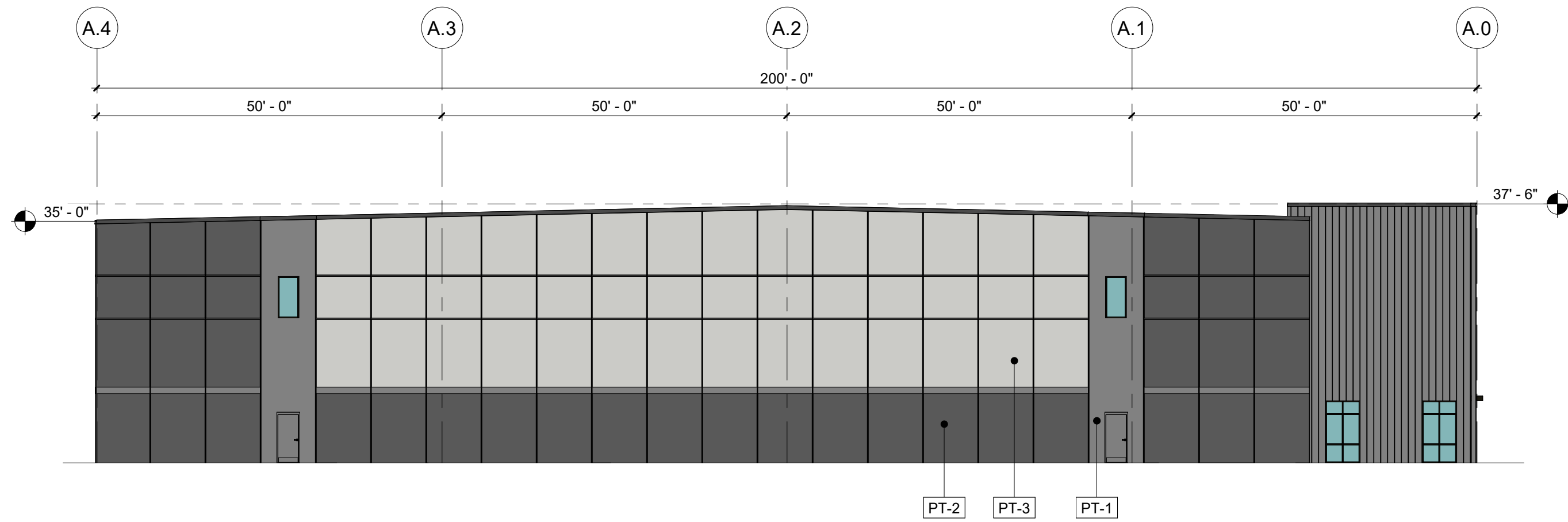
Received By:
Grove City Development
11/30/23



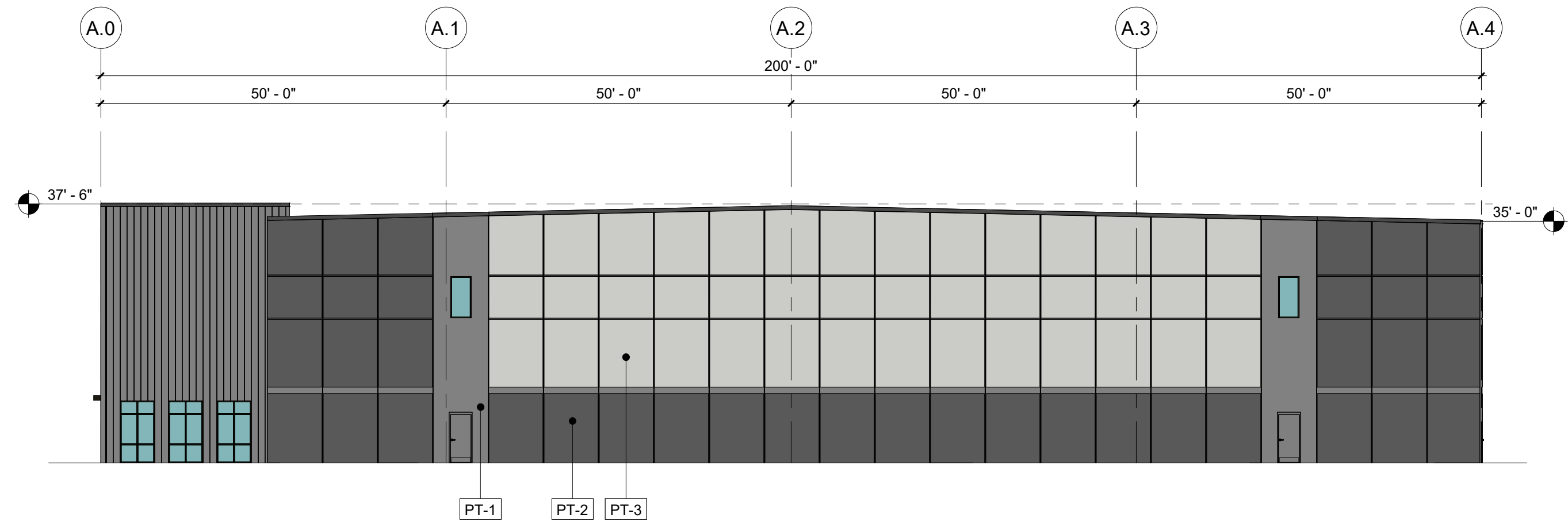
1 West Elevation - Buildings 1 & 2 (Opt. 1)
Scale: 1" = 20'-0"



2 East Elevation - Buildings 1 & 2 (Opt. 1)
Scale: 1" = 20'-0"



3 North Elevation - Buildings 1 & 2 (Opt. 1)
Scale: 1/16" = 1'-0"



4 South Elevation - Buildings 1 & 2 (Opt. 1)
Scale: 1/16" = 1'-0"

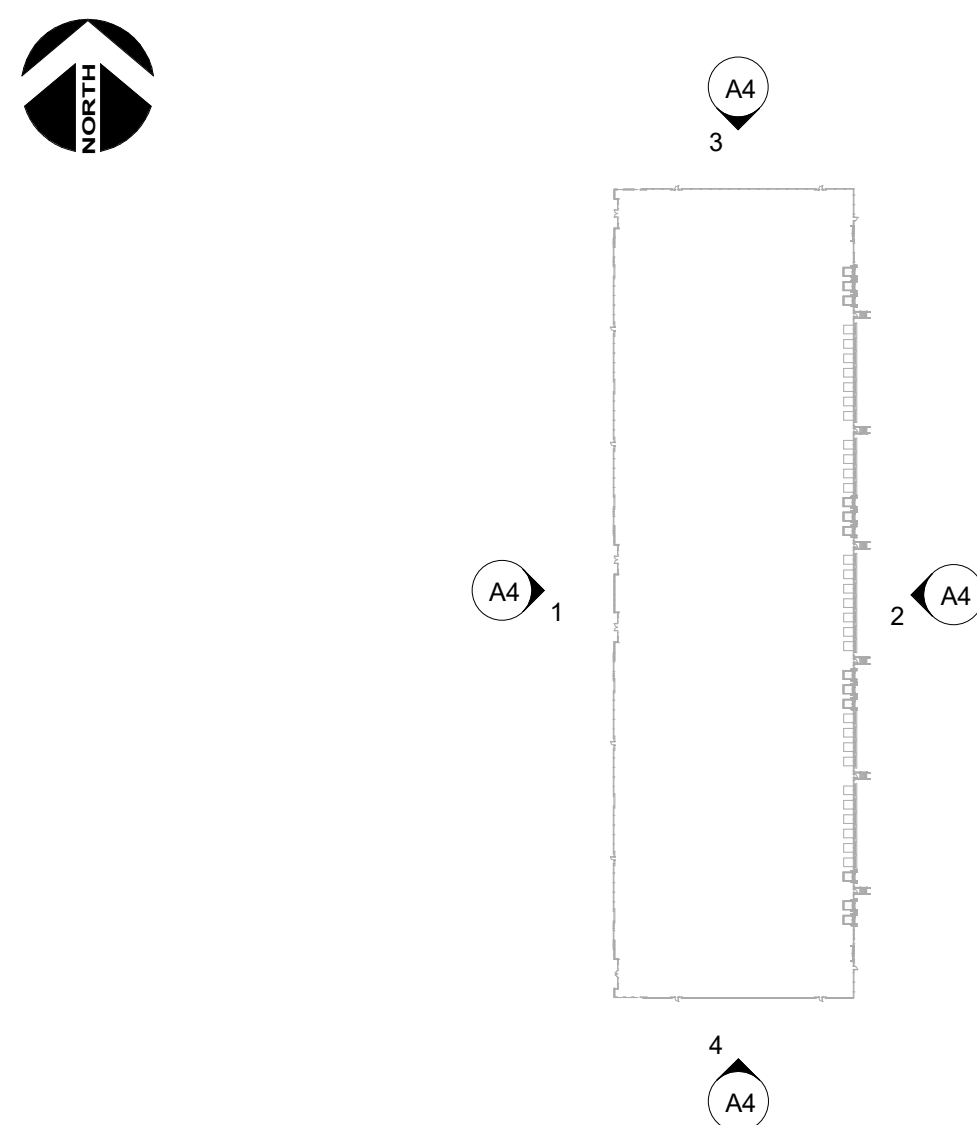
GENERAL NOTES - EXTERIOR ELEVATIONS

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- All rooftop equipment to be screened.

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
M-1	Storefront/Canopy	TBD	Dark Bronze	
PT-1	Precast Concrete - Field Grey	Sherwin Williams	<varies>	1 coat primer, 2 coats finish
PT-2	Precast Concrete - Accent 1 (Medium Grey)	Sherwin Williams	Folkstone #6005	1 coat primer, 2 coats finish
PT-3	Precast Concrete - Accent 2 (Beige Grey)	Sherwin Williams	Rivers Edge #7517	1 coat primer, 2 coats finish

KEY PLAN - EXTERIOR ELEVATIONS



Design
Collective

OWNER
The Camber Company
6760 Colt Court
Dublin, OH 43017

ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

PROJECT STATUS
Design Development

NOT FOR
CONSTRUCTION

Ryan R. Geisler, License # 15754
Expiration Date: December 31, 2023

Grove City Innovation Center
Grove City Road, Grove City, OH

REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/31/2023

PROJECT NO.
1287.02

Elevations - Bldg
1 & 2 (Opt. 1)

A4



Date: 12/11/23
Introduced By: Mr. Sigrist
Committee: Service
Originated By: Higher Ed.
Sponsor: Mr. Berry & Mr. Holt
Emergency: 30 Days:
Current Expense:

No.: CR-49-23
1st Reading: 12-18-23
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-49-23

A RESOLUTION REPLACING EXHIBIT “A” OF RESOLUTION CR-37-19 TO AMEND THE HIGHER EDUCATION INVESTMENT AWARD CRITERIA

WHEREAS, on July 06, 2015, Council approved Ordinance C-31-15 to adopt the Grove City Higher Education Investment Program; and

WHEREAS, on November 2, 2015, Council approved Resolution CR-69-15 to adopt the recommendations of the Higher Education Investment Committee; amended same by Resolution CR-42-18; replaced the recommendations by Resolution CR-37-19 amended Exhibit A to address skilled trades by Resolution CR-45-19; and amended Skilled Labor Award by Resolution CR-31-20; and

WHEREAS, since the first award in Fall, 2016, this program has awarded 450 scholarships and assisted 200 residents in achieving their goal of obtaining a degree or skilled trade license; and

WHEREAS, the Higher Education Investment Committee has reviewed the Higher Education Guidelines and believes that the submitted amendments will better refine the Program to meet the desired overall goals.

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

SECTION 1. Exhibit “A” of Resolution CR-37-19 is hereby replaced with Exhibit “A”, attached hereto and made a part hereof.

SECTION 2. This resolution 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, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

CITY OF GROVE CITY

HIGHER EDUCATION INVESTMENT COMMITTEE

PROGRAM DESCRIPTION AND OPERATING GUIDELINES

December, 2023



PROGRAM OVERVIEW

Objective

The goal of the Grove City Higher Education Investment Program is to: expand higher education opportunities in Grove City and its knowledge-based industry; attract economic development; encourage investment and employment expansion based upon the availability of an educated workforce; support workforce training and retraining to prepare our residents for emerging career opportunities; and to make Grove City a lifetime destination for employment and residency.

Opportunity through education and economic expansion

The objectives of expanding the higher education opportunities within the City and stimulating and retaining economic development, investment and employment opportunities are related objectives. In 2015, two complementary legislative initiatives were approved to enhance the educational baseline of the workforce and provide a sustainable stream of educated residents. The legislation creating the Higher Education Investment Committee and supporting the goal of establishing a college-level facility within the City was passed by Ordinance C-31-15. Legislative updates to this Program take place as needed.

Initiative #1

A brick and mortar college-level facility located in Grove City is the City's ultimate program goal. Council anticipates funding support of up to \$100,000.00 a year for a brick and mortar facility and ease concessions for up to 10 years. The Brick and Mortar initiative is seminal to the purpose of the legislation and the operation of the Scholarship Program, which supports the initiative by providing scholarship opportunities to local residents. The Mayor and the Business and Community Relations Officer manage this initiative.

Initiative #2

The Scholarship Program provides tuition assistance to residents enrolled in programs offered by institutions within 70 miles from 4035 Broadway, Grove City, OH. Scholarship recipients must reside within the City to be eligible and complete a minimum number of volunteer hours per semester while receiving scholarship support. The Higher Education Investment Committee administers the scholarship program.

Legislative Genesis of the Higher Education Investment Committee

On July 6, 2015, Council approved Ordinance C-31-15, establishing the Higher Education Investment Committee. The Committee met over the next four months and thereafter submitted an Initial Proposal for Implementation of the Scholarship Program. On November 2, 2015, Council adopted the Committee's proposal by

Resolution CR-69-15, which had the effect of expanding and modifying some of the guidance given in the original legislation. On August 20, 2018, Council adopted Resolution CR-42-18, which modified the definition of qualifying participant institutions of higher education; and on Sept. 3, 2019, Resolution CR-37-19 replaced Exhibit “A” with a new Program Description and Operating Guidelines.

The Committee Membership

The enabling legislation (C-31-15) defines the membership of the Grove City Higher Education Investment Committee and Resolution CR-37-19 amended the membership as follows:

The Superintendent of the South-Western City School District or his designee, a citizen Mayoral appointment, two citizen Council appointments, and a member of the G.C. Area Chamber of Commerce Foundation Committee. No elected official shall serve as a voting member of the Committee, except for the Mayoral appointee. Ex-officio members shall consist of the President of Council or their designee, the Mayor or their designee, and the Director of Finance. The Clerk of Council and Director of Law shall serve as support.

The Scholarship Program

The following is the Committee’s current interpretation and application of the GC Scholarship Program rules as adopted and amended by legislative pronouncements in C-31-15, CR-69-15, CR-42-18 and CR-37-19. The Committee anticipates that periodically, it will update administrative rules and procedures related to the Scholarship Program. The Committee, however, will submit proposed material changes to the Scholarship Program to Council for approval as well as annual funding requests.

GC Scholarship Program Requirements

Award Amounts

The amount of the award will be \$1,000.00 per semester per full time student (minimum of 12 credit hours) or \$3,000.00 a year, up to a maximum of \$12,000.00 in a lifetime.

The amount of the award for part-time students will be \$500.00 per student per semester (minimum of 6 credit hours) or \$1,500.00 a year, up to a maximum of \$12,000.00 in a lifetime.

Full-time Student Program Guidelines

- I. Full-time Student (12+ credit hours):
 - a) Residency in the City of Grove City, Ohio corporation limits; and
 - b) Acceptance by a post-secondary educational institution that directly, and on an on-going basis, offers academic classes at or from a location within 70 miles from 4035 Broadway, Grove City, OH; and that is a
 - 1) Higher Learning Commission (HLC) accredited institution; is accredited by the National Council for Independent Colleges and Schools; or offers a certificate and/or a licensure track program recognized by a State Regulatory Agency such as the Ohio Department of Higher Education under the Ohio State Board of Career Colleges and Schools.
- II. Applicant must:
 - a) Complete a Scholarship application, Promissory Note, Loan Agreement, Residency Affidavit, and any other documentation necessary to qualify the student for the Scholarship;
 - b) Complete ten (10) volunteer service hours every semester to the City of Grove City through the Keep Grove City Beautiful program; the VIP program; Gardens at Gantz Volunteers; the Citizens Police Academy; or such other volunteer activity or City program as approved by the Committee and provide proof to the Clerk of Council on the Volunteer Form(s) prepared and administered by the Clerk;
 - c) Obtain a C (2.0 point) average per semester and provide proof by submitting a copy of semester grades to the Clerk of Council.
- III. Delinquent students are not eligible until the delinquency has been satisfied.

Part-time Student Program Guidelines

- I. Part-time Student (6-11 credit hours):
 - a) Residency in the City of Grove City, Ohio corporation limits; and
 - b) Acceptance by a post-secondary educational institution that directly, and on an on-going basis, offers academic classes at or from a location within 70 miles from 4035 Broadway, Grove City, OH; and that is a
 - 1) Higher Learning Commission (HLC) accredited institution; is accredited by the National Council for Independent Colleges and

Schools; or offers a certificate and/or a licensure track program recognized by a State Regulatory Agency such as the Ohio Department of Higher Education under the Ohio State Board of Career Colleges and Schools.

II. Applicant must:

- a) Complete a Scholarship Application, Promissory Note, Loan Agreement, Residency Affidavit, and any other documentation necessary to qualify the student for the Scholarship; and
- b) Complete five (5) volunteer service hours every semester to the City of Grove City through the Keep Grove City Beautiful program; the VIP program; Gardens at Gantz Volunteers; the Citizens Police Academy; or such other volunteer activity or City program as approved by the Committee and provide proof to the Clerk of Council on the Volunteer Form(s) prepared and administered by the Clerk;
- c) Obtain a C (2.0 point) average per semester and provide proof by submitting a copy of semester grades to the Clerk of Council.

III. Delinquent students are not eligible until the delinquency has been satisfied.

GC Scholarship Institutional Guidelines

The original legislation required students to attend an accredited higher education program within the City of Grove City. At that time, the Committee identified three institutions of higher education that were accredited by the HLC and were offering classes in Grove City, and one dedicated brick and mortar building that housed an institution accredited by the National Accrediting Council for Independent Colleges and Schools and regulated by the Ohio Board of Regents under the Ohio State Board of Career Colleges and Schools. The legislation recommended that residents attending any of these institutions be considered to be eligible for awards under the program. Council adopted this recommendation in CR-69-15. However, in CR-42-18, Council amended this qualifying institutional section by stating that residents attending any institution of higher education that is offering classes in the City of Grove City should be considered eligible for awards under this program. This revision created interpretative difficulties for the Committee, seemed potentially to conflict with the unaltered accreditation standards and to be counterproductive to achieving the brick and mortar foundational goal expressed in Initiative #1 of the original enabling legislation. In addition, since the Program's inception, changes have occurred within the pool of eligible institutions.

Therefore, in an effort to abide by its legislative mandate, the Committee currently defines eligible institutions to be those which meet the specific accreditation requirements adopted by Council and that directly, and on an on-going basis, offer academic classes at or from one or more defined physical locations within 70 miles from 4035 Broadway, Grove City, OH. Eligible schools are determined based on a case-by-case consideration of criteria such as the course of study leading to the granting of a degree or attainment of a certificate or licensure overseen by a State Regulatory Authority; the inclusion of such classes in the published academic offerings of the institution; and such other criteria as the Committee determines from time to time advances the purposes of the enabling legislation.

Budget Process

Annual funding for the program will be requested during the Grove City budgetary cycle, as part of the Annual Review and Report. Funding will be requested at a level expected to meet the projected volume of scholarships in the coming calendar year.

Scholarship funding prioritization will be conducted based on a first-come-first served basis.

Collections

A process is in place with the Grove City Clerk of Council, Director of Law and Finance Director to both fund and collect monies. A delinquency situation can occur when a student fails to meet the requirements of academic performance, volunteer time, or residency. The Clerk of Council and Finance Director, in consultation with the Director of Law, will initiate and manage any collection activity and report to the Committee on a regular basis. In turn, the Committee will report all delinquent amounts in its annual report to Council.

Program Administration

The Clerk of Council provides support for the Committee. In this support roll, the Clerk of Council will process all applications and work with the applicants/recipients to ensure both timely submission and the receipt of completed applications with all requested supporting documentation. Among specific tasks to be performed are the tracking of all applications, the validation of residency and volunteer hours, and the validation of grades. Any requests for exceptions or recommended changes will be brought forward by the Clerk to the Committee for its approval.

Deadlines for application submission:

Spring- November 1
Summer- April 1
Fall - July 1

In addition, the Clerk of Council will schedule and provide notice of Committee Meetings, and prepare and distribute the official Minutes. No fewer than 2/3rds of the voting members must be present to establish a quorum to conduct business. Meetings will address administrative questions that have arisen, review applications and associated funding levels, review requests for exceptions or the eligibility of new institutions, monitor budgeting and delinquency issues, and any other general administrative matters arising within the Committee's responsibilities as outlined herein.

Program Communication

The City of Grove City will maintain an Internet section on the City's webpage. This page will contain the scholarship application and identify other documents required to complete the application submission. The overall program description will provide the application deadlines and identify who should be contacted if the applicant has questions.

Outreach efforts will be made to share the program, its requirements and benefits. In addition to the City's webpage, local news outlets, the library system and educational partners will be engaged to enhance community understanding and program utilization.

Annual Program Report

The Committee will prepare a year-in-review report for Council to be submitted to Council in the 3rd quarter of each calendar year. This report will be used for budgeting purposes and will include funding expectations.

A year-to-date and program-to-date view of all recipients, expenses, and collections will be included in this report.

Grove City Skilled Labor Award

Purpose of program:

To support residents seeking to become licensed and/or certified in a skilled trade by assisting them with the critical resources to obtain that education.

Expand our commitment to Grove City residents while aiding the community's economic health and growth.

The skilled trade umbrella has become increasingly lucrative, as there is an increasing need for talent in the many disciplines one could choose to enter. As baby boomers retire and infrastructure proliferates there is an increase in urgency for skilled workers to emerge from post-secondary trade education. Trades Education can be approached from many directions, including two year trade-specific schools, four year college and/or advanced degree programs emphasizing a specific trade and endeavors that include community college. It can be challenging to afford post-secondary study, especially in fields that often require unpaid training or apprenticeships.

Definition:

I. Apprenticeship Programs:

As defined by the Code of Federal Regulations, Skilled Trade means an occupation pursued through an apprenticeship program possessing all of the following characteristics:

- (1) Customarily learned in a practical way through a structured, systematic program of on-the-job supervised training.
- (2) Clearly identified and commonly recognized throughout an industry.
- (3) Involves manual, mechanical or technical skills and knowledge requiring a minimum of 2,000 hours of on-the-job work experience.
- (4) Requires related instruction to supplement the on-the-job training.
- (5) Not merely tangential to or supporting a skilled trade occupation and does not fall into any of the following categories: marketing; sales administration; administrative support; executive and managerial; professional and semi-professional occupations (this category covers occupations for which entrance requirements customarily include education at college level).

II. Certificate or Licensure Programs:

Programs that provide a certificate or license recognized by a State Regulatory Agency (such as the Ohio Board of Regents or others approved by the Grove City Higher Education Investment Committee) that do not involve an apprenticeship element but are generally recognized as being related to or included within the occupational ambit of the Skilled Trades and possess the following characteristics:

- (1) Customarily learned in a practical way through a structured, systematic program of on-the-job supervised training.
- (2) Clearly identified and commonly recognized throughout an industry.
- (3) Involves manual, mechanical or technical skills and knowledge which require a defined number of hours of on-the-job work experience.
- (4) Requires related instruction to supplement the on-the-job training.

Who can apply:

Any Grove City resident enrolled in a Registered Apprenticeship Program through the State of Ohio Apprenticeship Council OR seeking a license or certification in a skilled trade recognized by a State Regulatory Agency as described in II above; **AND** approved by the Grove City Higher Education Investment Committee.

Qualifying Uses of the Award:

- I. The following items qualify for the \$700.00 per cycle/semester/term award, with a maximum of \$2,100.00 per student:
 - Mandatory License/Membership Fees associated directly with program during Apprenticeship only
 - Coursework Books
 - Tuition/fees
 - Specific equipment for trade as shown on school requirements list or approved by instructor
 - Public transportation to and from training facility/educational site (not to/from work)

Student Program Guidelines

- I. Applicants must be:
 - a) A Resident of the City of Grove City, and
 - b) Able to provide proof of acceptance and participation in a Registered Apprenticeship Program approved by the State of Ohio Apprenticeship

- Council or in a Certificate or Licensure Program in a skilled trade occupation recognized by a State Regulatory Agency; and
- c) Approved by the Grove City Higher Education Investment Committee.

II. Applicant must:

- a) Complete an application, including Affidavit of Residency and any other documentation necessary to qualify the student for the program.
- b) Show proof of passage of the cycle/semester/term by submitting documentation to the Clerk of Council.
- c) Complete the equivalent of 2.5 volunteer service hours per month for every cycle/semester/term to the City of Grove City through the Keep Grove City Beautiful program; the VIP program; Gardens at Gantz Volunteers; the Citizens Police Academy; or such other volunteer activity or City program as approved by the Committee and submit proof to the Clerk of Council on the Volunteer Form(s).
- d) File Qualifying Usage Form with attached receipts/qualifying documentation/school equipment list to Clerk of Council.

JUSTIFICATION FOR INVESTMENT

The average income of a first-year graduate in the Trades ranges from \$30,000 to \$70,000.00, depending on the type of skilled trade position. A person living within the City pays an average of \$1,000 a year with an estimated income of \$50,000 a year in city income tax, not counting secondary expenditures within the city (food, gas, retail etc.) supporting existing jobs. If the person works outside of the City limits but lives in the City, they are spending conservatively 3% of their income on local services or \$1,500 yearly supporting local business and jobs.

The legislation requires a donation of 30 hours a year within the corporation limits of the City of Grove City, as approved by the Committee. Using the \$10.00 an hour assumption, the recipient will have donated \$300 in volunteer time. The requirement of volunteer time enables the award recipient to not only give back to the community but become community minded.

In summary the City receives conservatively \$2,800 (\$1,000 estimated income tax, \$1,500 secondary expenditure/support, and \$300 volunteer hours) a year for a person living and working in the City and \$1,800 for a person not working in the City

Lastly, the City of Grove City is committed to attracting jobs to the City. We cannot do this without a skilled labor force.

Appendix

- Founding legislation
 - C-31-15,
 - CR-69-15,
 - C-42-18
 - CR-37-19
 - CR-45-19
 - CR-31-20
- Application Form
- Promissory Note & Scholarship Loan Agreement
- Affidavit of Residency

Date: 12-11-23
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mayor Stage
Approved: _____
Emergency: X 30 Days: _____
Current Expense: _____

No.: C-50-23
First Reading: 12/18/23
Public Notice: 0 / /23
2nd Reading: 0 / /23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-50-23

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 732 TITLED MEDICAL MARIJUANA AND SECTION 1135.09(b)(15) TITLED CULTIVATION, PROCESSING, OR RETAIL DISPENSING OF MEDICAL MARIJUANA PROHIBITED IN ALL DISTRICTS AND DECLARING AN EMERGENCY

WHEREAS, in 2017, the City of Grove City enacted Ordinance C-46-17 prohibiting the cultivation, processing, and retail dispensing of medical marijuana; and

WHEREAS, Ohio voters approved State Issue 2 on November 7, 2023, adopting proposed legislation authorizing the cultivation, sale and use of marijuana products for recreational purposes; and,

WHEREAS, pursuant to the operation of Article II, Section 1b of the Ohio Constitution, the legislation approved by Ohio voters will automatically be incorporated into the Ohio Revised Code as Sections 3780.01 through 3780.99 and became effective on December 7, 2023, with no further action required by the Ohio General Assembly (the "Act"); and,

WHEREAS, upon the passage of Issue 2, members of the Ohio General Assembly have expressed an intention to amend the Act but have not yet clarified whether the Act will be repealed, modified, or materially altered; and,

WHEREAS, Ohio Revised Code Section 3780.25 authorizes a city to prohibit adult use cannabis operators within the corporate limits of the city; and

WHEREAS, City Council finds that prohibiting adult use cannabis operators within the City of Grove City is necessary and proper to protect the health, safety, welfare, comfort, and peace of the citizens of the City of Grove City; and

WHEREAS, an emergency exists for the health, safety, welfare, comfort, and peace of the citizens of the City of Grove City in that Issue 2 went into effect on December 7, 2023.

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

SECTION 1. Chapter 732, titled Medical Marijuana, is hereby amended as follows:

CHAPTER 732 ~~Medical~~ Marijuana

732.02 CULTIVATION, PROCESSING, OR RETAIL DISPENSING OF ~~MEDICAL~~ MARIJUANA.

- (a) The cultivation, processing, or retail dispensing of ~~medical~~ marijuana within the City of Grove City is hereby prohibited.

SECTION 2. Section 1135.09(b)(15), is hereby amended as follows:

(15) CULTIVATION, PROCESSING, OR RETAIL DISPENSING OF ~~MEDICAL~~ MARIJUANA PROHIBITED IN ALL DISTRICTS.

- A. The cultivation, processing, or retail dispensing of ~~medical~~ marijuana shall be a prohibited use in all zoning districts within the City of Grove City.
- B. ~~Use of property in violation of this section shall constitute a nuisance.~~ **The following shall be a prohibited use in all zoning districts within the City of Grove City:**
- a. **"Adult Use Cultivator" as defined in Section 3780.01 of the Ohio Revised Code.**
 - b. **"Adult Use Dispensary" as defined in Section 3780.01 of the Ohio Revised Code.**
 - c. **"Adult Use Processor" as defined in Section 3780.01 of the Ohio Revised Code.**
- C. ~~In addition to other penalties provided by law, the Director of Law shall be authorized to institute civil proceedings in a court of competent jurisdiction to this Section; and to take all actions necessary to secure enforcement of any injunction and collect upon any damage award, judgment, or fine in contempt levied in relation to a violation of this Section.~~ **No person or entity licensed as an Adult Use Cannabis Operator, as defined in Ohio Revised Code Section 3780.01, shall open, establish, or operate any business or commercial enterprise of any kind within the corporate limits of the City.**

SECTION 3. For the reasons set forth 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:

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: 11/12/23
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-50-23
1st Reading: 12/18/23
Public Notice:
2nd Reading: 0 / /19
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-50-23

A RESOLUTION TO ADPOT THE 2023/2024 FRANKLIN COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE

WHEREAS, under CR-13-07, Council adopted the initial Franklin County Natural Hazards Mitigation Plan that was updated in 2012; and

WHEREAS, Franklin County and its jurisdictions recognize the threat that natural hazards pose to people and property within Franklin County; and

WHEREAS, the County and its jurisdictions has prepared a multi-hazard mitigation plan, hereby known as the 2023/2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the 2023/2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update identified mitigation goals and actions to reduce or eliminate long-term risk to people and property in Franklin County and its jurisdictions from the impacts of future hazards and disasters; and

WHEREAS, adoption by Franklin County and its jurisdictions demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2023/2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update.

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

SECTION 1. This Council hereby adopts the 2023/2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update. While content related to Franklin County and Grove City may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Grove City to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

SECTION 2. This Resolution 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, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/28/23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Sponsor: Mr. Boso
Emergency: 30 Days:
Current Expense: XX

No.: C-47-23
1st Reading: 12/04/23
Public Notice: 12/05/23
2nd Reading: 12/18/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-47-23

AN ORDINANCE TO APPROPRIATE \$4,710.00 FROM THE EAST STRINGTOWN ROAD TAX INCREMENTAL FINANCING FUND AND REDUCE APPROPRIATION AMOUNTS FOR VARIOUS FUNDS

WHEREAS, the East Stringtown Road Tax Incremental Financing Fund received initial service payments and auditor collection charges in this calendar year; and

WHEREAS, the Franklin County Auditor collection charges must be appropriated to achieve budgetary compliance; and

WHEREAS, to achieve budgetary compliance, it is necessary to reduce appropriations in various funds.

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

SECTION 1. There is hereby appropriated \$4,710.00 from the unappropriated monies of the East Stringtown Road Tax Incremental Financing Fund to account number 207000.551300 for current expenses.

SECTION 2. There is hereby a reduction in appropriations of:

\$ 125,000 in the General Recreation Fund to account number 104530.593000
\$ 15,000 in the Convention Bureau Fund to account number 609000.559000
\$ 800,000 in the Capital Improvement Fund to account number 305000.603207
\$ 400,000 in the Capital Improvement Fund to account number 305000.603248
\$ 25,000 in the Community Development Fund to account number 112600.559000

SECTION 7. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

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

I Certify that there is money in the treasury, or
is in the process of collection, to pay the within
ordinance.

Michael A. Turner, Director of Finance

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

No.: C-51-23
1st Reading:
Public Notice: 12-05-23
2nd Reading: 12-18-23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-51-23

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR WHICH THE CITY OF GROVE CITY MUST PROVIDE DURING THE TWELVE MONTHS ENDING DECEMBER 31, 2024

WHEREAS, appropriations are required effective January 1, 2024 to provide for the current expenses and other expenditures associated with the operations of the City for the fiscal year ending December 31, 2024.

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

SECTION 1. The following appropriations are hereby made in the General Fund (100):

Department	#	Personal Services	All Other	2024 Budget Request
CITY COUNCIL	100010	541,070	50,780	591,850
ADMINISTRATION	100030	817,450	100,097	917,547
FINANCE	100040	516,449	846,110	1,362,559
LAW	100050	0	791,000	791,000
POLICE	100070	11,495,772	2,096,204	13,571,976
COMMUNICATIONS	100071	2,393,460	349,200	2,742,660
MAYOR'S COURT	100072	356,369	193,943	550,312
BUILDING	100080	1,403,165	363,349	1,766,514
LANDS & BUILDINGS	100090	2,673,769	4,858,547	7,532,316
PARKS & REC.	100100	1,446,409	906,650	2,353,059
FLEET MAINTENANCE	100110	131,165	184,410	315,575
GENERAL GOVERN.	100120	651,163	25,558,907	26,210,070
HEALTH	100160	0	550,000	550,000
INFORMATION TECH	100250	1,264,256	2,407,789	3,672,045
COMMUNITY RELATIONS	100260	217,034	170,500	387,534
HUMAN RESOURCE	100270	119,591	115,500	235,091
DEVELOPMENT	100310	927,050	688,800	1,615,850
GENERAL FUND		24,954,172	40,211,786	65,165,958

Department	#	Personal Services	All Other	2024 Budget Request
STREET	101400	2,085,581	1,134,915	3,220,496
STATE HIGHWAY	102000	0	210,000	210,000
POLICE PENSION	103000	1,710,350	25,000	1,735,350
GENERAL RECREATION	104000	950,122	490,000	1,440,122
CITY PERMISSIVE MVL	105000	0	130,000	130,000
COUNTY PERMISSIVE MVL	106000	0	130,000	130,000
SENIOR NUTRITION	108000	0	25,000	25,000
DRUG LAW ENF	109000	0	96,000	96,000
COMMUNITY DEVELOP.	112600	198,714	460,650	659,364
COMM. ENVIRONMENT	113000	0	136,700	136,700
LAW ENFORCE. ASSIST	114000	0	14,475	14,475
ENFORCEMENT & ED	115000	0	10,000	10,000
COURT COMPUTER	120000	0	46,175	46,175
BIG SPLASH	125700	101,106	318,275	419,381
PARKS DONATION	135000	0	2,000	2,000
ROCKFORD TIF	136000	0	103,200	103,200
BOND RETIREMENT	201000	0	2,995,934	2,995,934
BUCKEYE TIF	202000	0	3,975,700	3,975,700
PINNACLE TIF	203000	0	8,149,555	8,149,555
SR665 TIF	204000	0	859,320	859,320
LUMBERYARD TIF	205000	0	703,515	703,515
BEULAH PARK TIF	206000	0	370,930	370,930
E. STRINGTOWN RD TIF	207000	0	370,575	370,575
CAPITAL IMPROVEMENTS	305000	0	22,858,000	22,858,000
RECREATION DEVELOP.	306000	0	135,000	135,000
WORKERS COMP.	401000	0	275,000	275,000
WATER	501000	0	1,146,450	1,146,450
SEWER	502800	599,118	1,492,123	2,091,241
DEPOSIT TRUST	601000	0	3,000,000	3,000,000
CONVENTION BUREAU	609000	0	575,000	575,000
SCIOTO TOWNSHIP JEDD	620000	0	1,400,000	1,400,000
TOTALS		5,644,991	51,639,492	57,284,482

SECTION 3. The Director of Finance is hereby authorized to issue his check against the appropriate city account for the amount appropriated and for the purpose stated in this ordinance upon receiving the proper certificate and vouchers therefore approved by an officer authorized by law to approve same or authorized by an ordinance of Council to make expenditures.

SECTION 4. The salary for the Administrative Assistant shall be determined by the Mayor within the range of \$147,000 - \$187,000 and shall be \$187,000 for the period January 1, 2024 to December 31, 2024, and the salary for the Clerk of Council shall be \$103,472 for the period January 1, 2024 to December 31, 2024. They shall receive the same benefits outlined in Chapter 161 of the Codified Ordinances.

SECTION 5. The Convention Bureau appropriation of \$575,000 shall be distributed as shown:

Grove City Area Convention and Visitors Bureau	\$414,000
Grove City Chamber of Commerce	\$74,000
Grove City Town Center Inc.	\$78,000
Little Theater Off Broadway	\$ 9,000

SECTION 6. This ordinance shall go into effect at the earliest opportunity allowed by law, with appropriation amounts being effective January 1, 2024.

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

I certify that there is money in the treasury, or is in
the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

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

No.: C-52-23
1st Reading: 12/18/23
Public Notice: 12/19/23
2nd Reading: 01/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-52-23

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODIFIED ORDINANCES TO CREATE AN ADDITIONAL DEPUTY CITY ADMINISTRATOR POSITION

WHEREAS, in 2007, the City of Grove City enacted Ordinance C-99-07 creating a position of Deputy City Administrator to provide support for the City Administrator for the City of Grove City; and

WHEREAS, since that time, the City has grown substantially both in terms of population and workforce; and,

WHEREAS, additionally, the number of City staff and responsibilities has also grown necessitating the need for an additional Deputy City Administrator.

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

SECTION 1. Section 133.06 is hereby amended as follows:

133.06 DUTIES AND RESPONSIBILITIES.

(a) The Deputy City Administrator **positions** shall be appointed by the City Administrator. ~~He or she~~ **The Deputy City Administrators** shall have no fixed term of office, but shall serve at the pleasure of the Mayor. ~~This~~ **These** positions may be a full-time or part-time position, as designated by the City Administrator.

(b) During the absence of the City Administrator, ~~the~~ **a** Deputy City Administrator **shall be assigned by the City Administrator** to assume all of the powers of the City Administrator. This position shall be under the immediate supervision of the City Administrator.

(c) The duties of the Deputy City Administrators shall be, but are not necessarily limited to, assisting the City Administrator in all his or her duties. The Deputy City Administrators shall also assist other administrative department heads when so requested.

(d) Nothing in this chapter shall be interpreted or construed to preclude the designation of ~~the~~ **a** Deputy City Administrator to additional positions or offices, including the right to serve as the head of a department, without compensation, within the framework of the Charter. * * *

SECTION 2. Section 161.10 is hereby amended, in part, as follows:

<i>Job#</i>	<i>Organization Identification</i>	<i>Job Title</i>	<i>FLSA Exemption</i>	<i>Classification Plan</i>	<i>FTE Maximum Number</i>	<i>PTE Maximum Number</i>	<i>Pay Grade</i>	<i>Minimum/ Maximum</i>
1112	Administration	Deputy City Administrator	E	U	4 <u>2</u>		11	\$46.17 - 73.00

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Ted A. Berry, 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

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

December 04, 2023

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Ms. Houk moved to approve the minutes of the previous meeting, as written; seconded by Mr. Schottke.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Holt, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-47-23 (Appropriate \$4,710.00 from the East Stringtown Road Tax Incremental Financing Fund and Reduce Appropriation Amounts for Various Funds) was given its first reading. Second reading and public hearing will be held on Dec. 18, 2023.
2. Review of the proposed ordinance to Make Appropriations for Current Expenses and Other expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2024.

Mr. Holt reported that the Mayor gave the Council Members his proposed 2024 budget on Nov. 15. At the last Council Meeting, the Mayor and City Administrator provided an overview of that budget. Since then, Council has had time to review the submitted budget and submit questions for tonight's discussion. Council has the ability to gather additional information and make any changes if needed.

Council reviewed the budget in detail, page by page, and stopped to gather information where there was a question. Those questions submitted ahead of time were:

Pg. 4 A request was submitted to provide an overview of the manpower for the last four years including attrition percentage; headcount; etc.

Mr. Holt indicated that Mr. Turner handed out a spreadsheet to answer this question.

Mr. Sigrist said there is a natural elasticity in the budget, where you cannot hire someone on day one and say that is our headcount. Some of this shows that we are 22 under the headcount now. He feels it is important to understand our workforce and where we have high attrition. This should help us understand the work being done today by a workforce that is less than what is approved.

Pg. 11 What is the reason for the drastic decline in Recreation Development Fee.

Mr. Turner stated that this is a fee of \$550.00 per unit for new housing. He said it is inconsistent due to the number of homes being built in the City and hard to predict. *Mr. Berry* asked how apartments are handled. Mr. Turner said each apartment is charged the same \$550.00 fee.

Pg. 14 Why is there no money in the Brown's Farm TIF

Mr. Turner explained that the City has not received any money for this yet and money cannot be appropriated until it is received. *Mr. Sigrist* asked if the Improvements to Orders Road are tied to this TIF. Mr. Turner said yes.

What is the position description for the Deputy Clerk of Council position.

Mr. Holt stated that the job descriptions for the Clerk and Deputy Clerk were distributed to Council. This position was in the budget for half of last year and is being fully funded this year. He said there will be more discussion as Council moves forward with bringing this position to fruition. *Mr. Berry* commented that discussions will take place about this when the new Council Members come on board.

Pg. 17 Provide an explanation and justification for a second Deputy Administrator.

Mayor Stage explained that the first Deputy Administrator position was created in 2007 in order to create a hierarchy and the growth of the city. Today, he feels it is time to take the second step for basic good management and succession planning. Institutional knowledge needs to be passed on. The second reason is that the sale of the operation has increased with employees and residents. He said the workload has increased and believes a second person gives additional depth and the workload would be accomplished more timely. *Ms. Houk* asked if this is precipitated by needing to take things on by the City Administrator or other places. Mayor Stage said the mayor's position is not full time. He said with COVID, it was realized that the timeliness of getting things done was exposed and the sharing of knowledge. *Ms. Houk* said he finds it interesting that Council would not learn of this new position until the budget. She asked about leadership training and noted that the flow of knowledge should already be happening. She said she is trying to get a big picture view for this position. Mayor Stage said this is a different span of management than the training of how to manage people. *Mr. Sigrist* asked about the realignment of work and the succession plan. He asked if the number of deputy's would be reduced. He asked for justification and the workload analysis. Mayor Stage said they are being tactical at this point, not strategic. Council continued to share thoughts on this position and the Mayor noted that we are lower than any other community in manpower.

Pg. 27 Provide detail on increased expenses for Legal Counsel.

Mr. Smith, Dir. of Law, stated that this is for special projects and litigation driven issues. He said his retainer has not changed in years and is not for Frost, Brown Todd. It is for outside legal counsel for specific issues, if needed.

Pg. 29 Provide detail on additional Police Officer.

Mr. Teaford, Dir. of Safety, provided an overview for the need for police officers. He said they used a nationally recognized police model to guide their workforce requirements. He said they look at calls for service; response time; professional efforts and crime prevention. He said they

want to be heavy on officers and light on police administrators. Having a window of 47 – 50 officers is their ideal window. The addition of one more officer would give them that window. He said they currently have 43 and are in the process of hiring more. He said they know they need to get better at recruitment and retention of officers. *Mr. Berry* said instead of fighting the number, they should accept the number. Meaning – you may have to hire 10 to keep the 7 needed. He said he would like to see more in the training class without funding more than 50 officers. *Mr. Boso*, City Admin., said the current budget funds 57 officers.

Pg. 31 Explain Background and KEY Program under Police.

Mr. Teaforde said background investigations are now being outsourced, so a detective doesn't have to investigate a new employee and the workload is heavier for them now. The KEY Program replaces the DARE Program.

Pg. 33 Mr. Berry asked about the addition of a Dispatcher and if this would alleviate overtime.

Mr. Teaforde said they feel the number of Dispatchers is good and have made changes to retain personnel.

Pg. 41 It was explained that there are no new employees being added to the Building Division. There is an existing position that needs to be filled.

Pg. 45 Explain the addition of a Facility Maintenance Technician.

Ms. Fitzpatrick, Dir. of Service, explained that the City contracted with Swim Safe to manage the Big Splash. There were problems with this service, so the Administration would like to bring back a city employee to handle the pool.

Pg. 52 Explain the addition of three (3) Sports Coordinators.

Ms. Conrad, Dir. of Parks & Rec., explained that Council authorized these positions in Chapter 161, and they are requesting funding. She said Grove City Kids Assoc. has asked that the city take over some of their programs; they would like to increase the adaptive programming like Buddy Ball; they would like to increase volunteer opportunities for adults and all ages.

Pg. 61 Explain the \$180k reduction in Litter Program

Ms. Fitzpatrick explained the Litter Program and the costs. She said when they budgeted for this new program in 2023, they weren't sure of the cost. Now that they have a contract, they have budgeted for those costs.

Pg. 62 Explain Career Academy Program; provide disbursements and current lists of requirements for Higher Education Program; provide update on utilization and business partners.

Mr. Rauch, Dir. of Dev., explained the Career Academy partnership/program.
Mr. Holt provided information on the Higher Education Investment Program

Mr. Boso provided updates on COTA ridership. He noted that they have not been able to get business owners to assist with paying COTA for this service, but they continue to try.

Mr. Sigrist asked if there was any movement on weekend ridership. Mr. Boso said they are working on the new contract and it is on the list. *Mr. Berry* noted that he would like to see Senior Citizens ride for free.

Pg. 77 Provide update on Grant Program and Rev1/Cultivate agreement.

Mr. Rauch supplied a handout to Council on the Grant Program. He also provided information on the Rev1 contract, explaining that they lead the efforts to get entrepreneurs here and assist Cultivate.

Pg. 95 Provide fund disbursements for all visitors & convention bureau type partners.

Mr. Sigrist asked why there is such a drop in funding for each entity.

Mr. Boso explained that in 2022, there was a carryover balance from the last two months of 2021 that were not appropriated. Those funds were used in 2023 and there is no carry-over for this budget cycle. In addition, there were some funds taken from Community Development last year and that fund is now depleted. The estimated amount of income for this area is \$550,000 and this amount has been allocated to each entity with the same percentage used last year. *Ms. Houk* said she still feels there should be a grant program that each entity would apply for funding from and take the politics out of it.

3. Council reviewed the list of Capital Improvements.

The Sidewalk Program was discussed. *Ms. Fitzpatrick* said the Mayor would like to move toward a voluntary program – city wide. While this is being developed, they would like to continue to finish the area identified last year. *Mr. Sigrist* said he wants to see an Involuntary Program who have been sent letters but are not fixing their sidewalks. He said the Program needs teeth to accomplish compliance.

The Hawthorne Parkway Extension was discussed and *Ms. Houk* noted that this is the responsibility of Fisher Homes. She said as much as she wants to see this done, she feels it should be removed from the city's list until we have an agreement with Fisher Homes to guarantee reimbursement.

Pinnacle Park was discussed and *Ms. Houk* said it is hard for her to imagine that this money will get used. She said she wants to understand how the dollars will be used before appropriating them.

Mr. Berry stated that he wants to see and have input on some of these projects before Administration begins them. He said Council can either remove the appropriations from budget and appropriate them later when a plan is in place or leave in place if the Administration agrees to bring projects to Council before implementation.

Ms. Houk moved to remove \$2m for Hawthorne Parkway Extension under Capital Improvements; seconded by *Mr. Holt*.

Mayor Stage stated that Hawthorne Park needs extended as there are safety issues. He said they have been successful in recouping monies from developers in the past. He said Pinnacle Park could be taken out of the budget. He said Fisher Homes would, essentially, be given a loan to get this much needed extension accomplished in a much quicker time frame or it can be done by assessment.

Ms. Houk said she would take the Administration at their word that they will get the money back from Fisher Homes and withdrew her motion; second withdrawn by *Mr. Holt*.

Mr. Berry moved to remove from Capital Improvements - Pinnacle TIF the \$2m for the Pinnacle Park; seconded by *Ms. Houk*.

Mr. Sigrist

Yes

Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes

Mr. Berry asked that Council be given plans before moving forward with: Gantz Barn; turf at Town Center Park; Hawthorne Parkway Extension agreement; Babbert Way parking lots and courts; Windsor Park expansion; and Gantz Road Bridge. Mr. Boso took note.

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

4. Mayor Stage reported that last weekend was incredible with the parade, tree lighting, Mistletoe Market, and Cram the Cruiser event.

He submitted the Mayor's Court monthly report and Mr. Berry moved to accept same; seconded by Mr. Schottke.

Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes

5. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 9:51 p.m.

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President



MEETING MINUTES

Planning Commission

December 5, 2023 – City Hall

The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus, Mr. Jim Rauck was absent. Staff members present Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant, Jesse Shamp, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Manager; Roby Schottke, Council Member; Tami Kelly, Clerk of Council; and Scott Shaffer, EMH&T.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster requested approval for the November 7, 2023, Planning Commission meeting minutes. Mr. Frea moved to approve the minutes. Mr. Farnsworth seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Auto Doctors LLC- Automotive Repair – Special Use Permit

PID # 202311010036

Mr. Barr presented the Development Department's findings. This proposed application is for a Special Use Permit for an automotive and golf cart repair shop at 3515 Grove City Road. The proposed automotive repair service will be located within the 4,224-square-foot building and will operate by appointment only with limited drop-offs available. All repairs will take place within the building and no cars will be stored outside overnight. The property to the north will be used for employee and customer parking and to store scrap tires and parts in the small building. They will be picked up by a metal recycling company every two weeks and tire companies once a month.

The applicant has indicated several improvements for the site including repaving the parking lot and adding landscaping. Current plans show the proposed location of the landscaping within the CSX Railroad property. Staff recommends that planters with arborvitae be placed along the perimeter of the building and the small storage building instead of the proposed tree locations. Staff recommends the building be painted to match the character of the surrounding structures in the area, and that the man doors be replaced noting that some are rusted and in disrepair.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the stipulations noted in the staff report.

Gregory Drenovas, Auto Doctors, 3283 Harrisburg Georgesville Rd., Grove City, OH., OH was present to speak on the item and mentions he has no issues with the stipulation and recommendations.

Mr. Frea clarified that all employee and customer parking would be located on the western side of the site and no outdoor storage is permitted. Mr. Drenovas replied no cars would be stored outdoors and he doesn't buy or sell vehicles. Mr. Farnsworth asked about the color stipulations. Mr. Drenovas replied that the property owner wanted a light beige color and that his current location is off white with grey door and he might think about a red or blue stripe on the top of the new building.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Special Use Permit to City Council with the following stipulations:

1. Site landscaping shall be added in the form of 5 arborvitae planters along the main building and 3 arborvitae planters along the north side of the storage building.
2. The building shall be painted to match the character of structures in the surrounding area and new man doors installed.

Mr. Titus seconded the motion, and the item was approved 4-0.

ITEM #2 – 3400 Southwest Boulevard LLC- Outside Storage — Special Use Permit

PID # 202306290024

Mr. Logan presented the Development Department's findings. He stated that the applicant requests approval of a Special Use Permit to allow for the temporary outdoor storage of equipment at 3400 Southwest Blvd. Outdoor Storage is permitted in the IND-2 district with the approval of a Special Use Permit. Materials state that the property tenant plans to utilize a portion of the property for a temporary two-year period for a lay-down of equipment. If approved, the applicant will be required to go before the Board of Zoning Appeals to obtain variances for landscaping and setbacks.

The provided site plan shows that the existing gravel portion of the site will be enclosed in a six-foot high chain link fence to create a secure area. The storage area will store cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes while the owner of the property prepares another portion of property to permanently store the same equipment and cranes. The proposed storage area is shown with a setback of twenty feet from Lewis Centre Way and the applicant is providing a four foot-high earthen mound with a double-staggered row of evergreen trees for screening. This is less than the required screening for truck parking areas fronting on a public road and therefore a variance will be required from the BZA. A variance would also be required to permit the proposed setback along the east property line, which currently shows only a 5- foot setback and no landscaping. Noting that the site plan provided includes a fuel island measuring 40 feet by 15 feet along the eastern edge of the site with two 2,000-gallon diesel tanks added in the future, staff believes that landscaping should be installed to screen the storage area from the adjacent property to the east. Plans also show the installation of 5-foot evergreens along the site's Southwest Boulevard frontage, noting that the existing mound is not adequate to effectively screen the storage area from the road. To further reduce the visibility of any equipment from the public right-of-way, no stacking of containers or other equipment should be permitted within the storage area. Additionally, all cranes should be stored with booms lowered.

The project representative has indicated through discussions on the project, that the temporary, two-year outdoor storage request will allow Maxim Crane Works, currently located on the Urbancrest property to the north, to store their equipment until the remainder of their property in Urbancrest can be prepared to store this equipment. Future plans for the site in Grove City proposed for temporary outdoor storage would be to build additional structures along the site's Lewis Centre

Way and Southwest Boulevard frontages. These improvements will require more formal paved parking to be installed as well as modifications to stormwater management on the site. To ensure that storage does not continue into a more permanent condition and that appropriate site design standards are upheld, staff are recommending that a Development Plan be submitted to review these items before the two-year expiration of the proposed Special Use Permit.

Mr Logan concluded by stating that provided that adequate landscaping be installed to screen the storage area from the public right-of-way and that the items within the storage area are arranged and stored appropriately, the proposed use can meet all applicable Special Use Permit analysis criteria. Noting that the proposed temporary use of outdoor storage in an industrial area is not counter to any of the 5 Guiding Principles of the GroveCity2050 Community Plan, and after review and consideration, the development department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the stipulations noted in the staff report.

Rebecca J. Mott, Plank Law Firm LPA, 411 E. Town St., Floor 2, Columbus, OH, was present to speak on the item. She stated that the gravel has been existing, and the proposed use is a continuation of this condition. She stated that the landscaping to meet the compatible screening requirements would be grouped along Southwest Boulevard for additional screening. She stated that the fuel island would be screened by a six-foot concrete wall, which is not included on the site plan that was distributed to Planning Commission. She stated that they agree to all the stipulations except stipulation six. She stated that they agree that the outdoor storage is temporary but wish to keep the chain link gate for future site access and truck movement and would like stipulation 6 to be removed.

Chair Oyster requested staff respond to the applicant's concern regarding the stipulation. Mr. Logan responded that the stipulation was included to keep the uses on the parcel contained instead of allowing for off-premises use. A future development plan is required, and the fence can be modified or removed as part of the future application.

Mr. Frea asked about the variances required by stipulations #8, 9 & and 10. He stated he believes these standards are reasonable and asked for the rationale behind the variance request.

Ms. Mott responded that some of the items may have an existing legal nonconforming status, which allows the conditions to remain. However, the gravel has been expanded over time, and the intent behind the variances is in cooperation with the city to improve the site per code. She stated that the 20-foot setback proposed seems reasonable, and the gravel and landscape mounding and plantings have already been installed.

Mr. Frea asked when the screening and landscaping were installed. Ms. Mott stated she thought the landscaping was new, having been installed a couple of years ago, and the gravel has existed. Mr. Logan clarified that the landscaping was installed in mid-September or early October of this year.

Ms. Mott responded that they had been working on the project for a very long time, so she thought it had been a while ago and that this is why the variances are proposed on the landscaping and setbacks.

Mr. Frea asked Ms. Mott to clarify that the property owner installed landscaping that they knew was in non-conformance with the code. Ms. Mott responded that perhaps the property owner had, but she believes there is a legitimate warrant to these items being a legal non-conformity to remain as-is.

Mr. Farnsworth stated he drove by the site and saw cranes on the property and fuel tanks in the yard already, and asked if there are stipulations included in regard to flammable objects. Mr. Logan responded that no stipulations are included regarding the proposed fuel storage. Ms. Mott said that propane tanks and storage tanks are considered service structures, only requiring a one-foot taller wall, fence, or landscaping around the storage tank, which the client is committing to.

Mr. Farnsworth then asked about traffic access on Southwest Boulevard, as there is no traffic light at the intersection of Lewis Centre Way. Ms. Mott answered that when it was zoned IND-2, a traffic study was performed and met the standards. However, they have committed to using the Lewis Center Way public right of way, not to use Southwest Boulevard.

Mr. Frea asked if the underground fuel storage tanks would be removed when the Special Use Permit expires in two years. Ms. Mott responded that they may want to move the tanks to the Urbancrest site for better operations, but she doesn't have the answer for that today and it would be addressed in a Final Development Plan at that time.

Mr. Frea asked Staff to clarify about the removal of the tanks. Ms. Kim Shields, Community Development Manager, replied that as part of the Special Use Permit expiration, all outdoor storage would have to be removed.

Mr. Jesse Shamp, Frost Brown Todd interjected that the conversation needs to focus on the materials included in the Planning Commission packet.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the following stipulations:

1. The Special Use Permit shall expire two years from City Council approval.
2. All cranes and equipment stored on site shall be stored with booms lowered.
3. There shall be no stacking of containers or any other equipment or material in the storage area.
4. A development plan shall be submitted for the site within two years of approval of the Special Use Permit.
5. No access to the outdoor storage area shall be permitted from Southwest Boulevard.
6. After the Special Use Permit expires, the gate between the site and the property adjacent to the north in Urbancrest shall be removed and replaced with a closed chain link fence to eliminate cross access between the Grove City and Urbancrest parcels.
7. The eastern perimeter of the storage area (+/-332 feet) shall have one 6-foot height evergreen tree planted per every 20 feet of property line and two 18-inch deciduous shrubs planted for every 40 lineal feet of property line.
8. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(a)(3) of code to reduce the required 45-foot truck parking setback, six-foot earthen mound, and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound and two staggered rows of evergreens.
9. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(b) of code to reduce the required 20-foot setback for compatible use districts and relocate the required parking lot perimeter plantings to the southeast portion of the site to screen the storage area from Southwest Boulevard.
10. A variance shall be obtained from the Board of Zoning Appeals to section 1136.05(b) of code to reduce the required side yard plantings.
11. A variance shall be obtained from the Board of Zoning Appeals to section 1137.05(c) to allow for a six-foot-high chain link fence.

12. A variance shall be obtained from the Board of Zoning Appeals to section 1137.11(a) to allow for the gravel parking area to remain.

Mr. Farnsworth seconded the motion, and the item was approved 4-0.

ITEM #3 – Grove City Innovation Center– Final Development Plan

PID # 202308310031

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a development plan to construct two multi-tenant flex buildings totaling 270,000 square feet and associated site improvements on a 27.41-acre parcel. The site is currently zoned IND-2 (Heavy Industry) which permits a variety of manufacturing, warehousing, and production uses. The purpose of the submitted development plan is to review plans for compliance with the requirements of the IND-2 district. The site will contain two buildings, each totaling 135,00 square feet. Site access will be off Grove City Road, and parking will be located to the west of the building with truck loading to the east of the building. Plans show that a new 8-foot-wide multi-use path will be installed along the western property line, which will act as a piece of the City's regional trail network by providing a connection between the Autumn Grove Subdivision and the Town Center area. The site plan preserves the existing wetland and wooded area at the southeast corner of the property. A retention basin is proposed south of the second building to manage stormwater for the site, which was designed to consider regional issues. As a result, waivers will be required from the City's Stormwater Design Manual, but staff is supportive of these waivers noting that the basin has been carefully designed to prevent any downstream drainage issues while utilizing a smaller-than-typical release rate. However, to eliminate safety concerns about pedestrians or cyclists given the proximity to the proposed elevation change of the basin, a fence or guardrail should be added along the western elevation of the s basin adjacent to the multi-use path.

Mr. Logan continued, stating that the proposed buildings measure 675 feet by 200 feet, for a total area of 135,000 square feet and could be divided into tenant spaces as small as 15,000 to 20,000 square feet, depending on tenant needs. The maximum building height shown on the elevations measures 37 feet 6 inches, which will require a variance from the Board of Zoning Appeals to exceed the 35-foot maximum. The applicant, staff, and the city's Urban Forester met on-site to assess the existing landscaping along the western property line adjacent to the Tanglebrook Subdivision and determine the most optimal means of screening. Based on the visual condition of the existing trees and noting that a sanitary line will be installed along this property line, a four-foot-tall earthen mound with a double staggered row of evergreen trees is proposed. However, this screening does not extend along the property line adjacent to the basin, where the existing vegetation is sparse. Therefore, staff is recommending that landscaping be added along the west property line where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site, vegetation.

Mr. Logan concluded by stating that the proposed development is in line with the current zoning on the site and the GroveCity2050 Community Plan, and therefore After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulations noted in the staff report.

Chris Bradley, The Camber Co., LLC, 6760 Colt Court, Dublin, OH., was present to speak on the item. He stated that his team misinterpreted the landscaping code with respect to stipulation #2, and they are fine with supplementing the landscaping in this area. To meet stipulation 3, it is likely that a rail be installed to keep pedestrians separated from the retention area. He stated he would like to discuss stipulation #4, regarding signage stating "All trucks must turn left". He stated he has been in discussions with the city on how to prevent truck traffic from exiting the site into the Town Center area and believes there has been a spirit of cooperation to prevent semi-trucks from routing this way. He stated he

believes that Demorest Road is the optimal routing for any truck traffic, noting recent roadway improvements. He reiterated that this is designed to be a single-load building with no off dock parking, not designed for distribution, but that inevitably there will be trucks at the site. He stated he is fine with installing signage at the site exit, as long as it could be clearly communicated to trucks that they could use Demorest Road but does not believe this is the case with the existing signage. He requested that stipulation #4 be revised to state that the signs at their exit would be installed provided the existing Demorest Road signs are updated to clearly communicate that trucks have the right to use Demorest to get in and out of the proposed facility.

Chair Oyster asked staff to address questions regarding recommended stipulations on the fencing along the detention area as well as signage. Ms. Shields noted that the fence or guardrail along the pond is a safety measure noting the grade change resulting from the pond design needing to accommodate the regional over-detention and that the city anticipates this trail to become a regional connection in the network. Ms. Shields noted agreement to working with the applicant on the aesthetics of the fence.

Ms. Shields noted that staff has had continuing discussions with the applicant regarding area signage and that current plans show that there would be truck signs at the exit for the property so staff believes the stipulation is reinforcing a requirement of what is shown on the plan sheets, and that it is appropriate as it stands noting that requirements to change off-site signage is outside the scope of this private development application. She stated the city is happy to continue the conversation with the applicant.

Mr. Bradley appreciates that the signs are shown on the plans, but they were included based on the understanding through conversations with staff that the Demorest Road signs would either be removed or changed. Ms. Shields stated that conversations have been ongoing with the Safety and Service Departments as well as Administration regarding the signage along Demorest Road, and ultimately, the proposed stipulation is the conclusion that was reached.

Mr. Frea asked how many trucks there would be a day. Mr. Bradley responded they will not know for sure until the space is leased, but in his experience, it is infrequent as the site is not designed to be used as a trucking terminal.

Ms. Shields reminded Planning Commission that they can decide to strike stipulation #4 if they choose, and staff would continue conversations with the applicant address these issues.

Mr. Frea asked for clarifications on where future parking is located on the plans. Mr. Bradley clarified on the site plan the future parking locations at the north and south ends of the buildings.

Mr. Frea asked for clarification, noting that the existing wooded area in the Southeast corner would be maintained because the plans show a much larger group of trees that's outside of the preservation area noted in the staff report. Mr. Bradley noted that landscaping would be preserved as much as possible outside the construction area.

Mr. Frea noted that he liked the trail and does believe it will act as a regional connection. Mr. Bradley discussed the increased setback along the west property line to allow adequate space for the trail as well as mounding and landscaping. He also noted that the building is oriented so that the truck area is on the opposite side of the building from the residential area.

Mr. Farnsworth asked for clarification on why a height variance is needed. Mr. Bradley replied that it is for architectural reasons to achieve needed parapets and for additional inside space, if needed. Additionally, the height of the building was designed to meet the requirements of JobsOhio leads.

Ms. Shields added that this variance is not uncommon, and it is less than what most modern industrial buildings require. She further noted that the heights proposed as well as the other measures the applicant has noted such as the orientation of the building and its divisibility will help fill a void in our market and offer spaces we do not currently have in the city in terms of smaller flexible spaces, and that the site is designed so that the tenants will not be heavy truck users.

Mr. Roby Schottke, Council Member, 4912 McNulty Street, said that he has been working on the project for a couple of years. He stated that this area is sort of a blighted area being close to railroad tracks, and from his understanding, most of the truck traffic is box trucks. He believes stipulation #4 creates an untenable situation for a developer. The problem is the tenants will not be able to get their trucks back to the freeway. He asked that the Planning Commission consider eliminating stipulation #4.

Mr. Frea moved to strike stipulation #4 of staff's recommended stipulations:

4. Signage stating "All trucks must turn left" shall be installed at both exit drives from the site.

Chair Oyster seconded the motion, and the stipulation removal was approved 4-0.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Final Development Plan to City Council with the following stipulations:

1. A variance shall be obtained from the Board of Zoning Appeals to exceed the maximum permitted building height of 35 feet by 2 feet six inches for a total overall building height of 37 feet six inches.
2. Landscaping shall be added along the west property line where it is determined that the 80% opacity requirement between incompatible land uses is not achieved through existing, on-site, vegetation.
3. A fence or guardrail shall be added along the western elevation of the stormwater basin where the basin is adjacent to the multi-use path.

Mr. Farnsworth seconded the motion, and the item was approved 4-0.

ITEM #4 – Beulah Crossing– Final Development Plan

PID # 202311060037

Mr. Barr presented the Development Department's findings. This application is for a mixed-use development plan for Beulah Crossing along Columbus Street. The property was initially rezoned in 2018. City Council Approved the rezoning amendment for subarea B in 2023.

The proposed 3.407-acre mixed-use development is broken into two sections along the north and south sides of Columbus Street. The northern section has one 5,623-square-foot three-story mixed-use building with proposed outdoor patios. The applicant is requesting a deviation for an additional 65 square feet of residential over the permitted 1,500 square feet on the first floor. The second and third floors will be residential, bringing the total number of units to 20. Access to the northern section is provided from one access drive on Columbus Street near the railroad crossing. The northern building is 49 ½ feet in height and meets all setback and parking requirements. The building will be finished with a variety of high-quality materials. Due to the proximity of the outdoor patio west of the entrance and drive aisle for this section, bollards or impact-resistant planters should be installed for additional safety.

The southern section is proposing the same three-story building proposed on the northern section, requesting the same deviations and a 2,862 square foot one-story building located along Columbus Street and Lincoln Avenue. Access to the

southern section is provided from a full access drive on Columbus Street, Front Street, and Cleveland Avenue, with a right-out access onto Lincoln Avenue. The southern three-story building is finished in the same material, similar in color to the one proposed to the north, and meets all setback standards. The one-story building is 31 feet in height and meets all setback requirements and is finished in the same material and similar in color. A landscape plan was submitted showing the proposed landscaping meeting the requirement for screening. A 6-foot black vinyl fence is proposed along the western property line to provide additional screening for the residential property to the west and north of Cleveland Avenue. The applicant will preserve trees when feasible along Cleveland Ave and the eastern property line along the northern parcel. Additionally, a memorial park bench is proposed on Lincoln Avenue with landscaping.

The proposed development meets all applicable PUD Analysis and Grove City 2050 principles. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulations and deviation noted in the staff report.

Rebecca J. Mott, Plank Law Firm, LPA, 411 E. Town St., Floor 2, Columbus, OH., was present to speak on the item and mentioned the revisions to the project throughout the duration of the project regarding landscaping, site maneuverability, building space breakdown and the requested deviation.

Mr. Frea asked if the tenancy signs on the eastern sides of the buildings closest to Columbus Street were in the residential sections. Ms. Mott replied that the first floors of the fronts of the buildings on Columbus Street and the railroad tracks will be retail commercial spaces, and the ADA dwelling units are in the rear of the buildings and that restaurants are the primary target users.

Mr. Frea asked how many residential units there are and what their sizes are. Ms. Mott stated there will be 20 units per building, 40 total. Mr. Carter Bean, project architect stated each of the 2nd & 3rd floors has 9 units each; 2, two bedrooms per floor, 6 one-bedroom units, and 1 studio unit. The two-bedroom units are 850-900 sq. ft., the one-bedroom units are 620-650 sq. ft., and the studio unit is mid 400 sq. ft. He stated that each floor has common outdoor balcony spaces in addition to outdoor residential space. Mr. Frea mentions that spaces like this are not common in Grove City and that it provides an option for people looking for smaller more communal living spaces. Carter Bean mentioned the variety of housing within Beulah Park and that this development provides additional variety.

Mr. Frea asked if what looks to be a 4th-floor window is for residents. Mr. Carter Bean stated it is not a true fourth floor and creates a parapet to screen rooftop mechanicals.

Mr. Farnsworth asked if the northern area had only one entrance for traffic flow. Mr. Mike Reeves, Engineer, Kimley Horn responded the northern portion goes back to the beginning of the project in 2017 when Columbus Street was designed. The drive apron was installed when Columbus Street was built. He believes the one access point will be sufficient.

Mr. Farnsworth asked if the ADA parking is just for the ADA units in each building or for both the units and people going to the restaurants, he feels it's limited. Mr. Bean responded that the ADA parking code is based on the number of parking spots in the whole lot, not the uses in the building, and the ADA units could be leased by someone without a disability. The proposed ADA spaces complies with code.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Final Development Plan to City Council with the following stipulations:

1. A deviation shall be granted to the approved Zoning Text to allow for up to 1,565 square feet of accessible multi-family residential uses on the first floor of each three-story building.

2. Bollards or impact-resistant planters be installed around the northern section patio adjacent to the drive aisle and Columbus Street access point.
3. The individual parcels comprising the site south of Columbus Street shall be combined into one parcel.

Mr. Frea seconded the motion, and the item was approved 4-0.

With no additional discussion, Chair Oyster adjourned the meeting at 2:35 p.m.

Terry Ellis, Development Assistant

Chair Julie Oyster