



GROVE CITY, OHIO - CITY COUNCIL Agenda

September 21, 2026

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

- | | |
|----------------------------|--|
| <u>Ordinance C-38-26</u> | Approve the Rezoning of 3815 Grove City Road from C-2 (commercial) & PSO (profess. services) to C-2 (commercial). Second reading and public hearing. |
| <u>Ordinance C-39-26</u> | Approve a Special Use Permit for Automotive Repair for Reiser Brothers Auto Body located at 3815 Grove City Road. Second reading and public hearing. |
| <u>Ordinance C-41-26</u> | Amend various Sections of Chapter 1135 of the Codified Ordinances of Grove City titled Zoning Districts and Regulations to create a new Innovation District. Second reading and public hearing. |
| <u>Ordinance C-45-26</u> | Approve the Rezoning of 610.92 acres located North of London-Groveport Rd., East of Harrisburg Pike, and West of Haughn Rd., from PUD-I, IND-2, RA, and SD-3 to IN. First reading |
| <u>Ordinance C-46-26</u> | Approve the Rezoning of 6588 Seeds Road from RA (rural) to IND-1 (Light Industrial). First reading |
| <u>Ordinance C-47-26</u> | Approve the Rezoning of 2950 London-Groveport Rd. from PUD-C & C-2 (commercial) to PUD-C (commercial). First reading |
| <u>Ordinance C-48-26</u> | Approve a Zoning Text Amendment to Beulah Park Subarea A located South of Southwest Boulevard. First reading. |
| <u>Resolution CR-29-26</u> | Approve the Development Plan for an Addition to Reiser Brothers Auto Body located at 3815 Grove City Road. |
| <u>Resolution CR-36-26</u> | Set Forth, as required by Section 709.023 of the Ohio Revised Code the Municipal Services that can be furnished to 11.9± acres located at 1209 – 1213 Stringtown Rd., in Jackson Township upon its Annexation to the City of Grove City. |
| <u>Resolution CR-37-26</u> | Approve the Development Plan for Marlane Drive Hotel Complex located at 4197 Marlane Drive |
| <u>Resolution CR-38-26</u> | Approve the Development Plan for the Shoppes at North Meadows located at 2950 London-Groveport Road. <i>Postponement requested</i> |

PARKS:

<u>Ordinance C-36-26</u>	Repeal Ord. C-22-25, an ordinance to require no further investment of staff time or financial resources at the Brookpark Middle School location outside of required utility bills or contractual obligations without the approval of City Council and to require the City Administrator to engage in negotiations to terminate or renegotiate the Brookpark Lease Agreement with Southwestern City Schools to the mutual benefit of all parties. Second reading and public hearing.
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FINANCE:

<u>Ordinance C-42-26</u>	Grant an Exceptional Circumstance for 4026 – 4030 Broadway to increase the maximum award under the Town Center Commercial Revitalization Grant Program and appropriate \$13,910.00 for the same. Second reading and public hearing.
<u>Ordinance C-43-26</u>	Appropriate \$20,000.00 from the ONEOHIO Opioid Settlement Fund for Real Talk Real Support. Second reading and public hearing
<u>Ordinance C-49-26</u>	Appropriate \$44,150.00 from the General Fund for the Current Expense of assisting the Grove City Area Chamber of Commerce with Arts In The Alley Festival Expenses. First reading.
<u>Ordinance C-50-26</u>	Appropriate \$13,750.00 from the General Fund of the Current Expense of assisting Little Theater Off Broadway with 2026 Season Expenses. First reading.
<u>Resolution CR-39-26</u>	Support Issue 6 – a Bond Issue for South Western City Schools.

SAFETY:

<u>Ordinance C-51-26</u>	Enact Section 525.16 of the Codified Ordinances of the City of Grove City, Ohio, titled " Unauthorized Use or Disclosure of Automated License Plate Reader System or Data. First reading.
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Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 09-03 & 09-08 Council; 09-08 Plan. Comm.	

Date: 08/10/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-38-26
1st Reading: 08/17/26
Public Notice: 08/11/26
2nd Reading: 09/21/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-38-26

AN ORDINANCE FOR THE REZONING OF 3815 GROVE CITY ROAD FROM C-2 & PSO TO C-2

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 04-2026; and

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 C-2 (Retail Commercial & PSO (Professional Services Offices) to C-2 (Retail Commercial):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being part of a 12 acre tract deeded to Grove City Industrial Park; and tract 2 being 0.536 acres out of a 5.2+ acre tract., as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

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

C-38-26
EXHIBIT A

The interest being conveyed is a one-half interest in the following parcels:

Tract 1

(Parcel Number 040-001243)

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

Being a part of Virginia Military Survey Number 1383, and being a part of Lot 2 of the Partition Suit of Rosine Corzilus vs. Theodore Shilling et al., in Complete Record 137, page 429, Court of Common Pleas, Franklin County, Ohio, and being a part of a 12 acre tract deeded to Grove City Industrial Park, Limited in Deed Book 3063, page 592, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a found spike at the intersection of the centerline of Grove City Road, with the centerline of Demorest Road and in the northerly line of said V. M. S. 1383, and in the northerly line of the W. L. Weber 6.33 acre tract. (Deed Book 916, Page 237);

Thence along the northerly line of said V. M. S. 1383, and along the centerline of said Grove City Road, and partly along the northerly line of said 6.33 acre tract, and along a northerly line of the Grove City Industrial Park, Limited, 34.33 acre tract, (Deed Book 3063, page 586), and along the northerly line of Lots 4 and 3 of said partition, and partly along the northerly line of said Lot 2, South 86 degrees 48 min. 30 sec. East, passing a spike on line at the northeasterly corner of said 6.33 acre tract, northwesterly corner of said 34.33 acre tract, at 176.55 feet, passing a spike on line at 797.70 feet, a total distance of 922.70 feet to a spike at the northwesterly corner of the P. E. Leach 1.36 acre tract (Deed Book 1678, page 608), and at a corner of said 12 acre tract and the true point of beginning of this description:

Thence along an easterly line of said 12 acre tract, and along the westerly line of said 1.36 acre tract, and across said Lot 2, South 3 deg. 45 min. West, passing a found iron pin on line at 30.0 feet, a total distance of 250.00 feet to an iron pin;

Thence across said 12 acre tract and across said Lot 2, and along a line parallel to the centerline of said Grove City Road (northerly line of said 12 acre tract and the northerly line of said Lot 2), North 86 deg. 48 min. 30 sec. West, a distance of 125.0 feet to an iron pin;

Thence across said 12 acre tract and across said Lot 2, and along a line parallel to the westerly line of said 1.36 acre tract, North 3 deg. 45 min. East, passing an iron pin on line at 226.0 feet, a total distance of 250.0 feet to a spike in the centerline of said Grove City Road and in the northerly line of said 12 acre tract and in the northerly line of said Lot 2 and in the northerly line of said V. M. S. 1383;

Thence along the northerly line of said 12 acre tract and along the northerly line of said Lot 2, and along the northerly line of said V. M. S. 1383, and along the centerline of said Grove City

Road, South 86 deg. 48 min. 30 sec. East, a distance of 125.0 feet to the place of beginning, containing 0.717 acres.

Together with the following:

Tract 2

~~(Parcel Number 040-002106)~~

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

Being of Virginia Military Survey Number 1383, containing 0.536 acres more or less, being part of a 5.238 acre tract, recorded as Reserve "A" Tanglebrook Subdivision Plat, and shown on record in Plat Book 50, pages 1, 2 and 3, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the northeast corner of Reserve "A" Tanglebrook Subdivision, Plat Book 50, Pages 1, 2 and 3, and being on the south right-of-way line of Grove City Road, also on the west property line of a 0.717 acre tract, conveyed to Donald R., Sr. and Phyllis A. Rieser, Deed Book 3082, Page 224;

Thence following said property line, South 3° 45' 30" West, a distance of 225.00 feet to an iron pin, being the TRUE PLACE OF BEGINNING of this description;

Thence South 86° 48' 30" East, a distance of 125.00 feet to an iron pin;

Thence South 3° 45' 00" West, a distance of 223.95 feet to an iron pin;

Thence North 56° 03' 20" West, a distance of 144.61 feet to a point;

Thence North 3° 45' 00" East, a distance of 150.00 feet, returning to the TRUE PLACE OF BEGINNING of this description, and containing 0.536 acres, more or less.

TRACT 1 & 2

ALL OF

(040)

001243

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

BY: *AS*

DATE: 09/30/2025



SITE LOCATION PLAN
ADDITION TO RIESER BROTHERS
AUTOBODY SHOP
3815 GROVE CITY RD.
GROVE CITY, OH

C-3826



Date: 08/10/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-39-26
1st Reading: 08/17/26
Public Notice: 8/18/26
2nd Reading: 09/07/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-39-26

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR FOR RIESER BROTHERS AUTO BODY LOCATED AT 3815 GROVE CITY ROAD

WHEREAS, Park Square, applicant, has submitted a request for a Special Use Permit for automotive repair garage for Reiser Brothers Auto Body located at 3815 Grove City Road; and

WHEREAS, on August 04, 2026, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit as submitted.

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)A1f is hereby issued to Reiser Brothers Auto Body for Automobile Repair & Services located at 3815 Grove City Road, as submitted.

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

Date: 09-01-26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Mr. Rauch
Approved: Mr. Boso
Emergency: _____
Current Expense: _____

No.: C-41-26
1st Reading: 09-08-26
Public Notice: 09-09-26
2nd Reading: 09-21-26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-26

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 1135 OF THE CODIFIED ORDINANCES OF GROVE CITY TITLED ZONING DISTRICTS AND REGULATIONS TO CREATE A NEW INNOVATION DISTRICT

WHEREAS, City Council adopted the GroveCity2050 Community Plan in 2018 which showed nonresidential development in the southwest quadrant of the city around the I-71 / SR665 interchange; and

WHEREAS, the area has since been termed the Southwest Regional Medical and Innovation Gateway to build off the success of area investment including the Mount Carmel Grove City Hospital and other medical offices, as well as the growing demand for technology-based, flexible office, institutional, research, and light industrial uses; and

WHEREAS, the present zoning classifications do not specifically address this particular configuration of uses.

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

SECTION 1. Section 1135.09(b) is hereby amended to include the following:

(10.5) IN – INNOVATION DISTRICT

The Innovation (IN) District provides for a broad range of research, office, laboratory, and clean manufacturing uses that foster a well-rounded and diverse economy. The IN District supports appropriate advanced manufacturing options, while encouraging greater opportunity for research and office uses improving Grove City's competitive edge within the region. Unless otherwise permitted by City Council within an IN use district, no building or premises shall be used, and no buildings shall be erected which are arranged or intended or designed to be used for other than a use permitted in CF, Community Facilities, or for one or more of the following specified uses:

15XX	Building Construction General Contractors and Operative Builders
16XX	Construction Other Than Building Construction Contractors
17XX	Construction Special Trades Contractors
20XX	Food and Kindred Products (except 201X, 2047, 2048, 2061, 2062, 2063, 207X, 2091, 2092)
22XX	Textile Mill Products
23XX	Apparel and Other Finished Products Made from Fabrics and Similar Materials
24XX	Lumber and Wood Products, Except Furniture (except 2411, 2421)
25XX	Furniture and Fixtures
26XX	Paper and Allied Products (except 2611, 2621, 2631)
27XX	Printing, Publishing, and Allied Industries

283X	Medicinal Chemicals, Pharmaceutical Preparations
30XX	Rubber and Miscellaneous Plastic Products (except 301X, any use involving vulcanized rubber or the vulcanization process within 3069)
31XX	Leather and Leather Products (except 3111)
32XX	Glass, Stone, and Pottery Products (Except 324X, 325X, 327X, 329X)
34XX	Fabricated Metal Products, Except Machinery and Transportation Equipment (except 347X, 348X)
35XX	Industrial and Commercial Machinery and Computer Equipment
36XX	Electrical Machinery, Equipment and Supplies
37XX	Transportation Equipment
38XX	Professional, Scientific, and Controlling Instruments
39XX	Miscellaneous Manufacturing Industries
50XX	Wholesale Trade (Except 5012, 5014, 5015, 5052, 5093)
51XX	Wholesale Trade – non-durable goods (Except 5169, 517X, any livestock and/or live-animal wholesale)
73XX	Business Services (Except 7353, 7359, 7374, 7375)
76XX	Miscellaneous Repair Services
80XX	Health Services (except 805X)
822X	Educational Services
8661	Religious Organizations
87XX	Engineering, Accounting, Research, Management and Related Services (except 8744)
8999	Services, Not Elsewhere Classified

Storage, assembly, staging, fulfillment, warehousing, and distribution uses are permitted only when conducted in association with research and development, advanced manufacturing, technology, e-commerce, prototyping, or other permitted uses within the Innovation District.

SECTION 2. Section 1135.12(o) is hereby added and shall read:

- (o) In all Innovation (IN) Districts the following regulations shall apply:
- (1) No parking shall be permitted within the front building setback.
 - (2) Maximum height for principal structures shall be 50 feet. Building height may be increased to 65 feet provided the front building setback is increased to 100 feet and the building is designed to qualify for a minimum Leadership in Energy and Environmental Design (LEED) Green Building Rate of gold.
 - (3) Maximum height for accessory structures shall be 20 feet.
 - (4) Maximum building footprint for a structure shall be 250,000 square feet. The maximum building footprint may be increased to 350,000 square feet provided the building is designed to qualify for a minimum Leadership in Energy and Environmental Design (LEED) Green Building Rate of gold, the project site incorporates innovative stormwater provisions, such as rain gardens, green roofs, or similar to accommodate more than 50% of calculated stormwater flow required to be controlled, or significant permanent open space has been established on the site such that the maximum lot coverage for structures and pavement areas is 60 percent or less.
 - (5) Landscaping requirements for sites in the IN District shall follow the standards for Industrial districts in Chapter 1136. Accessory structures 5,000 square feet or under are exempt from the requirements of 1136.09 regarding building perimeter plantings, provided the accessory structure is not visible from the public right-of-way.
 - (6) Sign requirements for sites in the IN District shall follow the standards for Industrial Districts in Chapter 1145.
 - (7) Lighting requirements for sites in the IN District shall follow the standards for Industrial Districts in Chapter 1135.

- (8) Building facades having visibility from public rights-of-way within the district shall be thoughtfully designed and finished in a combination of materials that is intentional towards unifying the aesthetics of the district.
- (9) Accessory structures visible from a public right-of-way shall utilize the same materials, style, and quality as the principal building.
- (10) Deviation from the requirements of this section may be approved by Council.

SECTION 3. Table 1135.12-II NONRESIDENTIAL REQUIREMENTS, is hereby amended to include the following:

MINIMUM REQUIREMENTS										Maximum Requirements			
District	Type Use	Set Back Line (Ft)	Int. Side (Ft)	Yard Dimensions (Feet)			Off-Street Parking Requirements by Category					% Lot Covered by All Buildings	Bldg. Height (Feet)
				Next to Residential	Depth of Rear	Next to Other Type of Non-Residential Districts	I	II	III	IV	V		
IN	Innovation	30	15	100	30	30	As approved by City Council					35	50* (o)

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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: 09/16/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-45-26
1st Reading: 09/21/26
Public Notice: 09/22/26
2nd Reading: 11/02/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-26

AN ORDINANCE FOR THE REZONING OF 610.92 ACRES LOCATED
NORTH OF LONDON-GROVEPORT RD., EAST OF HARRISBURY PIKE,
AND WEST OF HAUGHN RD. FROM PUD-I, IND-2, RA, SD-3 TO IN

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 September 08, 2026, as submitted; and

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 PUD-I, IND-2, RA, and 3 to IN – Innovation District:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Surveys 1371 and 1434; 1371 and 6178 and being part of a 315.522 acre tract and being part of a 295.7 acre tract, conveyed to Solid Waste Authority of Central Ohio, and Elizabeth Ann Sidner, Trustee by deeds, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" and "B" attached hereto and made a part hereof.

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

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-45-36
Exhibit A

ZONING DESCRIPTION
315.522 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Numbers 1371 and 1434, being part of the remained of that 129.772 acre tract and all of the remainder of those 96.322, 0.573, and 0.578 acre tracts conveyed as Parcel One Tract One, Parcel One Tract Two, Parcel Two, and Parcel Three, respectively, to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 200406160138975, all of the remainder of that 17.742 acre tract conveyed to SWACO (Solid Waste Authority of Central Ohio) by deed of record in Instrument Number 200710180181773, all of that 2.678 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201808010102398, all of those 0.573 and 0.576 acre tracts conveyed as Parcel One and Parcel Two, respectively, to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201804180050609, all of that 94.99 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201201060002474, and all of that 5.0100 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201201060002473, and being part of Lots 7 and 8 of record in Deed Book 42, Page 16 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southerly common corner of said 129.772 acre tract and that 0.262 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200010030200746, and being in the northerly line of that 5.2995 acre tract conveyed to John A. Remmenga by deeds of record in Official Record 6814A08 and Official Record 9767B03, and in an angle point in the westerly right-of-way line of Haughn Road (County Road 136);

Thence North 88° 40' 14" West, with the northerly line of said 5.2995 acre tract, a distance of 1123.03 feet to the northwesterly corner thereof;

Thence South 02° 13' 52" West, with the westerly lines of said 5.2995 acre tract and that 5.3107 acre tract conveyed as Parcel One to John A. Remmenga, Trustee of his Successor(s) as Trustee of "The Remmenga Keystone Inheritance Trust", dated August 9, 2011 by deed of record in Instrument Number 201108310109185, that 5.3218 acre tract conveyed to Builtrite Properties, LLC by deed of record in Instrument Number 202010140158330, that 5.3329 acre tract conveyed to Gardenia Properties, LLC by deed of record Instrument Number 202002190024751, that 3.471 acre tract conveyed as Parcel II and that 5.3552 tract conveyed as Parcel I to Grove City Self Storage, LLC by deed of record in Instrument Number 201905140055787, and that 5.3663 acre tract conveyed to Nanak Express Inc. by deeds of record in Instrument Numbers 202109230170461 and 202204250063441, a distance of 1399.41 feet to the southwestly corner of said 5.3663 acre tract;

Thence South 88° 35' 48" East, with the southerly line to said 5.3663 acre tract, a distance of 207.76 feet to the northwesterly corner of that 11.687 acre tract conveyed to Frederick A. Phillips and Kelly L. Phillips by deed of record in Instrument Number 201508180114065;

Thence South 03° 16' 36" West, with the westerly line of said 11.687 acre tract, a distance of 770.00 feet to the northerly corner of that 0.866 acre tract conveyed as Parcel 20-WD to City of Grove City by deed of record in Instrument Number 201010260142470, and being in the westerly right-of-way line of said Haughn Road;

Thence South 48° 43' 03" West, with the westerly line to said 0.866 acre tract and said westerly right-of-way line, a distance of 226.17 feet;

Thence South 32° 35' 45" West, with said westerly line and said westerly right-of-way line, a distance of 50.40 feet to the northwesterly corner of that 0.614 acre tract conveyed to James O. Rauck by deed of record in Instrument Number 201810260146418;

Thence North 83° 27' 22" West, with the northerly line of said 0.614 acre tract, a distance of 260.88 feet to the northwesterly corner thereof;

315.522 ACRES

- 2 -

Thence South 06° 32' 38" West, with the westerly line of said 0.614 acre tract, a distance of 115.00 feet to the northeasterly corner of that 0.265 acre tract conveyed as Parcel 24-WL to State of Ohio by deed of record in Instrument Number 201407230094843 and being in the northerly right-of-way line of London-Groveport Road (State Route 665);

Thence with said northerly right-of-way line, and the northerly line of said 0.265 acre tract and that 1.057 acre tract conveyed as Parcel 2 to State of Ohio by deed of record in Instrument Number 201407230094843, and that 0.228 acre tract conveyed as Parcel 2-WD2 to City of Grove City, Ohio by deed of record in Instrument Number 201209280145376, the following courses and distances:

North 86° 15' 27" West, a distance of 211.71 feet;

North 83° 33' 45" West, a distance of 531.22 feet;

North 26° 10' 46" West, a distance of 29.68 feet;

South 63° 51' 03" West, a distance of 27.85 feet;

North 83° 33' 45" West, a distance of 751.53 feet; and

North 40° 22' 22" West, a distance of 39.05 feet to the easterly right-of-way line of Bill Lotz Way (formerly known as Gateway West Drive, renamed in Ordinance Number C-47-17);

Thence with said easterly right-of-way line, and the easterly line of said 0.228 acre tract, that 0.577 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200001120008674, and of that platted area of record in Plat Book 96, Page 61;

North 04° 01' 40" West, a distance of 71.37 feet;

North 02° 48' 47" East, a distance of 69.99 feet;

North 87° 11' 13" West, a distance of 5.00 feet; and

North 02° 48' 47" East, a distance of 780.00 feet to the northerly terminus of said Bill Lotz Way;

Thence North 87° 11' 13" West, with said northerly terminus, a distance of 60.00 feet;

Thence South 02° 48' 47" West, with the westerly right-of-way line of said Bill Lotz Way, and the westerly lines of said platted area and said 0.577 acre tract, a distance of 928.00 feet to the northerly right-of-way line of said London-Groveport Road;

Thence South 49° 37' 31" West, with said northerly right-of-way line and the northerly line of that platted area of record in Plat Book 96, Page 61, a distance of 20.50 feet to the northeasterly corner of that 0.057 acre tract conveyed as Parcel 2-WD1 to City of Grove City, Ohio by deed of record in Instrument Number 201209280145376;

Thence North 83° 33' 45" West, with said northerly right-of-way line, and the northerly line of said 0.057 acre tract and that 0.069 acre tract conveyed as Parcel 1-WD to City of Grove City, Ohio by deed of record in Instrument Number 201004280051202, a distance of 555.16 feet to the easterly line of said 0.573 acre tract (I.N. 201804180050609);

Thence South 03° 01' 14" West, with the easterly line of said 0.573 acre tract, a distance of 60.11 feet to the centerline of said London-Groveport Road (State Route 665);

315.522 ACRES

- 3 -

Thence North 83° 32' 51" West, with said centerline, a distance of 277.92 feet;

Thence North 83° 13' 07" West, continuing with said centerline, a distance of 1418.83 feet to the southeasterly corner of that tract conveyed to Elizabeth Ann Sider Trust by deed of record in Instrument Number 202601150006617;

Thence North 02° 48' 47" East, with the easterly line of said Elizabeth Ann Sidner Trust tract, a distance of 3124.43 feet to the southerly line of that 78.661 acre tract conveyed to May19 Holdings LLC by deeds of record in Instrument Numbers 202207150103788, 202207150103789, 202207150103790, 202207150103791, and 202207180104305;

Thence South 87° 29' 20" East, partially with the southerly line of said 78.661 acre tract and that 60 acre tract conveyed to Rebecca J. Priwer by deeds of record in Instrument Numbers 200012110249267 and 200807310116550, and partially across the remainder of said 129.772 acre tract, a distance of 2882.50 feet;

Thence across the remainder of said 129.772 acre tract, the following courses and distances:

South 02° 51' 14" West, a distance of 142.53 feet;

North 73° 13' 25" East, a distance of 73.14 feet;

North 86° 46' 00" East, a distance of 126.09 feet;

South 76° 15' 14" East, a distance of 221.29 feet;

South 51° 15' 47" East, a distance of 196.85 feet;

South 80° 55' 25" East, a distance of 65.19 feet;

North 70° 26' 19" East, a distance of 436.73 feet; and

North 77° 02' 17" East, a distance of 210.04 feet to the westerly line of that 10.008 acre tract conveyed as Tract 2 to Vitality Ventures, LLC by deed of record in Instrument Number 202308100080857;

Thence South 02° 15' 44" West, with the westerly line of said 10.008 acre tract, and that 5.0012 acre tract conveyed as Tract 1 to Vitality Ventures, LLC by deed of record in Instrument Number 202308100080857, a distance of 425.72 feet to the southwesterly corner of said 5.0012 acre tract;

Thence with the southerly line of said 5.0012 acre tract, the following courses and distances:

South 88° 40' 56" East, a distance of 748.00 feet;

South 01° 31' 37" West, a distance of 19.59 feet; and

South 88° 40' 13" East, a distance of 370.16 feet to the northwesterly corner of said 0.262 acre tract and being an angle point in the westerly right-of-way line of said Haughn Road;

Thence South 01° 28' 21" West, with said westerly right-of-way line and the westerly line of said 0.262 acre tract, a distance of 196.14 feet;

Thence South 01° 32' 43" West, continuing with said westerly line and said westerly right-of-way line, a distance of 184.37 feet to the POINT OF BEGINNING, containing 315.522

315.522 ACRES

- 4 -

acres, more or less, of which 191.632 acres is within Auditor's Parcel Number 040-010224, 17.519 acres of which is within Auditor's Parcel Number 040-010232, 0.435 acre of which is within Auditor's Parcel Number 040-015060, 2.609 acres of which is within Auditor's Parcel Number 040-010369, 0.576 acre of which is within Auditor's Parcel Number 040-016738, 0.576 acre of which is within Auditor's Parcel Number 040-016737, 0.579 acre of which is within Auditor's Parcel Number 040-015052, 5.010 acres of which is within Auditor's Parcel Number 040-015053 and 96.586 acres of which is within Auditor's Parcel Number 040-015051.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

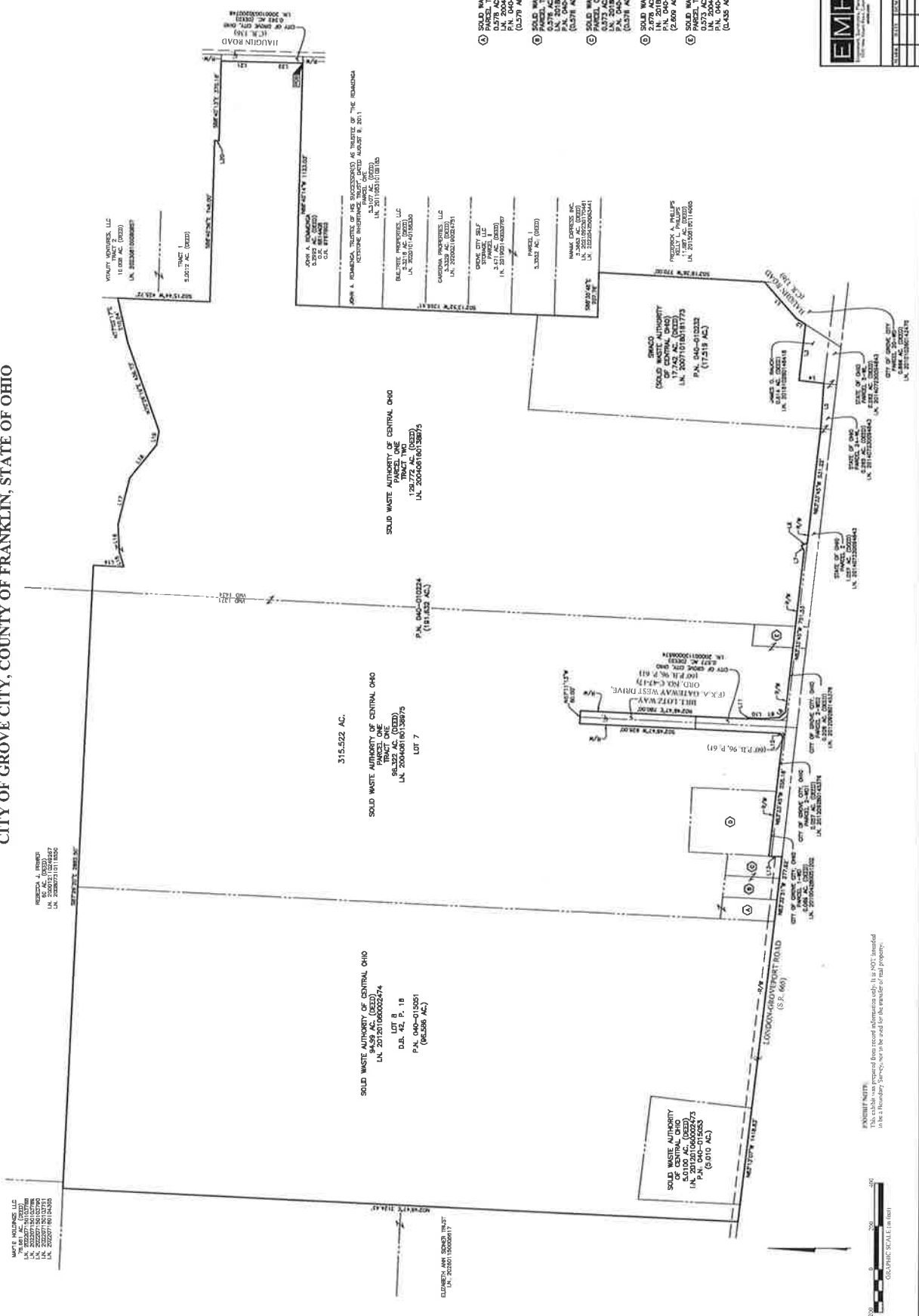
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ZONING EXHIBIT

SURVEY NUMBERS 1371 AND 1434

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO
LOCAL GOVERNMENT DISTRICT 1

LINE TABLE		
LINE	SWAMP	DISTANCE
1.1	SWAMP 0.121 N	228.137
1.2	SWAMP 0.121 N	228.137
1.3	SWAMP 0.121 N	228.137
1.4	SWAMP 0.121 N	228.137
1.5	SWAMP 0.121 N	228.137
1.6	SWAMP 0.121 N	228.137
1.7	SWAMP 0.121 N	228.137
1.8	SWAMP 0.121 N	228.137
1.9	SWAMP 0.121 N	228.137
1.10	SWAMP 0.121 N	228.137
1.11	SWAMP 0.121 N	228.137
1.12	SWAMP 0.121 N	228.137
1.13	SWAMP 0.121 N	228.137
1.14	SWAMP 0.121 N	228.137
1.15	SWAMP 0.121 N	228.137
1.16	SWAMP 0.121 N	228.137
1.17	SWAMP 0.121 N	228.137
1.18	SWAMP 0.121 N	228.137
1.19	SWAMP 0.121 N	228.137
1.20	SWAMP 0.121 N	228.137
1.21	SWAMP 0.121 N	228.137
1.22	SWAMP 0.121 N	228.137
1.23	SWAMP 0.121 N	228.137
1.24	SWAMP 0.121 N	228.137
1.25	SWAMP 0.121 N	228.137
1.26	SWAMP 0.121 N	228.137
1.27	SWAMP 0.121 N	228.137
1.28	SWAMP 0.121 N	228.137
1.29	SWAMP 0.121 N	228.137
1.30	SWAMP 0.121 N	228.137
1.31	SWAMP 0.121 N	228.137
1.32	SWAMP 0.121 N	228.137
1.33	SWAMP 0.121 N	228.137
1.34	SWAMP 0.121 N	228.137
1.35	SWAMP 0.121 N	228.137
1.36	SWAMP 0.121 N	228.137
1.37	SWAMP 0.121 N	228.137
1.38	SWAMP 0.121 N	228.137
1.39	SWAMP 0.121 N	228.137
1.40	SWAMP 0.121 N	228.137
1.41	SWAMP 0.121 N	228.137
1.42	SWAMP 0.121 N	228.137
1.43	SWAMP 0.121 N	228.137
1.44	SWAMP 0.121 N	228.137
1.45	SWAMP 0.121 N	228.137
1.46	SWAMP 0.121 N	228.137
1.47	SWAMP 0.121 N	228.137
1.48	SWAMP 0.121 N	228.137
1.49	SWAMP 0.121 N	228.137
1.50	SWAMP 0.121 N	228.137
1.51	SWAMP 0.121 N	228.137
1.52	SWAMP 0.121 N	228.137
1.53	SWAMP 0.121 N	228.137
1.54	SWAMP 0.121 N	228.137
1.55	SWAMP 0.121 N	228.137
1.56	SWAMP 0.121 N	228.137
1.57	SWAMP 0.121 N	228.137
1.58	SWAMP 0.121 N	228.137
1.59	SWAMP 0.121 N	228.137
1.60	SWAMP 0.121 N	228.137
1.61	SWAMP 0.121 N	228.137
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1.63	SWAMP 0.121 N	228.137
1.64	SWAMP 0.121 N	228.137
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1.66	SWAMP 0.121 N	228.137
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1.76	SWAMP 0.121 N	228.137
1.77	SWAMP 0.121 N	228.137
1.78	SWAMP 0.121 N	228.137
1.79	SWAMP 0.121 N	228.137
1.80	SWAMP 0.121 N	228.137
1.81	SWAMP 0.121 N	228.137
1.82	SWAMP 0.121 N	228.137
1.83	SWAMP 0.121 N	228.137
1.84	SWAMP 0.121 N	228.137
1.85	SWAMP 0.121 N	228.137
1.86	SWAMP 0.121 N	228.137
1.87	SWAMP 0.121 N	228.137
1.88	SWAMP 0.121 N	228.137
1.89	SWAMP 0.121 N	228.137
1.90	SWAMP 0.121 N	228.13



EMHT	Date:	May 1, 2026
Engineering Materials Technology 1800 West 9th Street, Suite 100 Anchorage, Alaska 99501-4700 www.emht.com	Scale:	1" = 20'
	Job No:	2025-0907
	Sheet:	1 of 1
REVISIONS		
No.	Description	Date

DISCLAIMER: This exhibit was prepared from record information only. It is NOT intended to be a *Brannan Summary*, nor to be used for the transfer of real resources.



C-4526
Exhibit B

Situate in the State of Ohio, County of Franklin, Township of Jackson, being in Virginia Military Survey Numbers 1371 and 6178, being all of Tracts I and III, and the part of Tract IV which lies in Virginia Military Survey 1371, as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust Dated October 23, 2001 in Instrument number 200111140263753, also being all of the 68.146 acre tract as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust, Dated October 23, 2001, and Louise Crago and Laura J. Sidner (formerly known as Laura Vitano), Successor Co-Trustees of the Virgil H. Sidner Trust, Dated October 23, 2001, of record in Instrument Number 202105140086478, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at the intersection of the centerline of right-of-way of London Groveport Road (S.R. 665) (60') and centerline of right-of-way of Harrisburg Pike (U.S. 62 & S.R. 3) (80'), also being the southwesterly corner of said 68.146 acre tract, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the centerline of right-of-way of said Harrisburg Pike and along the westerly line of said 68.146 acre tract and said Tract 1, North 32°44'07" East, 3113.7 feet to a point, being the northwesterly corner of said Tract 1;

Thence across said Harrisburg Pike right-of-way, along the northerly line of said Tract I, across the existing corporation line of Pleasant Township and Jackson Township, South 87°41'32" East, 3598.5 feet to a point, being the northeasterly corner of said Tract I;

Thence along the easterly lines of said Tract I and said Tract III, and across said London Groveport Road right-of-way, along the existing City of Grove City corporation line as established Ordinance Number C-32-13 as recorded in Instrument Number 201307010110206, South 02°49'10" West, 3124.9 feet to a point, being the southeasterly corner of said Tract III, also being the centerline of right-of-way of said London Groveport Road;

Thence along the southerly line of said Tract III, said Tract IV, said 68.146 acre tract, and along the centerline of right-of-way of said London Groveport Road, North 82°48'30" West, 5166.3 feet to the **POINT OF BEGINNING, containing 295.7 acres, more or less in the proposed annexation.**

The total acreage of the combined boundary described herein contains a net acreage of 295.7 acres, being 68.1 acres out of PID 230-003408-00 (68.1 acres total from Pleasant Township), being 75.0 acres out of PID 160-000085-00, being 76.0 acres out of PID 160-000120-00, and being 76.6 acres out of PID 160-000304 (227.6 acres total from Jackson Township).

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

Total perimeter of annexation is 15,003 feet of which 3,125 feet is contiguous with the City of Grove City by Ordinance Number C-32-13, giving 21% perimeter contiguity.

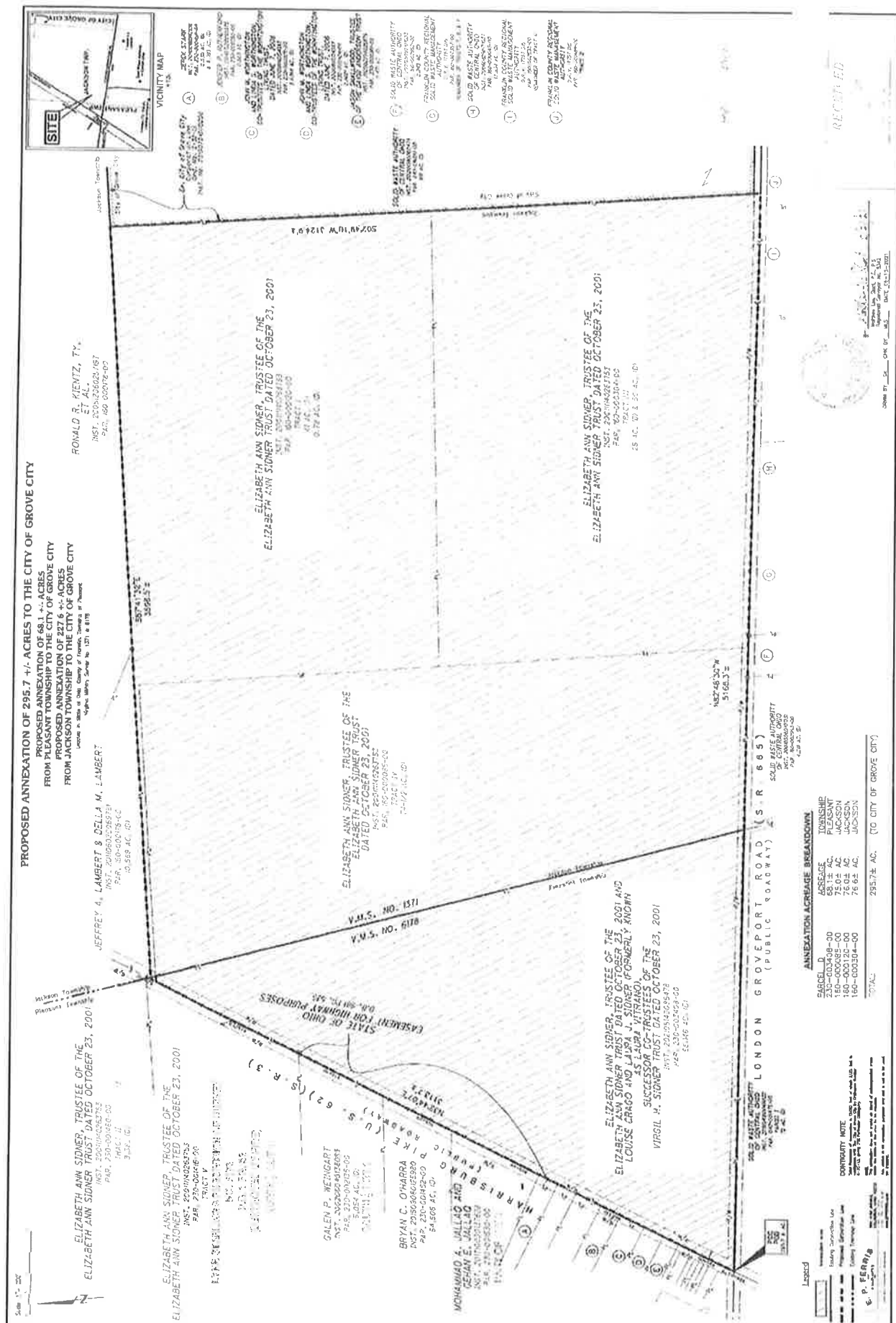
This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E.P. Ferris & Associates, Inc. in October of 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 6/21/21

Matthew Lee Sloat, PS 8342

Date



Date: 09/16/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-46-26
1st Reading: 09/21/26
Public Notice: 09/22/26
2nd Reading: 11/02/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-46-26

AN ORDINANCE FOR THE REZONING OF 49 ACRES LOCATED
AT 6588 SEEDS ROAD FROM RA (rural) TO IND-1 (light industrial)

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 September 08, 2026, as submitted; and

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 RA to IND-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1365 *and being part of an 81.635-acre tract, conveyed to Zuber Crossing GC. LLC, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

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.



CINCINNATI
COLUMBUS
LOUISVILLE
AKRON
TAMPA/ST. PETE
INDIANAPOLIS

350 Worthington Rd., Suite H
Westerville, OH 43082
p 614.882.4311
f 614.882.4479
www.kleingers.com

C-46-26

Legal Description

Lot Split

LOT 2

49.891 ACRES

Situated in the Virginia Military Survey 1365, Township of Jackson, County of Franklin, State of Ohio and being known as Lot 2 and being a part of a 81.635 acre tract of land conveyed by deed to Zuber Crossing GC, LLC, recorded in Instrument Number 202401040001681 (deeds are recorded in the Franklin County Recorder's Office), said Lot 1 being more particularly described as follows:

Beginning at a 1-inch iron pipe found in the centerline of Zuber Road (40-ft R/W) and the southwesterly corner of a 26.832 acre tract (deed) conveyed by deed to Rosina Hartig, recorded in Instrument Number 202410220110873, the same being referenced by Franklin County Geodetic Survey monument 3338 South 89°05'31" East a distance of 560.13 feet; thence North 1°25'26" East a distance of 123.31 feet, along said centerline of Zuber Road, to a 1-inch iron pipe with cap "EMH&T" found in the southerly line of said 81.635 acre tract; thence North 87°18'52" West a distance of 279.19 feet, along the southerly line of said 81.635 acre tract and the centerline of said Zuber Road to the True Point of Beginning;

Thence, from the True Point of Beginning, North 87°24'59" West a distance of 693.18 feet, along the centerline of said Zuber Road and the southerly line of said 81.635 acre tract, to a Franklin County Geodetic Survey monument 3335;

Thence North 87°24'25" West a distance of 965.94 feet, along the southerly line of said 81.635 acre tract and the centerline of said Zuber Road, to the Franklin County Geodetic Survey monument 3336;

Thence North 87°24'36" West a distance of 761.71 feet, along the southerly line of said 81.635 acre tract and the centerline of said Zuber Road, to the Franklin County Geodetic Survey monument 3339 found at the centerline intersection of said Zuber Road and Seeds Road (R/W varies);

Thence North 3°23'37" East a distance of 703.53 feet, along the westerly line of said 81.635 acre tract and the centerline of said Seeds Road, to the Franklin County Geodetic Survey monument 1178;

Thence North 3°01'49" East a distance of 210.90 feet, along the westerly line of said 81.635 acre tract and the centerline of said Seeds Road, to a mag nail set;

Thence, crossing said 81.635 acre tract the following eleven (11) courses:

1. North 74°36'59" East a distance of 505.86 feet to an iron pin set
2. North 82°09'20" East a distance of 148.31 feet to an iron pin set;
3. North 85°50'11" East a distance of 70.72 feet to an iron pin set;
4. North 89°37'06" East a distance of 174.37 feet to an iron pin set;
5. South 75°50'15" East a distance of 114.59 feet to an iron pin set;
6. South 65°35'15" East a distance of 223.43 feet to an iron pin set
7. South 55°56'53" East a distance of 376.41 feet to an iron pin set;
8. South 63°55'15" East a distance of 168.06 feet to an iron pin set;
9. South 80°56'24" East a distance of 380.57 feet to an iron pin set;
10. South 71°47'25" East a distance of 367.94 feet to an iron pin set;
11. South 1°35'13" West a distance of 603.34 feet to an iron pin set to the True Point of Beginning and containing 49.891 acre of land, more or less.



© 2024 The Kleingers Group



Subject to easements, restrictions and rights of way, if any, of record. All iron pins set are 5/8-inch diameter x 30-inch iron rebar with id cap stamped "The Kleingers Group".

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 87°24'25" East along the centerline of Zuber Road.



9-01-2026

John T. Paul
Ohio Professional Surveyor No. 8818

Date



© 2024 The Kleingers Group



SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY
 JUNCTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER
 1733-37 MINIMUM STANDARDS FOR BOUNDARY SURVEYS' ALL MONUMENTATION
 WAS REEN SET AS SHOWN

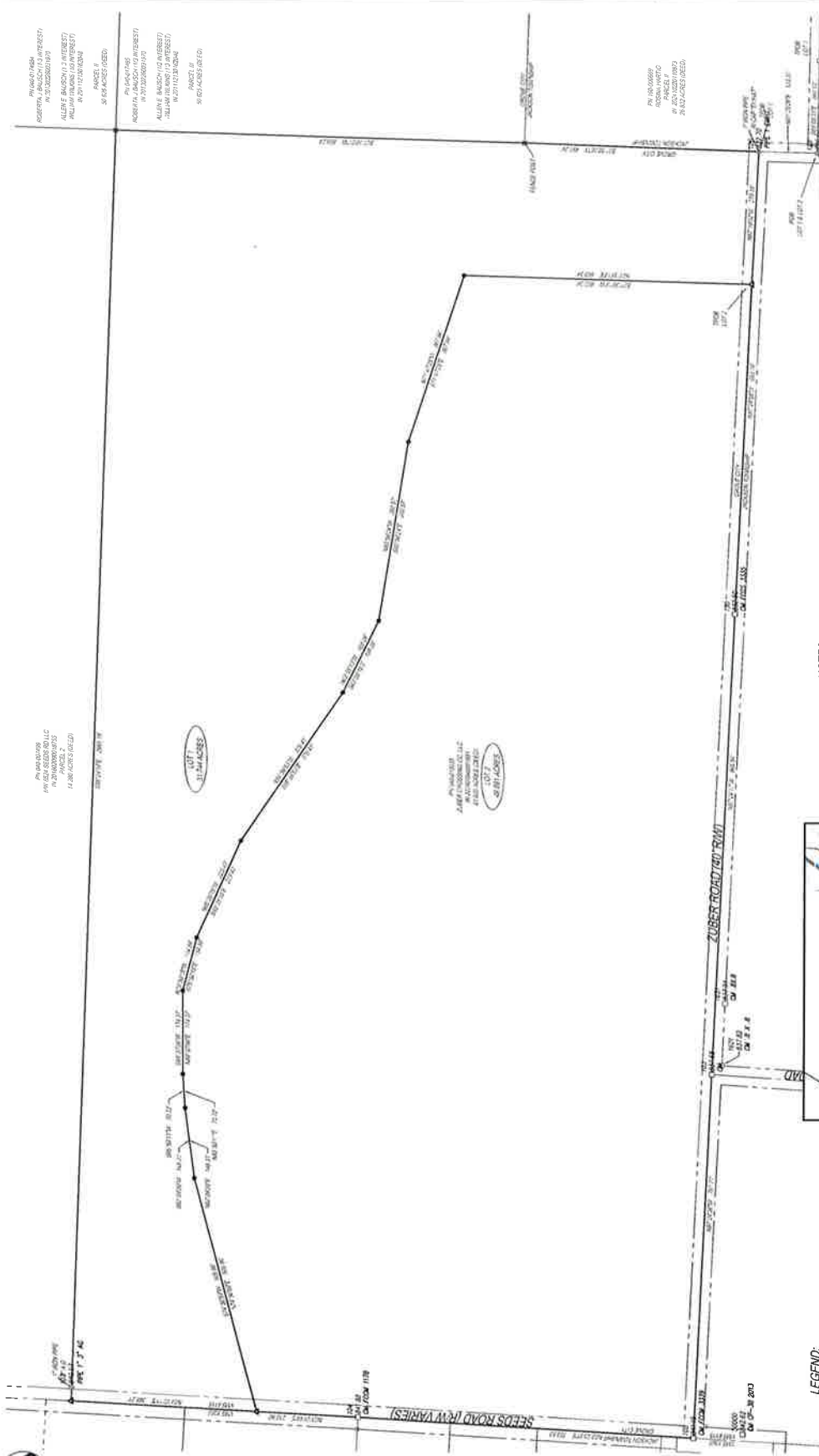
1 OF 1

[illegible]

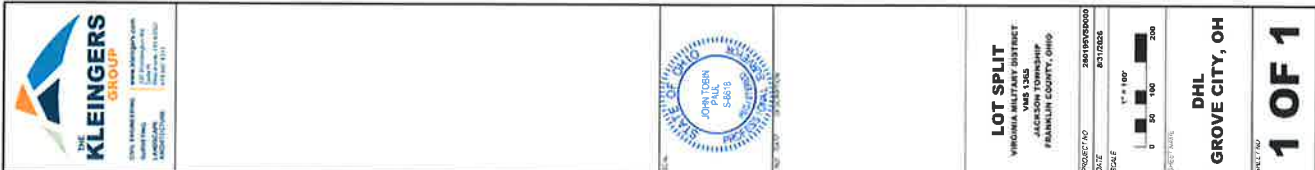
LEGEND:

- 3/8" INCH PIN FOUND (UNLESS NOTED OTHERWISE)
- 3/4" INCH PIN SET (HOLDING DOWEL)
- △ 3/4" INCH PIN FOUND
- △ 3/4" INCH SET
- △ 3/4" INCH PIN FOUND AND SET

CONCRETE MONUMENT FOUND



C-46-26



Date: 09/16/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-47-26
1st Reading: 09/21/26
Public Notice: 09/22/26
2nd Reading: 11/02/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-47-26

AN ORDINANCE FOR THE REZONING OF 1.31± ACRES LOCATED AT 2950 LONDON-GROVEPORT ROAD FROM PUD-C & C-2 (commercial) TO PUD-C WITH TEXT

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

WHEREAS, the Planning Commission approved the rezoning on September 08, 2026, as submitted; and

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 PUD-C & C-2 to PUD-C with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1434 and 6115 and being part of Outlot B of Gateway Business Park, conveyed to Ironwood Properties II, Ltd. And a 0.023 acre tract known as 8WD, conveyed to the City of Grove City, all by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

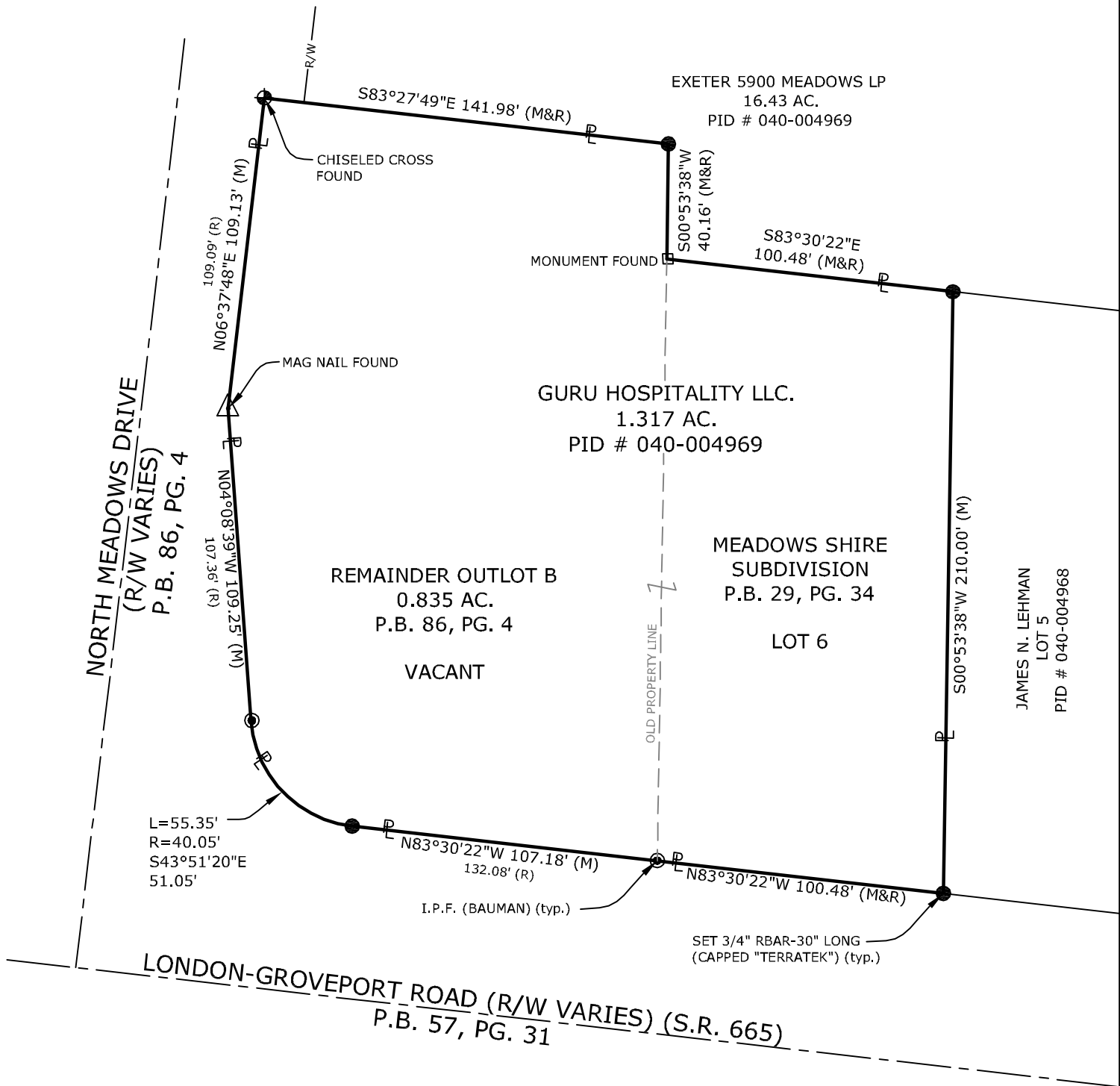
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

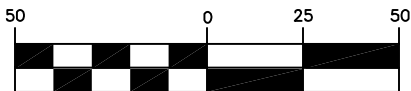
PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF GROVE CITY



(M) = Measured distance
(R) = Record distance

GRAPHIC SCALE



1 inch = 50 ft.



Basis of Bearings:

Bearings are assumed and based on the North right-of-way line of London-Groveport Road, as being $N 83^{\circ}30'22'' W$.

LONDON-GORVEPORT ROAD

State of Ohio, County of Franklin, Grove City

NOTES: THIS PLAT IS BASED ON FRANKLIN COUNTY GIS OFFICE AND FRANKLIN COUNTY RECORDERS RECORDS, A TITLE COMMITMENT WAS NOT PROVIDED, THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NOT TO BE USED FOR RECORDING PURPOSES.

BY: *Mike Ziska*

MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621

DATE OF PLAT: 09/18/2028

TERRATEK
LAND SURVEYING & MAPPING

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Numbers 1434 and 6115, V.M.D., being a part of Outlot B of Gateway Business Park of Record in P.B. 86, PG. 4, and Lot 6 of Meadows Shire Subdivision, P.B. 29, PG. 34, records of the Recorder's Office, Franklin County, Ohio,

ZONING TEXT

The Shoppes at North Meadows

Project Name: The Shoppes at North Meadows

Site Address: 2950 London-Groveport Road, Grove City, Ohio 43123

Parcel ID: 040-004969-00

Existing Zoning: C-2 (Retail Commercial), PUD-C (Planned Unit Development – Commercial), and PUD-I (Planned Unit Development – Industrial)

Proposed Zoning Framework: Planned Unit Development – Commercial (PUD-C) governing the entire parcel as unified by this Zoning Text

Property Owner: Guru Hospitality LLC, 66682 Belmont-Morristown Road, Belmont, Ohio 43718

Applicant: O'Brien Robinson Development LLC, 6275 Wilcox Road, Dublin, Ohio 43016

Attorney: Eric Zartman, Esq., Underhill & Hodge LLC, 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054

Date: August 27, 2026

I. INTRODUCTION

The Shoppes at North Meadows is a proposed approximately 8,936 square foot retail and restaurant development located at 2950 London-Groveport Road, at the signalized corner of London-Groveport Road (State Route 665) and North Meadows Drive within Gateway Business Park. The subject property is Parcel 040-004969-00, an approximately 1.31-acre outlot currently improved with a single-family residence. The existing residence will be removed in connection with this development. The parcel has remained commercially undeveloped despite sustained commercial growth throughout the surrounding corridor.

The London-Groveport Road corridor has matured into one of Grove City's primary commercial districts, with regional retail anchors including Meijer and Kroger, established restaurant operators including Starbucks, Arby's, and Waffle House, and the Mount Carmel Grove City Hospital campus at 5300 North Meadows Drive serving as the corridor's institutional anchor. Mount Carmel Grove City is one of the region's major healthcare facilities, generating substantial daily traffic from patients, visitors, physicians, and medical staff who represent a consistent customer base for the retail and restaurant uses proposed by this development. The site's direct frontage on North Meadows Drive, the primary access route to the hospital campus, positions it to serve that demand efficiently.

The Grove City Summit Apartments and Townhomes, a residential community of approximately 228 units located east of the corridor along Summit Drive, provides a proximate residential population with demand for the dining and retail services proposed by this development. Grove City has experienced significant residential growth throughout the London-Groveport Road corridor in recent years, with new single-family

subdivisions and multifamily communities expanding the residential base in close proximity to the subject property. This growing residential population represents a sustained and expanding customer base for the everyday retail and dining uses proposed by this development, and the subject property's location at a signalized intersection with direct access from residential neighborhoods to the north and east positions it to serve that demand conveniently. The subject property is positioned at the convergence of these established uses, at the signalized intersection of London-Groveport Road and North Meadows Drive, the roadway providing direct access to the hospital campus and Gateway Business Park to the north.

The proposed development is designed to be compatible with and complementary to surrounding land uses. The Gateway Business Park employment base to the north generates demand for proximate food service. The hospital campus generates consistent demand from patients, visitors, and medical staff. The proximate residential communities along the corridor, including Grove City Summit, generate everyday retail and dining demand. The development addresses each of these demand sources through a flexible tenant configuration accommodating both retail and restaurant uses, with drive-thru service and outdoor patio seating components.

The subject parcel currently carries a split zoning designation, with portions zoned C-2 (Retail Commercial), PUD-C (Planned Unit Development – Commercial), and PUD-I (Planned Unit Development – Industrial), reflecting the parcel's development history within Gateway Business Park, including a 2021 rezoning of a 0.48-acre portion from R-1 to C-2. This Zoning Text consolidates those three zoning classifications under a unified PUD-C framework, establishing consistent development standards governing the entire parcel and providing the City with enforceable commitments regarding building quality, site design, access, landscaping, and permitted uses.

The GroveCity2050 Community Plan designates this location as a Commercial Center, the plan's primary commercial land use category for nodes of commercial activity along the City's arterial network. The proposed development is consistent with that designation. It activates a long commercially undeveloped infill parcel within an established commercial corridor, utilizes existing infrastructure, and provides retail and dining uses at a location accessible by vehicle, bicycle, and pedestrian from multiple surrounding land uses. The development advances the GroveCity2050 plan's goals of focused commercial growth, quality design, fiscal benefit to the City, and connectivity within the built environment.

II. PERMITTED USES

The following uses are permitted within The Shoppes at North Meadows. All uses permitted in the C-2 (Retail Commercial) District under Section 1135.09(b)(3) of the Grove City Codified Ordinances, including those uses permitted in the PSO and C-1 Districts, are permitted on the subject property as baseline permitted uses. In addition, the following uses are expressly authorized as permitted uses within this development pursuant to Section 1135.14(h)(10) of the Grove City Codified Ordinances, and no

separate Special Use Permit shall be required for any of the following in connection with this development:

1. **Drive-Thru Service:** Drive-thru and drive-in window service accessory to any restaurant or retail use on the subject property. Drive-thru service is expressly authorized as a permitted use within this development without the requirement of a separate Special Use Permit. The supplementary standards applicable to drive-thru service under Section 1135.09(b)(12)(G)(2) of the Grove City Codified Ordinances are addressed in the Development Standards and Modifications sections of this Zoning Text.
2. **Outdoor Patio Seating:** Outdoor patio seating associated with eating and drinking establishments. Outdoor seating is expressly authorized as a permitted use within this development without the requirement of a separate Special Use Permit.
3. **Accessory Uses:** Any use customarily accessory and incidental to the foregoing permitted uses, including but not limited to storage, employee facilities, mechanical and utility equipment, and monument and wall signage.

III. DEVELOPMENT STANDARDS

The development standards set forth in this Section govern The Shoppes at North Meadows. Except as expressly modified herein, the requirements of the C-2 District as set forth in Table 1135.12-II and the associated provisions of the Grove City Codified Ordinances shall apply. In the event of any conflict between this Zoning Text and the underlying zoning code, this Zoning Text shall control.

A. Lot and Setbacks

1. **Building Setback (London-Groveport Road):** 30 feet minimum from the London-Groveport Road right-of-way line.
2. **Building Setback (North Meadows Drive):** 30 feet minimum from the North Meadows Drive right-of-way line.
3. **Landscaping/Parking Setback (London-Groveport Road):** 15 feet minimum from the London-Groveport Road right-of-way line.
4. **Landscaping/Parking Setback (North Meadows Drive):** 15 feet minimum from the North Meadows Drive right-of-way line.
5. **Yard (North):** 5 feet minimum from the north property line, as approved pursuant to Modification 1 of this Zoning Text.
6. **Yard (East):** 5 feet minimum from the east property line, as approved pursuant to Modification 2 of this Zoning Text.
7. **Maximum Lot Coverage:** 75 percent of total parcel area by all buildings.

B. Building and Architecture

1. **Building Size:** The principal building shall be approximately 8,936 square feet of gross floor area.
2. **Building Height:** The principal building shall not exceed 35 feet in height, measured from finished grade to the top of the parapet or roof structure. Rooftop

mechanical equipment is excluded from this height limitation provided that all such equipment is fully screened on all four sides per Section 1137.16 of the Grove City Codified Ordinances, with screening height exceeding the installed equipment and screening materials architecturally compatible with the building.

3. **Primary Exterior Material:** Brick shall be the primary exterior building material, applied to all four elevations of the principal structure.
4. **Secondary Exterior Material:** Fiber cement siding may be used as an accent and secondary material on all four elevations in combination with brick.
5. **Metal Accent Material:** Prefinished metal panel or metal accent elements may be incorporated on the south elevation as an accent material at the parapet and/or between tenant bays, consistent with the approved renderings. Metal accent materials shall be architecturally compatible with the brick primary material and shall be submitted for review with the Final Development Plan application.
6. **Architectural Articulation:** The south elevation shall include tenant storefront glazing, awnings, and signage cabinets consistent with the approved renderings. The north, east, and west elevations shall be clad in the primary brick material consistent with the building as a whole. The north, west, and east elevations do not include public-facing tenant entries or storefront glazing, consistent with the drive-thru circulation and site configuration on those elevations.
7. **Awnings:** Awnings shall be provided over the tenant storefront bays on the south elevation, consistent with the approved renderings. Awning materials and colors shall be architecturally compatible with the primary brick and metal finish palette of the building and shall be submitted for review with the Final Development Plan application.
8. **Dumpster Enclosure:** The dumpster enclosure shall be constructed of brick veneer to match the principal building, with opaque gates providing full four-sided screening per Section 1136.08 of the Grove City Codified Ordinances. Supplemental landscaping consisting of 36-inch minimum height plantings at 5-foot maximum spacing shall be provided around the enclosed perimeter.

C. Parking

1. **Parking Count:** A minimum of one off-street parking space shall be provided for every 175 square feet of gross floor area, as approved pursuant to Modification 4 of this Zoning Text. The approved site plan depicts 59 off-street parking spaces, 3 of which will be removed upon development of the adjacent eastern parcel to accommodate the cross-access easement connection required by Section III.D.4 of this Zoning Text. The number and layout of parking spaces may change, provided that the minimum required by this Section is met.
2. **Parking Stall Dimensions:** Parking stalls shall be a minimum of 9 feet in width by 18 feet in depth, as approved pursuant to Modification 5 of this Zoning Text.
3. **ADA Spaces:** A minimum of three ADA-compliant accessible parking spaces shall be provided, located as shown on the approved site plan adjacent to the primary building entrance.
4. **Parking Surface:** All parking stalls and drive aisles shall be paved with asphalt or Portland cement concrete and properly drained per Section 1137.11.

5. **Parking Lighting:** All parking and pedestrian areas shall be illuminated to a minimum of 0.5 footcandles, maintained at grade, using full-cutoff, downcast LED fixtures of consistent type and style throughout the site, per Section 1135.12(n) of the Grove City Codified Ordinances.

D. Access and Circulation

1. **London-Groveport Road Access:** One curb cut shall be provided on London-Groveport Road, configured as right-in/left-in/right-out only, as shown on the approved site plan. No full-movement access point shall be permitted on London-Groveport Road in connection with this development.
2. **North Meadows Drive Access:** One curb cut shall be provided on North Meadows Drive, configured as right-in/right-out only, as shown on the approved site plan. No full-movement access point shall be permitted on North Meadows Drive in connection with this development.
3. **Drive-Thru Circulation:** A one-way drive-thru circulation lane shall wrap the principal building, providing stacking capacity for a minimum of 10 vehicles. An interior curb along the north elevation separates the stacking lane from the adjacent parking field, preventing lateral vehicle escape from that segment. Vehicles aborting the queue must proceed forward to exit via the North Meadows Drive or London-Groveport Road curb cuts. This condition is addressed in Modification 6. Drive-thru menu board loudspeakers shall be oriented to minimize noise impacts on surrounding uses.
4. **Cross-Access Easement:** A cross-access easement connection to the adjacent parcel to the east, and a future drive access extension along the north property line to facilitate internal circulation within Gateway Business Park, shall be provided as shown on the approved site plan. The cross-access easement shall be executed and recorded prior to or concurrent with the issuance of a building permit for development of the adjacent eastern parcel. Construction of the north access extension shall be subject to separate agreement with adjacent property owners and City approval.
5. **Sidewalk Coordination:** The applicant shall coordinate with the City regarding sidewalk installation and adjustments along London-Groveport Road and North Meadows Drive in connection with any right-of-way dedication associated with this development, and shall install sidewalk connections as shown on the approved site plan.
6. **Drive Aisle Width:** Two-way drive aisles on the north and south sides of the principal building shall be a minimum of 26 feet in width. Drive aisles on the east and west sides of the principal building shall be a minimum of 20 feet in width, as approved pursuant to Modification 9 of this Zoning Text. All drive aisle widths shall be as shown on the approved site plan.

E. Landscaping

1. **General:** Landscaping shall be installed in compliance with Chapter 1136 of the Grove City Codified Ordinances, as modified by the approved landscape plan and the modifications set forth in Section IV of this Zoning Text. Landscaping shall substantially conform to the landscape plan submitted with this application.

2. **Irrigation:** A permanent irrigation system shall be installed serving the entire site in accordance with Section 1136.09(a)(2) of the Grove City Codified Ordinances, as shown on the approved landscape plan.
3. **Street Frontage:** Street frontage landscaping shall be provided as shown on the approved landscape plan. Along the London-Groveport Road frontage, street frontage trees may be small class ornamental trees in lieu of large or medium class trees, as approved pursuant to Modification 8 of this Zoning Text.
4. **Interior Parking Islands:** Interior parking islands shall be provided as shown on the approved site plan and landscape plan. Interior parking islands shall be a minimum of 6 feet in width, as approved pursuant to Modification 3 of this Zoning Text.
5. **Building Perimeter:** Foundation planting areas shall be provided adjacent to the principal building consistent with Section 1136.09(a)(2), as shown on the approved landscape plan.
6. **North Boundary:** Landscape treatment along the north property line shall be provided as set forth in Modification 1 in Section IV of this Zoning Text.
7. **East Boundary:** Landscape treatment along the east property line shall be provided as set forth in Modification 2 in Section IV of this Zoning Text.
8. **Patio Areas:** Outdoor patio seating areas shall be provided as shown on the approved site plan. Patio areas shall be landscaped with plantings consistent with the landscape plan approved as part of the Final Development Plan.

F. Signage

1. **Governing Standards:** Except as expressly provided in this Section and in Modification 7 below, all signage on the subject property shall comply with Chapter 1145 of the Grove City Codified Ordinances. Separate sign permits shall be obtained from the Grove City Building Division prior to installation of any sign.
2. **Wall Signs – Development Standard Program:** All wall signs on the subject property shall conform to a development standard sign cabinet (wireway) measuring 3 feet 4 inches tall by 14 feet wide by 2.5 inches deep (46 square feet per cabinet), prefinished to match Sherwin Williams Perfect Greige SW 6073 or an equivalent color approved with the Final Development Plan. Individually-cut channel letters and/or logos shall be applied to the cabinet, shall be face-lit, internally illuminated, and/or halo-illuminated, and shall be set no closer than 4 inches from the edge of the cabinet. There shall be no limit on the number of colors utilized in messaging applied to the development standard cabinet.
3. **Wall Sign Allocation by Tenant:** Each tenant in the building shall be permitted one wall sign on the London-Groveport Road frontage, located above the tenant entrance. The east endcap tenant shall be permitted one additional east-facing wall sign. The west endcap tenant shall be permitted one additional west-facing wall sign. The total number of wall signs for the development shall not exceed 7. Wall signs shall be placed relative to architectural building elements, including tenant storefronts and brick panel details, as shown on the approved sign exhibit. The maximum aggregate wall sign area for the development shall not exceed 322 square feet, as further addressed in Modification 7.

4. **Monument Sign:** One monument sign shall be permitted on the subject property located as shown on the approved site plan. The monument sign shall not exceed 8 feet in total height and 44 square feet of display area per face, in compliance with Chapter 1145 of the Grove City Codified Ordinances. The monument sign cabinet shall be constructed of prefinished metal on a brick base in Glen Gery Nob Hill brick with Heidelberg Flamingo C-380 mortar, consistent with the approved sign exhibit. The monument sign shall be set in a landscaped planting area with a minimum two-foot surround on all sides.
5. **Drive-Thru Signage:** Menu board signage associated with the drive-thru facility shall be located behind the principal building as shown on the approved site plan, oriented away from the public right-of-way, and shall comply with Chapter 1145.
6. **Directional Signs:** On-site directional signs not exceeding 4 square feet in area and 3 feet in height are permitted without a separate sign permit per Section 1145.14.

G. Lighting

1. **Governing Standards:** All exterior lighting shall comply with Section 1135.12(n) of the Grove City Codified Ordinances.
2. **Fixture Type:** All exterior parking and pedestrian lighting shall be full-cutoff, downcast LED fixtures of consistent type and style throughout the site.
3. **Minimum Illumination:** All vehicular use areas and pedestrian pathways shall be illuminated to a minimum of 0.5 footcandles, maintained at grade, per Section 1135.12(n).
4. **Glare Control:** All lights shall be arranged to reflect light away from adjoining properties and the public right-of-way. No direct or indirect glare into the eyes of motorists or pedestrians shall be permitted.
5. **Building Illumination:** Landscape and building accent lighting, if provided, shall be designed to direct light either upward or downward from concealed sources. No colored or flashing exterior lighting shall be permitted.

IV. MODIFICATIONS

The following modifications to the standard requirements of Chapters 1135, 1136, and 1145 of the Grove City Codified Ordinances are requested in connection with The Shoppes at North Meadows. Each modification is supported by the physical constraints of the subject property, the compensating design elements incorporated into the approved site and landscape plans, and the purposes and intent of the applicable code provisions, and is warranted by the design and amenities incorporated in the Development Plan, consistent with the finding required under Section 1135.14(e)(2) of the Grove City Codified Ordinances.

Modification 1: North Boundary Landscape Setback and Screening – Incompatible Use (Sections 1136.06(c) and 1136.07)

1. **Standard Required:** Section 1136.06(c) requires, where the subject property abuts PUD-I zoning to the north, either a minimum 20-foot parking and/or drive aisle setback combined with a continuous 6-foot wall or solid fence or a 90

percent opaque 5-foot evergreen screen (Option A), or a minimum 30-foot setback combined with a continuous 4-foot earthen mound and a double staggered row of 6-foot evergreen trees (Option B). Both options additionally require perimeter tree and shrub plantings at prescribed intervals. Section 1136.07 separately requires, where incompatible land uses or zones are created, a continuous 80 percent opaque landscape hedge, solid fence, wall, or earthen mound visual screen, in addition to the vehicular use area screening provisions of Section 1136.06.

2. **Provided:** Approximately 5 feet of separation is available between the north property line and the nearest parking or drive aisle, due to the compact geometry of the 1.31-acre outlot and the drive-thru circulation lane that wraps the building along the north elevation.
3. **Modification Requested:** Approval of a 5-foot parking/drive aisle setback in lieu of the 20-foot or 30-foot standard along the north property line, and approval of the landscape screening shown on the approved landscape plan in lieu of the continuous 80 percent opaque visual screen required by Section 1136.07.
4. **Justification:** The subject property is a constrained infill outlot of approximately 1.31 acres within an established business park. The adjacent parcel to the north is developed with commercial office and business park uses. The character of the abutting development is professional and low-intensity; no outdoor storage, loading, or industrial activity is visible from or directed toward the north boundary. The compensating landscape package provided along the north boundary significantly exceeds the visual screening that would be achieved by a bare setback strip and includes: 8 two-inch caliper trees; 16 twenty-four-inch shrubs; and 28 upright evergreen shrubs, creating a continuous, multi-layered buffer that achieves the screening and separation objectives of Section 1136.06(c) more effectively than a wider unprogrammed setback. The drive-thru circulation lane, while proximate to the north line, operates as a low-speed, one-way internal roadway and does not generate the noise, headlight, or emissions impacts typical of a parking field. The continuous upright evergreen shrub planting along the north boundary advances the visual screening objective of Section 1136.07 of the Grove City Codified Ordinances, which applies separately to incompatible land use adjacencies. To the extent that planting does not constitute a continuous 80 percent opaque screen at installation, the applicant requests approval of the screening shown on the approved landscape plan in lieu of that standard, on the basis that the layered planting will achieve comparable screening as it matures and provides greater visual interest along this business park frontage than a solid fence or wall. Granting this modification will result in a superior overall site design that fully activates the available parcel area while providing meaningful, durable screening between the subject property and the adjacent business park.

Modification 2: East Boundary Landscape Setback – Compatible Use (Section 1136.06(b))

1. **Standard Required:** Section 1136.06(b) requires a minimum 10-foot parking and/or drive aisle setback from the property line adjacent to a compatible use district to the east.

2. **Provided:** Approximately 5 feet of separation is available between the east property line and the nearest parking stall, due to the constrained lot geometry of the 1.31-acre outlot. Three parking spaces at the northeast corner are currently shown on the approved site plan and will be removed upon development of the adjacent eastern parcel to accommodate the cross-access easement connection.
3. **Modification Requested:** Approval of a 5-foot parking setback in lieu of the 10-foot standard along the east property line and to allow encroachment of three parking spaces.
4. **Justification:** The adjacent parcel to the east is a compatible commercial use within the same Gateway Business Park commercial zoning context. The reduced setback is offset by the cross-access easement to be executed between the two parcels, which connects the parking fields and circulation of the subject property and the eastern parcel, reducing the effective impact of the tighter side yard. The compensating landscape treatment along the east boundary includes 6 two-inch caliper trees and 9 twenty-four-inch shrubs, providing appropriate visual separation consistent with the compatible-use context. The cross-access easement removes the hard boundary between the two parcels by enabling shared vehicular movement, making the 10-foot setback standard's objective of separation and buffering less critical in this specific configuration. Granting this modification supports the City's goal of coordinated, interconnected commercial development within Gateway Business Park.

Modification 3: Interior Parking Island Configuration (Section 1136.06(d))

1. **Standard Required:** Section 1136.06(d) requires 2 interior parking islands for a parking lot containing between 43 and 60 spaces, each a minimum of 8 feet in width and 36 feet in length (or 8 by 18 feet for end islands), each containing at least one 2-inch caliper large or medium class tree. The code further requires that all parking bays be terminated with an end planting island or planting area.
2. **Provided:** Two interior parking islands are provided, as shown on the approved site and landscape plans, at 6 feet in width, rather than the 8-foot minimum required by Section 1136.06(d). Each island contains the required 2-inch caliper large or medium class tree. The reduced width is necessitated by the constrained geometry of the 1.31-acre outlot and the one-way drive-thru circulation lane that wraps the principal building.
3. **Modification Requested:** Approval of 6-foot-wide interior parking islands in the placement and configuration shown on the approved site and landscape plans, in lieu of the 8-foot minimum width of Section 1136.06(d), and, to the extent the placement or aisle termination of any island differs from a strict application of that section, approval of the configuration shown on the approved plans.
4. **Justification:** Section 1136.05(b) expressly recognizes that acceptable adjustments to island requirements include the combining, relocation, and density adjustment of landscape materials where strict adherence would result in an inferior plan. The 6-foot island width is driven by the constrained geometry of the 1.31-acre outlot and the drive-thru circulation lane that wraps the building, which limits available parking field depth. A 2-foot reduction in island width from the 8-foot standard does not materially diminish the landscape function of the island;

each island retains a full 2-inch caliper tree and associated plantings consistent with the intent of the code. The one-way drive-thru circulation loop provides a continuous landscaped perimeter around the building that supplements the interior islands and distributes landscaping throughout the site. The applicant commits to providing all required tree and planting quantities as shown on the approved landscape plan, achieving the intent of Section 1136.06(d).

Modification 4: Parking Count – Gross Floor Area Rate in Lieu of Restaurant Use Rate (Table 1135.12-II, Category II)

1. **Standard Required:** Table 1135.12-II, Category II requires one off-street parking space per 50 square feet of restaurant floor area, excluding kitchen. At 8,936 square feet of gross building area with an estimated dining and service area of approximately 5,360 square feet (60 percent of gross), the strict application of the Category II standard yields approximately 107 required spaces.
2. **Provided:** A minimum of one off-street parking space is provided for every 175 square feet of gross floor area. The approved site plan depicts 59 spaces, 3 of which will be removed upon development of the adjacent eastern parcel to accommodate the cross-access easement connection.
3. **Modification Requested:** Approval of a minimum parking standard of one space for every 175 square feet of gross floor area in lieu of the Category II restaurant use rate set forth in Table 1135.12-II, applied to the building as a whole, such that the number and layout of parking spaces may change and any combination of retail and restaurant tenants may occupy the building without triggering a reanalysis of parking requirements.
4. **Justification:** The parking demand of a retail and restaurant building of this type is substantially lower than the arithmetic product of the code formula for three reasons. First, the drive-thru component of the development is designed to serve a significant portion of restaurant customers without requiring those customers to park at all. Studies of drive-thru restaurant operations indicate that a substantial share of peak-period transactions at drive-thru-equipped restaurants, commonly reported in the range of 50 to 70 percent, are completed by customers who never leave their vehicles, materially reducing the number of parked vehicles present at peak demand. Second, the mix of retail and restaurant uses within the building generates complementary, not additive, peak demand. Retail and restaurant uses typically peak at different times of day, and the combined peak demand of a mixed-use tenant configuration is lower than the sum of the individual peaks calculated separately. Third, establishing a single gross floor area rate for the entire building ensures that the City is protected against future parking impact regardless of how individual tenant spaces are ultimately configured. Any retail tenant that converts to restaurant use in the future will not trigger a parking reanalysis because the same rate applies to the entire building.

Modification 5: Parking Space Dimensions – 9 Feet by 18 Feet (Section 1131.03(49))

1. **Standard Required:** Section 1131.03(49) of the Grove City Codified Ordinances defines a parking space as an area of not less than 180 square feet,

net, exclusive of access. A standard 9-foot-wide parking space therefore requires a depth of 20 feet to satisfy the 180-square-foot minimum.

2. **Provided:** Parking stalls are dimensioned at 9 feet in width by 18 feet in depth, or 162 square feet, as shown on the approved site plan.
3. **Modification Requested:** Approval of 9-foot by 18-foot parking spaces, comprising 162 square feet, in lieu of the 180-square-foot minimum parking space area established by Section 1131.03(49).
4. **Justification:** An 18-foot parking stall depth is a widely accepted standard in current commercial parking facility design and has been adopted as a standard or permitted alternative in numerous central Ohio jurisdictions. The reduced stall depth allows for a more generous drive aisle width, improving on-site circulation and vehicle maneuverability throughout the parking field. This is particularly beneficial on a constrained 1.31-acre site that must accommodate both a standard parking field and a one-way drive-thru circulation loop. Where stalls abut a landscaped area, Section 1136.06(d)(4) of the Grove City Codified Ordinances further permits a 2.5-foot vehicle overhang, which adds approximately 22.5 square feet of usable area to each such space and yields an effective usable area that meets or exceeds the 180-square-foot minimum.

Modification 6: Drive-Thru Bypass Lane – One-Way Circulation Loop as Functional Equivalent (Section 1135.09(b)(12)(G)(2)(b))

1. **Standard Required:** Section 1135.09(b)(12)(G)(2)(b) requires that drive-thru lanes be designed to provide escape and abort lanes for vehicles desiring to leave the stacking lane or to avoid disabled vehicles, and to minimize impacts on required parking and drives.
2. **Provided:** The approved site plan provides a one-way drive-thru circulation lane that wraps entirely around the principal building. An interior curb is provided along the north side of the stacking lane, separating the drive-thru lane from the parking field. This curb prevents lateral vehicle escape from the stacking lane at that location. No dedicated separate bypass lane parallel to the service lane is provided.
3. **Modification Requested:** Approval of the one-way building-encircling circulation loop, including the interior curb condition along the north side of the stacking lane that limits lateral escape from the drive-thru queue at that location, as satisfying the escape and abort lane requirement of Section 1135.09(b)(12)(G)(2)(b).
4. **Justification:** The code's bypass lane requirement is directed at preventing vehicles from becoming trapped in a drive-thru queue with no viable exit. The interior curb along the north side of the stacking lane is a standard construction element that separates the drive-thru lane from the building foundation planting area and parking field, serving pedestrian safety and site organization functions consistent with standard drive-thru design practice. While this curb limits lateral vehicle escape from the stacking lane at that specific location, it does not trap vehicles in the queue. A vehicle at any point in the drive-thru stacking lane can exit the queue simply by proceeding forward through the one-way circulation loop to either the North Meadows Drive or London-Groveport Road curb cuts.

The drive-thru stacking lane is not a closed or dead-end lane; it is a continuous one-way loop with two separate exit points. The forward-movement escape path provided by the loop is, in practice, more orderly and safer than a lateral bypass lane, which requires vehicles to execute a lane change adjacent to a queued or disabled vehicle, creating the conflict the bypass lane requirement is intended to prevent. Interior curbs of this type are a standard feature of drive-thru facility design throughout central Ohio and are routinely approved as part of drive-thru special use permits and planned unit development approvals. The Planning Commission and Council are respectfully requested to find that the one-way circulation loop, with the interior curb condition as shown on the approved site plan, satisfies the escape and abort lane requirement of Section 1135.09(b)(12)(G)(2)(b).

Modification 7: Signage – Wall Sign Aggregate Area (Chapter 1145)

1. **Standard Required:** Chapter 1145 of the Grove City Codified Ordinances governs the number, size, and height of signs in commercial districts and limits wall sign area based on building frontage. The proposed aggregate wall sign area of 322 square feet (7 signs at 46 square feet each) exceeds the area that would be permitted under a strict per-frontage calculation for a multi-tenant building of this configuration. The monument sign proposed for the development complies with the standards of Chapter 1145, and no modification is requested with respect to the monument sign.
2. **Provided:** Seven wall signs consisting of development standard cabinets measuring 3 feet 4 inches tall by 14 feet wide (46 square feet each), for a maximum aggregate wall sign area of 322 square feet, allocated as follows: one London-Groveport Road frontage sign per tenant above the tenant entrance (5 signs); one additional east-facing sign for the east endcap tenant; and one additional west-facing sign for the west endcap tenant.
3. **Modification Requested:** Approval of the development standard sign program as described in Section III.F of this Zoning Text, including a maximum aggregate wall sign area of 322 square feet across a maximum of 7 wall signs allocated as described above.
4. **Justification:** The proposed wall sign program reflects a coordinated development-wide approach that produces a more cohesive and attractive result than a piecemeal per-tenant sign permit process. The development standard cabinet system ensures all tenant signage is uniform in size, material, and placement, preventing the sign clutter that Chapter 1145's dimensional limits are intended to prevent. Each sign is the same size, the same material, and in the same location relative to the storefront, regardless of tenant. The Planning Commission is authorized under Section 1135.14(e)(2) to approve exceptions from Zoning Code requirements where warranted by the design and amenities incorporated in the Development Plan, and the applicant respectfully requests that the Commission exercise that authority to approve the development standard sign program as proposed.

Modification 8: Street Frontage Tree Class – Ornamental Trees in Lieu of Large or Medium Class Trees (Section 1136.06(a)(2))

1. **Standard Required:** Section 1136.06(a)(2) requires one 2-inch minimum caliper large or medium class tree for each 35 feet of frontage along public streets for parking lots exceeding 25 cars. Large class tree species are defined as trees that reach 45 feet or more in height at maturity. Medium class tree species are defined as trees that reach 25 to 45 feet in height at maturity.
2. **Provided:** Small class ornamental trees are proposed along the London-Groveport Road frontage in lieu of the required large or medium class trees. The London-Groveport Road frontage is constrained by an overhead utility line running parallel to the right-of-way. Section 1136.15(a) prohibits the planting of any large class tree within 75 feet of a public utility line. Section 1136.14(b)(5) requires a small class tree when planting within 10 lateral feet of overhead utility wires, and permits a small or medium class tree within 10 to 20 lateral feet. The overhead utility line along the London-Groveport Road frontage renders large class trees prohibited and limits the practical selection to small class ornamental species throughout the frontage planting area.
3. **Modification Requested:** Approval of small class ornamental trees at 2-inch minimum caliper in lieu of large or medium class trees along the London-Groveport Road frontage, as shown on the approved landscape plan, with the required number of trees maintained at one tree per 35 feet of frontage consistent with Section 1136.06(a)(2).
4. **Justification:** The substitution of small class ornamental trees is not a discretionary design preference but a direct consequence of the overhead utility line along the London-Groveport Road frontage. The Grove City Codified Ordinances themselves prohibit large class trees within 75 feet of a utility line and require small class trees in proximity to overhead wires. Compliance with Section 1136.06(a)(2)'s large or medium class tree requirement is therefore physically and legally incompatible with compliance with Sections 1136.14(b)(5) and 1136.15(a) at this location. The proposed ornamental trees satisfy the intent of the street frontage landscaping requirement by providing a consistent, attractive tree canopy along the London-Groveport Road frontage at the required spacing, while complying with the utility proximity restrictions that govern the frontage. The number of trees required by Section 1136.06(a)(2) is not reduced by this modification.

Modification 9: Drive Aisle Width – East and West Drive Aisles

1. **Standard Required:** The City applies a minimum two-way drive aisle width of 22 feet through site plan and engineering review.
2. **Provided:** Drive aisles on the north and south sides of the principal building are provided at 26 feet in width. Drive aisles on the east and west sides of the principal building are provided at 20 feet in width, as shown on the approved site plan.
3. **Modification Requested:** Approval of 20-foot drive aisles on the east and west sides of the principal building in lieu of the City's applied 22-foot minimum two-way drive aisle width.

4. **Justification:** The 20-foot drive aisle width on the east and west sides of the principal building is driven by the constrained geometry of the 1.31-acre outlot and the one-way drive-thru circulation lane that wraps the building. The east and west drive aisles function as low-speed, one-way segments of the drive-thru circulation loop rather than as two-way parking aisles, and a 20-foot width is sufficient to accommodate the one-way movement, emergency access, and service circulation required at those locations. Maintaining the 20-foot width on the east and west sides allows the development to preserve the two-way 26-foot drive aisles on the north and south sides, where the primary parking field circulation occurs, while retaining building area and required parking on a constrained infill site. The drive aisle configuration shown on the approved site plan, including the 20-foot east and west aisles, was coordinated with the Jackson Township Division of Fire with respect to fire apparatus access. Granting this modification supports an efficient internal circulation pattern and the activation of a long undeveloped commercial infill parcel.

V. GENERAL PROVISIONS

1. **Severability:** All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
2. **Applicability:** The standards and provisions outlined within the Text shall apply to the ±1.31 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies, shall only apply to the extent that this Text does not address such matters.

Respectfully submitted on behalf of the Applicant:



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Date: 09/17/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-48-26
1st Reading: 09/21/26
Public Notice: 9/22/26
2nd Reading: 11/02/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-48-26

AN ORDINANCE TO AMEND THE ZONING TEXT FOR BEULAH PARK SUBAREA "A" LOCATED SOUTH OF SOUTHWEST BOULEVARD 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, an amendment was made to Subarea C by Ord. C-25-20, and on October 02, 2023, an amendment was made to Subarea B by Ord. C-33-23; and

WHEREAS, on September 08, 2026, the Planning Commission recommended approval of amendments to Subarea A of said Zoning Text as attached hereto and with the following stipulations:

1. *The rear parking and drive aisle setback for subarea A2 shall be increased to a minimum of 25 feet to be consistent with the original development standards for Subarea A; and*
2. *Privacy fences installed within Subarea A shall not exceed six feet (61) in height.*

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

SECTION 1. The Zoning Text for Subarea A of the Beulah Park Subdivision, located South of Southwest Blvd. and East of Demorest Rd., as adopted by Ordinance C-24-18, and amended by Ordinances C-25-20 & C-33-23, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof, and contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Received By:
Grove City Development
9/2/26

ZONING TEXT BEULAH PARK

Grove City, Ohio

DATE SUBMITTED: MARCH 14, 2018

AS REVISED: MAY 2, 2018

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

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

Property Owner & Applicant:

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

Authorized Representative:

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

I. PROPERTY

The property ("Property") consists of approximately 212± acres south of Southwest Boulevard, east of Demorest Road, north and west of the Beulah Subdivision, and approximately 720 feet west of Broadway as further described on the attached legal description (Exhibit A) and Survey (Exhibit B) (hereinafter sometimes referred to as "Beulah Park") and as generally depicted on the Beulah Park Subarea Plan dated April 18, 2018 (the "Subarea Plan").

II. INTRODUCTION

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

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

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (the "Council") through the Development Plan for each Subarea.
- B. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by City Council as part of the Development Plans.
- E. The development of the Property shall generally contribute to the following principles contained in the 2013 Beulah Park Conceptual Framework.
 - 1. Development on the site highlights the historic significance of Beulah Park.
 - 2. Beulah Park serves as a community gathering place.
 - 3. Connectivity is promoted on the site to improve the function of the street network and provide more opportunities to walk and bike.

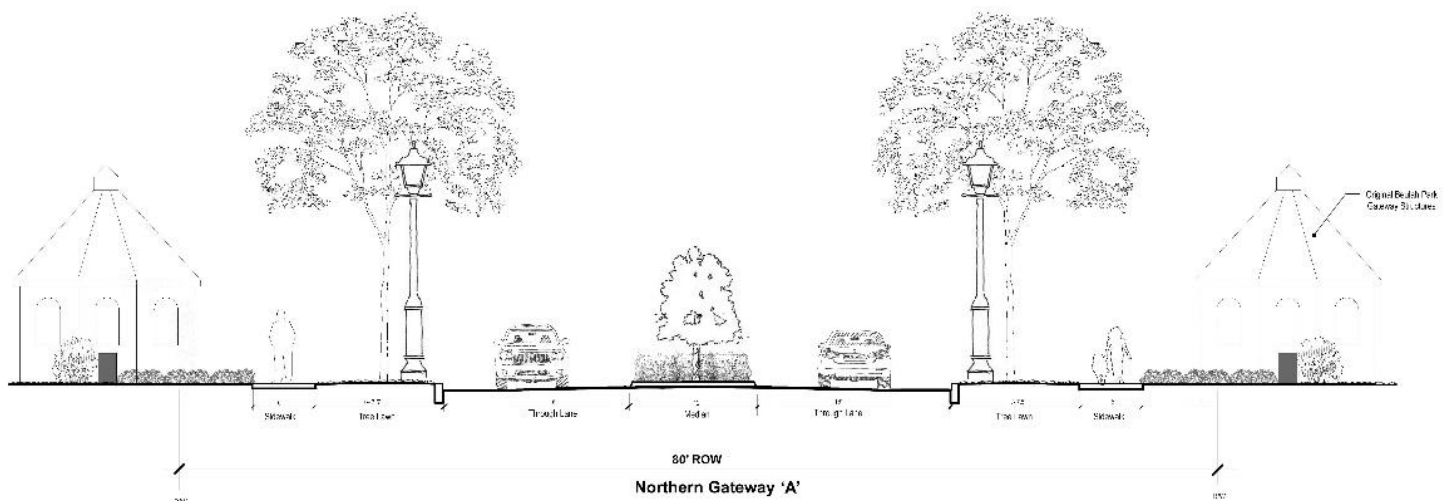
4. Quality design is emphasized for all uses to create an attractive and distinctive public and private realm, appropriate with the character of adjacent uses.
 5. Development provides the City with a net fiscal benefit.
- F. Deviations from the standards and requirements set forth herein as well as the Zoning Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by City Council through the Development Plan, if/when they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses or integrity of proposed construction improvements within or in proximity of the Property.
 - G. The roadway designs, entrance features, applicant's/property owner's improvements to publicly owned open space shall be the subject of Development Plan approvals, separate and apart from individual Subarea Development Plan approvals.
 - H. As used herein, the term "four-sided architecture" shall mean: using the same material on the sides and back of a building as those materials used on the building's front façade.
 - I. The Development Department shall make the determination whether a design or development standard change or modification is "substantial," requiring a filing of an application for a modification to the approved Development Plan.

IV. GENERAL DEVELOPMENT STANDARDS

A. ROADWAY NETWORK AND ACCESS

1. Roadways shall be integrated and tied into the surrounding existing public road network as set forth on the Subarea Plan.
 - a) Roadways will be designed in a manner to balance the movement of vehicular and non-vehicular traffic, providing a pedestrian-oriented environment while providing on-street parking for area residents and park patrons. Measures including, but not limited to, narrowed roadways, bump-outs, on-street parking, roundabouts, raised intersections or speed tables, and center islands may be utilized throughout the site, to be detailed in the Development Plan and subsequent Engineering Plans.
 - b) Public roadways shall have minimum five-foot-wide sidewalks on both sides of streets. Eight-foot-wide asphalt multi-use paths may replace sidewalks as depicted on the Subarea Plan.
2. Access points to public roadways shall generally be located as shown on the Subarea Plan and as otherwise approved by the City. Primary access points to the Property from the existing roadway network shall be installed as shown on the Subarea Plan.
 - a) Southwest Boulevard: Two public roadways will provide full-service access to the Property from Southwest Boulevard. Additional curb cuts shall be permitted from Southwest Boulevard to access sites in Subarea A, as summarized under Section V.A.2.a) and Section V.B.2.a).
 - b) Demorest Road: Two public roadways will provide full service access to the Property from Demorest Road, one aligning with the entrance to Breck Community Park.
 - c) Columbus Street (extension): Columbus Street shall be extended from west of the railroad tracks at the Property's southeast corner, into and through the Property.

- d) Park Street (extension): Park Street shall be extended through the Property to the west.
 - e) Lincoln Avenue: Lincoln Avenue shall be extended to the north and east, to connect to the Columbus Street extension.
 - f) Elm Street (extension): Elm Street shall be extended from its current intersection with Park Street to the north, into and through the Property.
3. Pedestrian and bike connectivity shall be integrated throughout the site and along Southwest Boulevard.
 4. Curb cut spacing, dimensioning and related requirements along all public streets shall be approved as part of the Development Plans.
 5. Roadways in the development shall be designed according to the standards below or as modified in the Development Plan¹. Road types are referenced on the Subarea Plan. For all road types shown, sidewalks may be replaced with multi-use paths, where appropriate, as shown on the Subarea Plan. Bump-outs or pinch-points shall be installed to designate on-street parking areas and provide pinch-points within the roadway network to narrow the roadway to calm vehicular traffic and create safer pedestrian crossings. All roadways shall incorporate the City's standard curb and gutter per Standard Drawing C-GC-57A.
- a) North Gateway 'A'
 - i. 80-foot right-of-way
 - ii. Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
 - iii. 12-foot landscape median
 - iv. 14 feet on each side for tree lawns, sidewalks, and planting beds



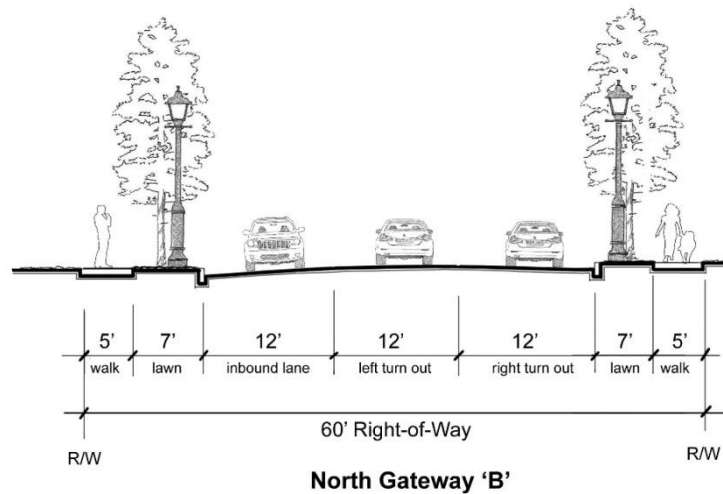
b) North Gateway 'B'

- i. 80-foot right-of-way

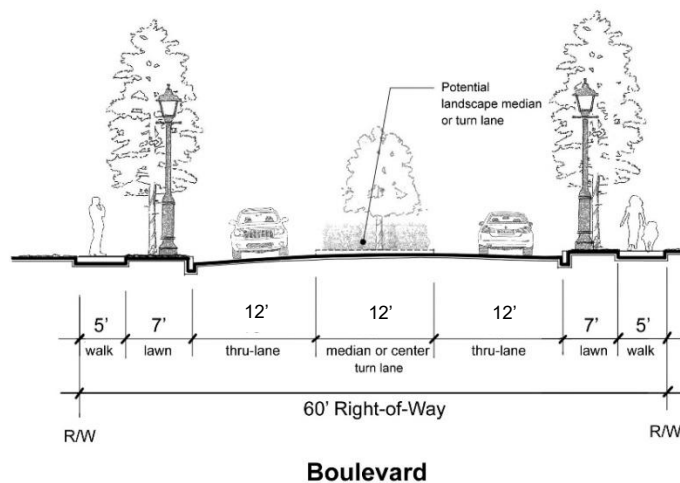
¹ The roadway cross-sections shown below are provided for illustrative purposes only. The design of all roadways shall be approved as part of the Development Plan Process.

- ii. Connections with Southwest Boulevard shall be verified with traffic study (e.g. turn lanes, median, etc.)
- iii. 12-foot center turn lane and/or landscape median
- iv. 12 feet on each side for tree lawns, sidewalks, and planting beds

c) Boulevard



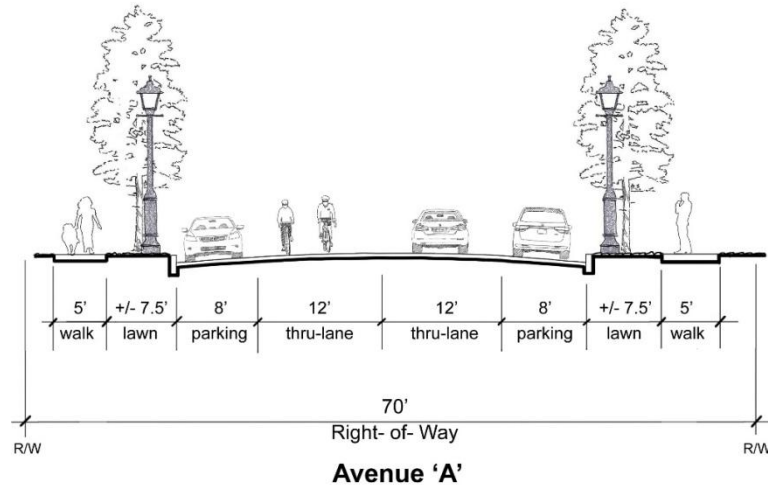
- i. 60-foot' right of way
- ii. 12 feet minimum on each side for tree lawns and sidewalks
- iii. 12-foot paved lanes
- iv. 12-foot landscaped median and/or turn lane
- v. No on-street parking



d) Avenue 'A'

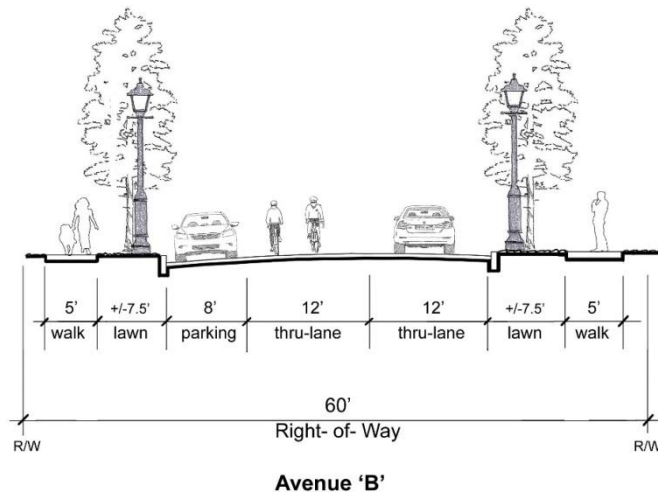
- i. 70-foot right of way
- ii. 12.5 feet minimum on each side for tree lawns, sidewalks, and multi-use paths
- iii. 12-foot paved lanes

- iv. On-street parking on both sides of street, with curb extensions (bump-outs) at intersections or mid-block
- v. In addition to the curb extensions, Park Street shall incorporate traffic circles to further calm traffic



e) Avenue 'B'

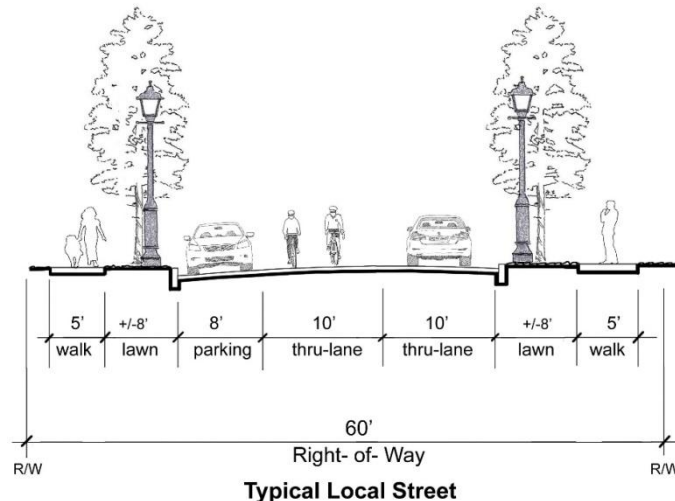
- i. 60-foot right of way
- ii. 12.5 feet minimum on each side for tree lawns, sidewalks, and multi-use paths
- iii. 12-foot paved lanes
- iv. On-street parking on park side of street, with curb extensions (bump-outs) at intersections or mid-block



f) Local

- i. 60-foot right of way

- ii. 10-foot paved lanes
- iii. On-street parking on one side of street
- iv. 12.5 feet minimum on each side for tree lawns, sidewalks, and multi-use paths



g) Private Streets

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

h) Alleys

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

i) Driveways

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

B. LANDSCAPING, ENTRANCE FEATURES AND PUBLIC ART

1. A street tree planting program shall be established along both sides of public roadways providing tree spacing to be approved as part of the Development Plans. Street trees shall vary to encourage bio-diversity and reduce risk of disease and loss, and shall be maintained by the Community Authority or Homeowners' Association/Condominium Association for the subarea containing or adjacent to the street tree(s).
2. Entry/monument signs shall be set in irrigated landscaped areas at locations approved on the Development Plan for the respective subarea.
3. Entrance features will be located at all the intersections of all public roadway entrances into the site from Southwest Boulevard, Demorest Road, and Columbus Street. Entrance features shall include stone and decorative fencing as well as monuments related to the historical nature of the Property as approved on the Development Plan. Entrance feature(s) may include signage if approved as part of the Development Plan.

4. Entrance feature(s) at the Columbus Street entrance to the site shall include enhancements in addition to the requirements noted above in Section IV.B.3.
5. Equestrian-themed public art and monuments shall be integrated throughout the Property.
6. The existing Beulah Park gatehouses and stone walls at the Southwest Boulevard entrance shall be preserved or their character replicated as part of the entrance feature to the Property from Southwest Boulevard as approved on the Development Plan.

C. LIGHTING

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

D. SCREENING

1. Screening from uncomplimentary land uses or for other purposes shall be accomplished primarily through fencing, landscaping, and mounding as approved on the Development Plans. Except for Subareas A, F, and I, privacy fences shall be prohibited unless otherwise permitted as part of the Development Plan.

E. SINGLE-FAMILY HOMES (SUBAREAS C, D, AND E)

1. The front façade and the sides of homes shall have no exposed concrete block or poured concrete.
2. Except as provided in Section V.DG.2.c)iii. below, home models shall be approved as part of the Development Plan.
3. Above-ground pools shall be prohibited.
4. All homes shall have a two-car garage unless otherwise approved as part of the Development Plan.

V. SUBAREA USE REGULATIONS AND DEVELOPMENT STANDARDS

A. SUBAREA A¹

1. Permitted Uses

- a) Research and development uses including research related to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations
- b) Business services including, but not limited to, duplicating, addressing, blueprinting or photocopying, stenographic, mailing and advertising, business machine service and repair, and communications operations including, service and repair operation
- c) Administrative, professional, business and flex offices, and institutional uses including, but not limited to, medical and medical-related activities, legal services, financial and banking services, engineering and architectural services, accounting, auditing and other bookkeeping services, and other similar uses
- d) Those uses permitted in the C-1 Service Commercial District
- e) Other- uses as approved by City Council
- f) Outside storage of materials shall be prohibited

2. General Development Standards

a) Access

- i. To limit the number of curb cuts on Southwest Boulevard, all lots within Subarea A1 shall utilize shared access points, unless otherwise approved as part of the Development Plan. Additional points of access to the subarea may be permitted from Street 'A' and Street 'E' on the Subarea Plan.
 - (a) A maximum of two full-access curb cuts may be allowed on Southwest Boulevard to service the 12.37-acre area between Street 'A' and Street 'E'. Any access point along Road 'E' between the roundabout and Southwest Boulevard shall be limited to a right-in/right-out movement unless otherwise justified by traffic study. Operation of roundabout, signalized intersection, and Southwest Boulevard will need to take precedent when evaluating access locations and configuration.
 - (b) Access for the 4.62-acre area east of Street 'A' may be facilitated by a right-in/right-out access on Southwest Boulevard and with a full-access curb cut off of Street 'A' integrated with the Street 'D' intersection.
 - (c) All access points shall meet the driveway spacing requirements of the City's Code. Access locations shall be evaluated in conjunction with the Traffic Impact Study and in conjunction with future lane configuration on Southwest Boulevard (e.g. turn lanes) and approved by the City.

b) Drive-Thru and Pick-Up Windows

~~e)i.~~ There shall be up to two (2) drive-thrus and/or pick-up windows in Subarea A1.

~~b)c.~~ Lot Requirements and Setbacks

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

- i. 1.5 acre minimum lot size
- ii. 6.0 acre maximum lot size unless otherwise approved by City Council
- iii. 85% maximum lot coverage for all impervious areas

~~e)d.~~ Parking Requirements

- i. Parking spaces shall be a minimum of nine feet in width and 18 feet in length.
- ii. A minimum of one parking space shall be provided for every 300 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. A maximum of one parking space shall be provided for every 75 square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iv. All loading areas and delivery doors shall be at the rear or side of buildings.

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

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

~~e)f)~~ Building Requirements

- i. Maximum building square footage of 35,000 square feet, unless otherwise permitted as part of the Development Plan
- ii. 35-foot maximum height

~~g)f)~~ Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.
 - (a) Along Southwest Boulevard: A continuous three-foot-height-minimum earthen mound with one 2.5-inch-minimum-caliper tree planted for each 40 linear feet of parking lot frontage. Additional planting beds containing annual and/or perennial flowers to increase the aesthetic appeal of the site(s) from Southwest Boulevard shall be installed and will be approved as part of the Development Plan for individual sites.
 - (b) Along other public rights-of-way: A continuous three-foot-height-minimum evergreen hedge with one 2.5-inch-minimum-caliper tree planted for each 40 linear feet of parking lot frontage.
 - (c) Within all parking lots and vehicular-use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular-Use Areas."
- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable, provided that combined planting areas are visible from public rights-of-way.
 - (a) One tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.
 - (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover, or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24-inches-minimum and five-foot-maximum spacing at installation.

B. SUBAREA A2

1. Permitted Uses

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

2. General Development Standards

a) Access

- i. A maximum of two full-access curb cuts may be allowed on Southwest Boulevard to service the 12.37-acre area between Street 'A' and Street 'E'. Any access point along Road 'E' between the roundabout and Southwest Boulevard shall be limited to a right-in/right-out movement unless otherwise justified by traffic study. Operation of roundabout, signalized intersection, and Southwest Boulevard will need to take precedent when evaluating access locations and configuration.
- ii. All access points shall meet the driveway spacing requirements of the City's Code. Access locations shall be evaluated in conjunction with the Traffic Impact Study and in conjunction with the future lane configuration on Southwest Boulevard (e.g. turn lanes) and approved by the City.

b) Density

- i. 15.25 dwelling units per acre maximum density

c) Setbacks

- i. Fifty (50) -feet minimum front yard setback to the public right-of-way of Southwest Boulevard.
- ii. Fifteen (15) feet minimum side yard building setback and 15 feet between buildings.
- iii. Fifty (50) ~~Thirty~~-feet minimum rear building setback, except accessory structures; shall have a minimum of a twenty (20) foot rear setback.

d) Parking Requirements

- i. Parking spaces shall be a minimum of nine feet in width and 18 feet in length. A minimum of one and one-half (1.5) parking spaces shall be provided for every one (1) dwelling unit. Deviations may be granted to this requirement as part of the Development Plan.

e) Screening

- i. Service courts, waste and refuse areas, ground and roof-mounted mechanical and electrical equipment shall be screened from view from all public streets and adjacent residential uses in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six 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.
- ii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet

around the top of the building. Screening design and material shall be architecturally compatible with the remainder of the building.

- iii. There shall be installed an eight (8) foot height opaque, vinyl fence along the southern property line to screen the development from the single-family residential lots to the south.

f) Landscaping

- i. Parking frontage along public streets. A 20'45" minimum parking and/or drive aisle setback with a continuous 3' height evergreen hedge. In addition to those requirements, one 2" minimum caliper large or medium class tree is to be planted for each 35' of frontage.
- ii. Along the southern property line adjacent to the single-family residential lots, a minimum 2.5' interspersed earthen mound shall be installed to the rear of the surface parking spaces at 3:1 slope; provided, that, behind the garage spaces there will be no earthen mound. In addition, the entirety of the southern property line adjacent to the single-family residential lots shall also have installed a mix of six (6) feet in height (at installation) Arborvitae Green Giant trees/shrubs, Yellow Ribbon Arborvitae trees/shrubs, and Eastern Red Cedars. In addition, there will also be installed a mix of Fruitless Sweetgums and Red Maple Varieties along the south property line in Subarea A2. [The Arborvitae Green Giant trees/shrubs are expected to grow three (3) to five (5) feet in height per year, up to twenty (20) to forty (40) feet in height at maturity. The Fruitless Sweetgums and Red Maple Varieties will be a minimum of 2.5" caliper and will be roughly between ten (10) to twelve (12) feet in height at install.]Rear and side yards adjacent compatible use districts. One 2" minimum caliper large or medium class tree and two 18" height deciduous shrubs are to be planted for each 40 lineal feet of property line for all vehicular use areas. If evergreen trees are preferred in lieu of large or medium class trees, the evergreen trees are to be planted 6' minimum height and one tree is to be planted for each 20 lineal feet of property line and two 18' height deciduous shrubs are to be planted for each 40 lineal feet of property line for all vehicular areas.
- iii. There shall be a minimum of ————140 new 2" minimum caliper trees planted in Subarea A2.Rear and side yards adjacent incompatible use districts. A 20' minimum parking and/or drive aisle setback with either a continuous 6' height wall or solid fence or a 90% opaque 5' evergreen screen, or a combination thereof. In addition to the evergreen screen, four 18" height deciduous shrubs are to be planted per each 40 lineal feet of property line.

g) Building Requirements

- i. Fifty feet maximum building height.
- ii. No unit entrances shall be below ground.
- iii. All buildings shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings, or similar elements to break up the building mass.
- iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding, or a combination thereof. No more than 35% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding (0.044-inch thickness or greater).

v. Fencing and railings shall be approved as part of the Development Plan.

vi. Accessory structures including maintenance structures, garages, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.

h) Streets

i. All driveways within the subarea shall be privately owned and maintained.

ii. All driveways and drive aisles shall be a minimum of 22 feet in width.

(b)iii. Driveway composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.

B.C. SUBAREA B

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

1. Permitted Uses

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

2. General Development Standards

a) Lot Requirements

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

b) Building Requirements

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

- iii. 50 feet maximum building height

G.D. SUBAREA C

1. Permitted Uses

a) Primary Uses

- i. Single-family dwellings

b) Accessory Uses

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

2. General Development Standards

a) Density

- i. 5.0 dwelling units per acre maximum density

b) Area Requirements

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

c) Building Requirements

- i. All homes fronting streets 'B' and 'C' shall have front porches a minimum of five feet by eight feet in area.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage, and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044-inch thickness or greater), or a combination thereof.
- iii. All homes fronting Streets 'B' and 'C' shall be approved by a five-member architectural review committee, one member of which shall be a person appointed

by the Mayor. Approval of such houses shall be based on architectural design guidelines which shall include the following trim elements which shall be wood or composite material (i.e. cement board):

- (a) Fascias of one inch by eight inches or larger – painted
 - (b) Frieze boards of one inch by four inches or larger – painted
 - (c) Gable rake boards of one inch by eight inches or larger – painted
 - (d) Gable barge boards of one inch by six inches or larger – painted
 - (e) Window trim of one inch by four inches or larger – painted
 - (f) Columns or similar details shall be painted natural or composite materials but not vinyl or aluminum
- iv. Homes shall be a minimum of 2,000 square feet in size. Minimum square footage shall include only livable area, excluding garages and basements.
 - v. All homes fronting on Streets 'B' and 'C' shall be ***a mixture of 1.5 stories and two stories (with 1.5 story homes fronting on Streets 'B' and 'C' being a maximum of thirty percent (30%) of the mix)***. All other homes within the subarea shall be a ***mixture of two (2) stories, 1.5 stories, and one (1) story (with one (1) story being a maximum of twenty percent (20%) of the mix)***. Maximum building height of all homes shall be 40' measured to the mid-point of the roof. The first floor shall have an elevation of 24 inches minimum above the finish grade, measured at the highest point of the grade at the house. The first-floor walls shall have nominal ceiling heights between eight and 10 feet. All houses fronting streets 'B' and 'C' shall have roof pitches of 7/12 minimum. Porch roofs may be of any pitch.
 - vi. Garage door opening(s) facing a public roadway shall not exceed **46%** of the width of the house façade, including the garage.
 - vii. All homes fronting on Streets 'B' and 'C' shall have garages accessed off rear alleyways. Detached garages shall utilize similar materials and reflect comparable architecture with the primary structure with a maximum height, measured to the ridge, of 40 feet. Roof pitches shall be a minimum of 7/12. All other garages in Subarea C shall be a maximum of 22 feet in height, measured to the ridge of the garage.
 - viii. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have final approval as to whether a change is "substantial."

D.E. SUBAREA D

1. Permitted Uses

- a) Single-family dwellings
- b) Schools limited to Kindergarten through the Eighth Grade
- c) Accessory Uses as permitted in the Code for residential districts

2. General Development Standards

- a) Density
 - i. 5.5 dwelling units per acre maximum density
- b) Area Requirements
 - i. Maximum lot width shall be 75 feet, excluding corner lots.
 - ii. Minimum lot width shall be 50 feet.
 - iii. Irregular lot shapes and configurations shall be avoided.
 - iv. Minimum front setback shall be 20 feet.
 - v. Minimum side setback shall be five feet. House projections such as bay windows, chimneys, and roof overhangs may encroach into the setback area.
 - vi. Front porches may encroach up to five feet into the building setback.
 - vii. Minimum rear setback shall be 10 feet.
- c) Building Requirements
 - i. All homes shall have front porches.
 - ii. All homes shall be modern adaptations of Farmhouse, Cottage, and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044-inch thickness or greater), or a combination thereof.
 - iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
 - iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have final approval as to whether a change is "substantial."
 - v. Garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
 - vi. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

E.F. SUBAREA E

1. Permitted Uses

a) Primary Uses

- i. Single-family dwellings

b) Accessory Uses as permitted in the Code in residential districts

2. General Development Standards

a) Density

- i. 5.5 dwelling units per acre maximum density

b) Area Requirements

- i. Maximum lot width shall be 75 feet, excluding corner lots.
- ii. Minimum lot width shall be 50 feet.
- iii. Irregular lot shapes and configurations shall be avoided.
- iv. Minimum front setback shall be 20 feet.
- v. Minimum side setback shall be five feet. House projection such as bay windows, chimneys and roof overhangs may encroach into the setback area.
- vi. Front porches may encroach up to five feet into the building setback.
- vii. Minimum rear setback shall be 10 feet.

c) Building Requirements

- i. All homes shall have porches.
- ii. All home/units shall be modern adaptations of Farmhouse, Cottage, and Craftsman styled homes, utilizing four-sided architecture. Exterior finishes shall consist of wood, brick, stone, cast stone, cement board or similar siding (i.e. Hardiplank), vinyl siding (0.044-inch thickness or greater), or a combination thereof.
- iii. Homes shall be a minimum of 1,800 square feet. Minimum square footage shall include only livable area, excluding garages and basements.
- iv. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same or similar footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall make the determination of whether a change or other modification(s) as noted above is "substantial."
- v. Sixty percent of all homes facing Street 'F' shall have side-loaded garages. Garage door opening(s) facing public Street 'F' shall not exceed 45% of the width of the house façade, including the garage, and shall set back a minimum of two feet from the primary building façade.
- vi. For all other homes in Subarea E, garage door opening(s) facing a public street shall not exceed 45% of the width of the house façade, including the garage.
- vii. Lots backing to rear alleys shall have garages accessed off rear alleyways. Detached garages should utilize the same materials and reflect comparable architecture as the primary structure.

F.G. SUBAREA F

1. Permitted Uses

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

2. General Development Standards

a) Density

- i. 6.0 dwelling units per acre maximum density

b) Setbacks

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

c) Building Requirements

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

d) Streets

- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
- ii. All streets shall be a minimum of 24 feet in width, measured from back of curb.
- iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- iv. Decorative fencing and/or additional landscape improvements shall be installed along the development's frontage on Street 'A' as approved as part of the Development Plan.

G.H. SUBAREA G

1. Permitted Uses

- a) Multi-family townhomes

2. General Development Standards

a) Density

- i. 15.0 dwelling units per acre maximum density

b) Site Configuration

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

c) Setbacks

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

d) Building Requirements

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

e) Parking Requirements

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

H.I. SUBAREA H

1. Permitted Uses

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

2. General Development Standards

a) Density

- i. 17.25 dwelling units per acre maximum density

b) Setbacks

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

c) Buffer yard

- i. Landscape screening shall be installed to reduce visibility and noise from the railroad along the east property line, as approved on the Development Plan.
 - ii. Landscape screening shall be installed along the northern edge of the subarea to screen from the industrial properties to the north, as approved on the Development Plan.
 - iii. Decorative fencing and additional landscape improvements shall be installed along the development's frontage on Street 'A', as approved as part of the Development Plan.
- d) Building Requirements
- i. Fifty feet maximum building height.
 - ii. No unit entrances shall be below ground.
 - iii. All buildings shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings, or similar elements to break up the building mass.
 - iv. Exterior finishes shall consist of brick, stone, cast stone, cement board siding, vinyl siding, or a combination thereof. No more than 50% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding (0.044-inch thickness or greater).
 - v. Fencing and railings shall be approved as part of the Development Plan.
 - vi. Accessory structures including maintenance structures, garages, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.
- e) Streets
- i. All driveways within the subarea shall be privately owned and maintained.
 - ii. All driveways and drive aisles shall be a minimum of 22 feet in width.
 - iii. Driveway composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.

J SUBAREA I

1. Permitted Uses

- a) Assisted Living
- b) Independent Living
- c) Memory Care
- d) Private support facilities and amenities including dining venues, indoor and outdoor activity areas, and shops limited to the use of residents and their guests
- e) Nursing Home
- f) Detached and attached condominium dwellings
- g) Support facilities and accessory uses such as clubhouse, pool, and other common amenities associated with a residential condominium development
- h) Administrative, professional and business offices, and institutional uses

2. General Development Standards

a) Access

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

b) Landscaping

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

3. Institutional Uses

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

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	35'
Parking and Drive Aisle Setback	30'	20'	50'

b) Building Requirements

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

c) Parking Requirements

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

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.

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

4. **Condominium Dwellings**

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

a) Density

- i. 6.0 dwelling units per acre maximum density

b) Setbacks

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

c) Building Requirements

- i. All condominium unit dwellings shall have a two-car garage.
- ii. Condominium units adjacent to or directly across the street from each other shall have either a different floor plan, elevation, color, or contain other unique architectural details.
- iii. The rear of any condominium unit located directly adjacent to a public roadway shall feature enhanced exterior aesthetic improvements as approved on the Development Plan.
- iv. The minimum living area (finished space) of each condominium unit shall be 1,400 square feet. Minimum square footage shall include only livable area, excluding garages and basements.

d) Streets

- i. All streets within the subarea shall be privately owned and maintained by a Condominium Association.
- ii. All streets shall be a minimum of 24 feet in width measured from back of curb.
- iii. Street composition and other standards shall be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan.
- iv. Decorative fencing and additional landscape improvements shall be installed along the development's frontage on Streets 'E' and 'F' as approved as part of the Development Plan.

5. **Offices and Other Similar Uses**

The following development standards shall apply to those uses set forth in 1.h) of this Section J:

a) Setbacks

	Front (Southwest Blvd Frontage)	Front (Streets E/F Frontage)	Side/Rear (Adjacent to Residential Properties)
Building Setback	50'	50'	50'
Parking and Drive Aisle Setback	30'	20'	50' with mounding, landscaping, or a combination thereof

f) Parking Requirements

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

g) Screening

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

d) Landscaping

- i. Landscaping shall be installed for all parking and vehicular-use areas as noted below.
 - (a) Along Streets 'E' and 'F': A continuous three-foot-height-minimum evergreen hedge with one 2.5-inch-minimum-caliper tree planted for each 40 linear feet of parking lot frontage.
 - (b) Within all parking lots and vehicular use areas: Landscape islands and peninsulas shall be installed according to the Code requirements for "Interior Vehicular-Use Areas."

- ii. Landscape areas shall be installed adjacent to buildings, based on the building perimeter noted below. Combining the planting areas noted below is acceptable provided that combined planting areas are visible from public rights-of-way.
 - (a) One tree shall be planted for every 50 linear feet of building perimeter. Trees shall be 2.5-inch-minimum-caliper at installation.
 - (b) A minimum of 30 square feet of landscape areas containing shrubs, ground cover, or other ornamental plantings are required for each 50 linear feet of building perimeter. Plantings are to be 24 inches minimum and five foot maximum spacing at installation.

Date: 08/10/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-29-26
1st Reading: 08/17/26
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-29-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR AN ADDITION TO REISER BROTHERS AUTO BODY LOCATED AT 3815 GROVE CITY ROAD

WHEREAS, on August 04, 2026, the Planning Commission recommended approval of the Development Plan for an addition to Rieser Brothers Auto Body with the following stipulation:

1. The dumpster on site shall be brought into compliance with Chapter 1136.08 of the City Code.

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 an addition to Rieser Brothers Auto Body located at 3815 Grove City Road, contingent upon the stipulation 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

Date: 09/18/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-36-26
1st Reading: 09/21/2026
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-36-26

**A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE
FURNISHED TO 11.9+ ACRES LOCATED AT 1209 – 1213 STRINGTOWN ROAD
IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY**

WHEREAS, a petition to annex 11.9+ acres located at 1209 – 1213 Stringtown Road, in Jackson Township to the City of Grove City, Ohio, and signed by Jeff Ihlenfield of Westwick Properties, LLC and James Rauck of Stringtown & Jackson, LLC, 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 11.9+ acres located at 1209 – 1213 Stringtown Road, proposed for annexation by Jeff Ihlenfield of Westwick Properties, LLC and James Rauck of Stringtown & Jackson, LLC, 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:

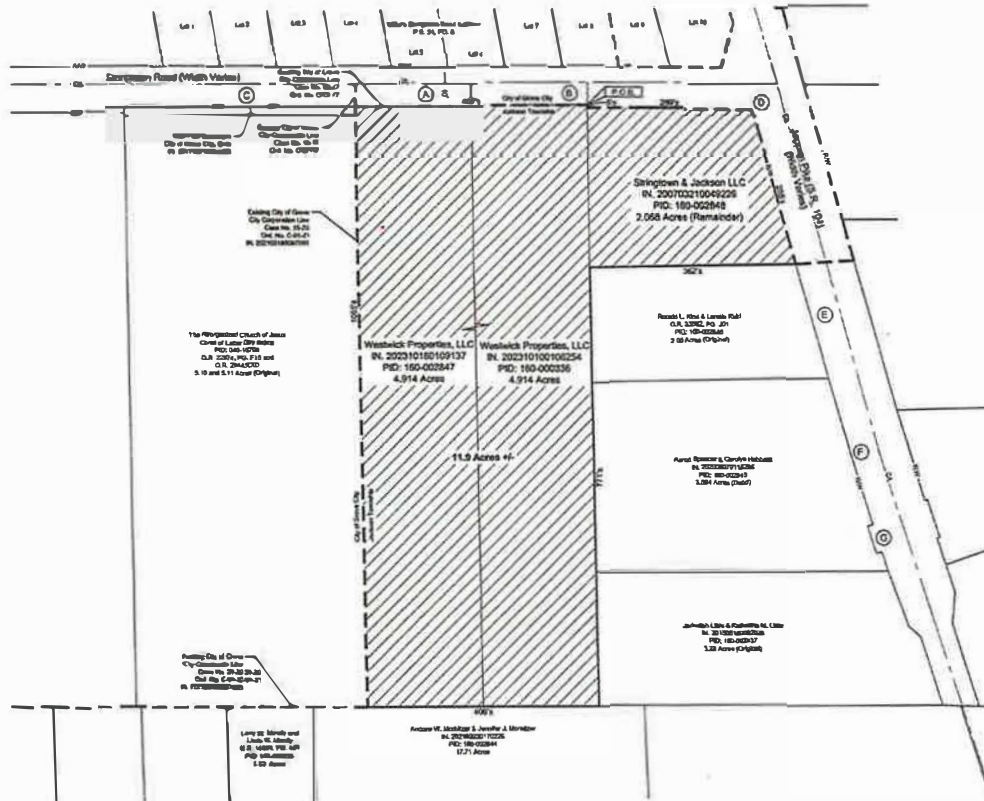
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

PROPOSED ANNEXATION OF 11.9 ACRES
FROM: JACKSON TOWNSHIP
TO: CITY OF GROVE CITY
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, JACKSON TOWNSHIP,
VIRGINIA MILITARY SURVEY NO. 489



LEGEND

- PROPOSED CITY OF GROVE CITY CORPORATION LINE
- EXIST. PARCEL LINE
- EXIST. ROAD CENTER LINE
- EXIST. RIGHT-OF-WAY
- - - EXISTING CORPORATION LINE
- PROP. AREA TO BE ANNEXED FROM JACKSON TOWNSHIP (11.9± ACRES)

CERTIFICITY NOTE

TOTAL FOREVER OF ANNEXATION AREA IS 3579 ± FEET, OF WHICH 2040 ± FEET IS CORRESPONDING WITH THE CITY OF GROVE CITY BY ORDINANCE NUMBER C-17-17 AND C-11-21 AND GIVING 57% CONTIGUITY WITH THE EXISTING CITY OF GROVE CITY CORPORATION LINE.

THE ANNEXATION DOES NOT CREATE ANY UNINCORPORATED ISLANDS WITHIN THE LIMITS OF THE AREA TO BE ANNEXED.

THIS DOCUMENT WAS PREPARED FROM RECORDED INFORMATION FROM THE FRANKLIN COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY.



- A City of Grove City, Ohio
IN: 201708010057467
0.186 Acres
- B City of Grove City, Ohio
IN: 201708010057468
0.166 Acres
- C City of Grove City, Ohio
IN: 2017080100684457
0.373 Acres
- D Franklin County Commissioners
IN: 200411260270825
0.672 Acres
- E Franklin County Commissioners
IN: 200411260270824
0.255 Acres
- F Franklin County Commissioners
IN: 200411030252553
0.406 Acres
- G State of Ohio
IN: 202103260056400
0.011 Acres

11.9± Acres

Annexation
STATE OF OHIO, COUNTY OF FRANKLIN, JACKSON TOWNSHIP
VIRGINIA MILITARY SURVEY NO. 489

Project Number: 780855
Scale: 1"=100'
Drawn By: VJA
Checked By: ALB
Date: 8/18/2024
Notes: N/A

Drawing Title:
Exhibit

1

RECEIVED

SEP 02 2025

FRANKLIN COUNTY ENGINEER
JACOB W. KENNEDY, P.E.

ANNEXATION
PLAN & DESCRIPTION
ACCEPTABLE
JACOB W. KENNEDY, P.E.
FRANKLIN COUNTY ENGINEER
DATE: 8/27/24

SURVEYOR
GERRIT
2008 CORPORATE EXCHANGE DR, STE 400
COLUMBUS, OH 43221

Joshua R. Collier 8/27/24
JOSHUA R. COLLIERS, OHIO PS NO. 8671
joshua.colliers@colliers.com



Date: 09/17/26
Introduced By: Mr. Honinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-37-26
1st Reading: 09/21/26
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-37-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MARLANE DRIVE HOTEL COMPLEX LOCATED AT 4197 MARLANE DRIVE

WHEREAS, on September 08, 2026 the Planning Commission recommended approval of the Development Plan for Marlane Drive Hotel Complex, located at 4197 Marlane Dr., with the following deviations and stipulations:

1. A deviation shall be granted from Section 1136.06(b) to allow for reduced inter parking aisle and parking space setbacks as illustrated on the site plans.
2. A variance shall be obtained from Section 1135.12-II to allow for the Inn & Suites to exceed the permitted maximum height of 35 feet by 26 feet for a total permitted height of 61 feet.

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 Marlane Drive Hotel Complex located at 4197 Marlane Dr., contingent upon the deviations 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

Date: 09/17/26
Introduced By: Mr. Honinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-37-26
1st Reading: 09/21/26
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-37-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MARLANE DRIVE HOTEL COMPLEX LOCATED AT 4197 MARLANE DRIVE

WHEREAS, on September 08, 2026 the Planning Commission recommended approval of the Development Plan for Marlane Drive Hotel Complex, located at 4197 Marlane Dr., with the following deviations and stipulations:

1. A deviation shall be granted from Section 1136.06(b) to allow for reduced inter parking aisle and parking space setbacks as illustrated on the site plans.
2. A variance shall be obtained from Section 1135.12-II to allow for the Inn & Suites to exceed the permitted maximum height of 35 feet by 26 feet for a total permitted height of 61 feet.

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 Marlane Drive Hotel Complex located at 4197 Marlane Dr., contingent upon the deviations 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

Date: 07/28/26
Introduced By: Ms. Anderson
Committee: Parks
Originated By: Mayor Stage
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-36-26
1st Reading: 08-03-26
Public Notice: 08-04-26
2nd Reading: 08-17-26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-36-26

AN ORDINANCE TO REPEAL ORDINANCE C-22-25 AN ORDINANCE TO REQUIRE NO FURTHER INVESTMENT OF STAFF TIME OR FINANCIAL RESOURCES AT THE BROOKPARK MIDDLE SCHOOL LOCATION OUTSIDE OF REQUIRED UTILITY BILLS OR CONTRACTURAL OBLIGATIONS WITHOUT THE APPROVAL OF CITY COUNCIL AND TO REQUIRE THE CITY ADMINISTRATOR TO ENGAGE IN NEGOTIATIONS TO TERMINATE OR RENEGOTIATE THE BROOKPARK LEASE AGREEMENT WITH SOUTHWESTERN CITY SCHOOLS TO THE MUTUAL BENEFIT OF ALL PARTIES

WHEREAS, on July 07, 2025 Council adopted Ordinance C-22-25 requiring no further investment of staff time or financial resources at the Brookpark Middle School location outside of required utility bills or other contractual obligations without the approval of City Council, that any contractual obligations that exceed Ten Thousand Dollars (\$10,000.00) shall be brought before City Council for consideration, and that the City Administrator shall engage in negotiations to terminate or renegotiate the Brookpark lease agreement with South-Western City Schools to the mutual benefit of both parties and the City Administrator shall keep City Council apprised of the status of such negotiations; and

WHEREAS, since the adoption of the ordinance, the Agreement with Southwestern City Schools has been modified and Council has agreed to the use of Brookpark for six (6) classrooms, use of the theater and the gymnasium; and

WHEREAS, Southwestern City Schools has made improvements to the building, as well as occupied a portion of the building for their Welcome Center; and

WHEREAS, the necessity to restrict the staff in their activities and to cap expenditures at \$10,000 at Brookpark are no longer applicable.

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

SECTION 1. Ordinance C-22-25 is hereby repealed.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:

Attest: _____

Effective:

Tami K. Kelly, MMC, Clerk of Council

I certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 09/02/26
Introduced By: Mr. Sturm
Committee: Finance
Originated By: Mr. Rauch
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-42-26
1st Reading: 09/08/26
Public Notice: 09/09/26
2nd Reading: 09/21/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-42-26

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 4026-4030 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM AND APPROPRIATE \$13,910.00 FOR SAME

WHEREAS, on August 3, 2026, Council approved Ord. C-32-26, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program; and

WHEREAS, Exhibit A, which contains the requirements for the Program, provides, in part, "an exceptional circumstance may be granted by City Council to increase the maximum award amount for a specific project"; and

WHEREAS, an exceptional circumstance under the Program may be established where the project merits "special consideration"; and

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of the Town Center Core and Broadway Corridor; (2) proposed improvement will result in creation of jobs; (3) proposed improvement will result in the leveraging of additional economic investment and/or activity; (4) proposed improvement will result in the utilization of sustainable building and site design concepts; (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan; (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan; (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of occupants; and (9) proposed improvement will result in substantially improved accessibility and compliance with current Americans with Disabilities Act standards.

WHEREAS, the property owner of 4026-4030 Broadway is proposing to paint all exterior facades fronting Broadway, Park Street and the rear parking area in a coordinated white, grey and black color scheme; and

WHEREAS, the property owner has, or is in progress of completing some essential improvements in preparation of the proposed project, including removal of abandoned telecommunication wires, tuck-pointing and repairs to the brick façade, as well as the replacement of some windows and doors to create an attractive and cohesive appearance; and

WHEREAS, this project results in the enhancement of the vitality and appearance of the Town Center Core (1), leverage additional economic investment and/or activity (3), the proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities (7); and

WHEREAS, the property owner is proposing to complete \$27,820.00 in improvements and has submitted an eligibility application and, as part of that process, is requesting an exceptional circumstance to obtain a grant in excess of the maximum award; and

WHEREAS, the Eligibility Application was submitted in August 2026 for the improvements; and

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

SECTION 1. This Council finds that special circumstances have been satisfied and hereby grants an exceptional circumstance to the current property owner at 4026-4030 Broadway, making it eligible for an award of **\$13,910.00**, which is in excess of the maximum currently permitted under the Town Center Commercial Revitalization Grant Program (\$10,000), to be used toward eligible projects under the Town Center Revitalization Grant Program.

SECTION 2. There is hereby appropriated **\$13,910.00** from the unappropriated monies in the General Fund to Account #100310.559000 for the current expenses of the Town Center Commercial Revitalization Grant Program.

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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: 09/02/26
Introduced By: Mr. Sturm
Committee: Finance
Originated By: _____
Approved: Berry/Sturm
Emergency: 30 Days: _____
Current Expense: XX

No.: C-43-26
1st Reading: 09/08/26
Public Notice: 09/09/26
2nd Reading: 09/21/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-43-26

AN ORDINANCE TO APPROPRIATE \$20,000.00 FROM THE ONEOHIO OPIOID SETTLEMENT FUND FOR REAL TALK REAL SUPPORT

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

WHEREAS, Real Talk Real Support will utilize the funding to provide family education, prevention, early identification, referral, and support activities addressing opioid and other substance-use risks, including co-occurring mental health and substance-use challenges affecting youth and families, consistent with the prevention, treatment, recovery, and abatement purposes of the OneOhio Opioid Settlement Fund; and

WHEREAS, Real Talk Real Support. is a Grove City based 501(C)(3) organization whose mission is to connect parents and care givers of children of mental health challenges, so that they may find peace, comfort and empowerment in the company of others dealing with the same, while improving the quality of life for individuals, families and businesses in the Grove City area; and

WHEREAS, Real Talk Real Support has requested assistance with their ongoing work with families impacted by youth mental health challenges and helping to underwrite their upcoming event, *Holding It Together; Youth Mental Health & Family Resilience* being held November 08, in Grove City; and

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

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

SECTION 1. There is hereby appropriated \$20,000.00 from the unappropriated monies of the OneOhio Opioid Settlement Fund to account number 150000.559000 for Real Talk Real Support.

SECTION 2. Upon approval, the Law Director shall prepare an agreement with Real Talk Real Support to ensure that the funds are used for the purposes set forth herein.

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

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: 09/17/26
Introduced By: Mr. Sturm
Committee: Finance
Originated By: Holt/Burroughs
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-49-26
1st Reading: 9/21/26
Public Notice: 9/22/26
2nd Reading: 10/05/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-49-26

AN ORDINANCE TO APPROPRIATE \$44,150.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF ASSISTING WITH THE G.C. CHAMBER OF COMMERCE ARTS IN THE ALLEY FESTIVAL EXPENSES

WHEREAS, the City of Grove City has routinely partnered with the Grove City Area Chamber of Commerce to assist with funding their program; and

WHEREAS, in the 2025 Appropriation Ordinance, \$77,456.00 was given to Grove City Area Chamber of Commerce, yet in the 2026 Appropriation Ordinance, no funding was listed for Grove City Area Chamber of Commerce; and

WHEREAS, the President of the Grove City Area Chamber of Commerce has requested assistance with the Arts In The Alley Festival, with the Board of Directors' authorization; and

WHEREAS, the Grove City Area Chamber of Commerce has submitted their Year-End 2025 Financial Statement and their most recent Financial Statement; and

WHEREAS, funding is necessary in order to secure the Arts In The Alley Festival for this year.

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

SECTION 1. There is hereby appropriated up to \$44,150.00 from the unappropriated monies of the General Fund to account #100120.551300 for the Current Expense of funding the Grove City Area Chamber of Commerce Arts In The Alley Festival.

SECTION 2. The Director of Finance will reimburse the G.C. Area Chamber of Commerce for post-festival expenditures upon submittal of receipts approved for reimbursement based upon the items listed in the attached Exhibit A.

SECTION 3. This ordinance appropriates for current expenses 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

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

CACG EVENT/PROGRAM	VENDOR BUSINESS	CONTACT NAME	CONTACT EMAIL	CONTACT PHONE	CONTACT DATE	PRODUCT/SERVICE	CACG MEMBER	ELIGIBLE FOR CACG GRANT	PROPOSAL RECEIVED	AMOUNT
Festivals in the Alley / Voice of Grove City / AA Parade	Trucker Jon's	Kerri Scott	kerri@truckerjons.com		EM 8.24	Porta Jon's	Yes		Yes	\$2,000
	Redeemed Church	Nicole Buck	nicoleconleyrites@gmail.com		IP 7.26	Kids Fun St activities	Yes		Yes	\$2,500
	National Carw	Emily		800-940-8068	IP 8.24	Golf Carts	No		No	\$3,500
	Mid Ohio Carts				IP 8.24		No		No	No respoor
	ShowTech A.V	Jeff Baumgartner		614-582-2295	VM 8.24	Sound A.A	No		No	\$1,500
	Coffee Mess	Trevor Luther	luthertr@comcast.com		IP 8.21	Sound Parade	Yes		Yes	\$0.00
	Prichard Tents	Sandy Prichard	sprichard@prichardtents.com	740-412-2152	IP 1.26	Tents	No		Yes	\$19,000
	Springfield Acme	Aaron McCurdy	spflda-mccurdy@earthlink.net	937-215-5369	EM 8.11	Electric work	No		No	\$7,500
	Grove City DP	Kimberly Gersbach		614-277-1708	IP 8.24	Security	Yes		Yes	\$1,500
	Equipment Share	Joe Hensel	joe.hensel@equipmentshare.com	888-80-rents	IP 8.24	Tower Lights	No		Yes	\$950.00
	Wright Graphuc Design	Chris or Amy Wright	amy@wrightgraphucdesign.com		IP 8.26	Printing	Yes		Yes	\$5,000
	KatBro	Katie Person	katieperson@katbroconsulting.com		IP 8.15	Program Guide	Yes		Yes	\$2,000
	Trash Pick-Up	Brad Carney 614-554-3224 NJROTC or Hank Pyles 614-313-4694 or Jeff 614-871-9251	brad.carney@alliancedata.com		IP 8.24	Trash pick up	Yes		No	\$500.00
	Dumpster Dudez	Josh Hill	josh.hill@dumpsterdudez.com	614-554-1762	VM 8.24	Dumpster	Yes		Yes	\$0.00
	Herlihy Moving	James Herlihy		614-871-4040	IP 8.24	Transportation	Yes		Yes	\$0.00
	Flag carriers	Phil Freeman or Ron Newcome	smrco@t35@gmail.com	614-563-3894	EM 8.24	Parade flag	Yes		No	\$0.00
	Lisences	Karin Kasper	karin.kasper@franklincountymt.com	614-525-3554		Concession Food Trucks	No		No	\$0.00
	WesBanco	Dawn Lowther			EM 8.4	Gift Cards show winners	Yes		Denied	\$6,000
	American Awards	Steve				Ribbons show winners	Yes		Estimate Denied	\$2,500
	TBD					Stage entertainment				\$700.00

44,150.00

Date: 09/17/26
Introduced By: Mr. Sturm
Committee: Finance
Originated By: Holt/Burroughs
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-50-26
1st Reading: 9/21/26
Public Notice: 9/22/26
2nd Reading: 10/05/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-50-26

AN ORDINANCE TO APPROPRIATE \$13,750.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF ASSISTING WITH THE LITTLE THEATER OFF BROADWAY 2026 SEASON EXPENSES

WHEREAS, the City of Grove City has routinely partnered with the Little Theater Off Broadway o assist with funding their Season; and

WHEREAS, in the 2025 Appropriation Ordinance, \$9,421.00 was given to Little Theater Off Broadway, yet in the 2026 Appropriation Ordinance, no funding was listed for LTOB; and

WHEREAS, the Director of LTOB has requested assistance with the expenses for the 2026 Season of Plays, with the organizations' authorization; and

WHEREAS, the Little Theater Off Broadway. has submitted their Year-End 2024 Financial Statement and their most recent Financial Statement; and

WHEREAS, funding is necessary in order to secure a theatrical season for this year.

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

SECTION 1. There is hereby appropriated up to \$13,750.00 from the unappropriated monies of the General Fund to account #100120.551300 for the Current Expense of funding the 2026 Little Theater Off Broadway Season.

SECTION 2. The Director of Finance will reimburse Little Theater Off Broadway for season expenditures upon submittal of receipts approved for reimbursement based upon the items listed below:

License/Rights/Royalties/Scripts	\$9,000
Set/Costumes/Props	\$4,750

SECTION 3. This ordinance appropriates for current expenses 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.

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Stephen J. Smith, Director of Law

Michael A. Turner, Director of Finance

Date: 9/11/26
Introduced By: Mr. Sturm
Committee: Finance
Originated By: Burroughs/Stage
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-39-26
1st Reading: 09/21/26
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-39-26

A RESOLUTION SUPPORTING ISSUE 6 – A BOND ISSUE FOR SOUTH WESTERN CITY SCHOOLS

WHEREAS, on November 3, 2026, voters within the South Western City School District will be asked to consider a 2.26-mill bond issue that will provide funding for identified District needs **without increasing the current property tax rate**, which is presently \$79 per \$100,000 of County Auditor-assessed property valuation, as a result of the South-Western City School District retiring existing bond debt; and

WHEREAS, Passage of Issue 6 will allow South Western City Schools to secure approximately \$113 million in construction funding from the State of Ohio, providing a significant state investment in our local schools and community, rather than losing it to another school district; and

WHEREAS, the district's aging facilities currently face more than \$70 million in identified repair needs, including aging electrical, HVAC, windows, roofs and plumbing systems, with those costs expected to continue increasing over time

WHEREAS, the Bond Issue will provide for the full replacement of Grove City High School and Westland High School, providing modern learning environments, updated technology, improved safety and security, and new career and technical education spaces; and

WHEREAS, the additional career-tech spaces at the new high schools will allow more students to pursue credentialing programs at their home schools while also helping reduce demand and wait lists at the South Western Career Academy; and

WHEREAS, Issue 6 also provides for targeted facility enhancements at Central Crossing High School and Franklin Heights High School, including updates and additions to athletic fields and extracurricular spaces; and

WHEREAS, the City recognizes that strong, modern public schools are an important component of a strong community, supporting students and families while contributing to Grove City's continued growth and long-term vitality.

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

SECTION 1. We, the Council and Mayor, hereby support Issue 6 – a Bond Issue for South Western City Schools, and sincerely urge the voters of Grove City to vote Yes on November 03, 2026.

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

Date: 09-21-26
Introduced By: Burroughs
Committee: Safety
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-51-26
1st Reading: 09/21/26
Public Notice: 09/22/26
2nd Reading: 10/05/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-51-26

AN ORDINANCE TO ENACT SECTION 525.16 OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO, TITLED UNAUTHORIZED USE OR DISCLOSURE OF AUTOMATED LICENSE-PLATE-READER SYSTEM OR DATA

WHEREAS, the City uses automated license-plate-reader technology, including the system commonly known as “Flock Safety,” solely to support legitimate law-enforcement and public-safety activities; and

WHEREAS, automated license-plate-reader information may reveal the location or movement of vehicles and therefore requires safeguards against personal, political, commercial, discriminatory, retaliatory, or other unauthorized use; and

WHEREAS, the Mayor and City Council finds that knowing misuse of such a system or its nonpublic data constitutes a serious breach of public trust and should be subject to criminal penalties.

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

SECTION 1. Section 525.16 of the Codified Ordinances of the City of Grove City is hereby enacted to read as follows:

525.16 UNAUTHORIZED USE OR DISCLOSURE OF AUTOMATED LICENSE-PLATE-READER SYSTEM OR DATA.

(a) Definitions.

As used in this section:

(1) “Automated license-plate-reader system” or “ALPR system” means any camera, hardware, software, database, network, or related technology used by or on behalf of the City to photograph, scan, identify, record, collect, retain, search, analyze, or share motor-vehicle license-plate information or associated vehicle information. The term includes any system or service provided under the name “Flock Safety,” and any successor or substantially similar system.

(2) “ALPR data” means any image, license-plate number, date, time, location, vehicle characteristic, alert, search result, hot-list entry, report, audit record, or other information collected, generated, maintained, accessed, or obtained through an ALPR system.

(3) “Official police business” means a use that:

A. Is directly related to a specific and legitimate law-enforcement, criminal-investigative, missing-person, public-safety, evidentiary, system-security, training, maintenance, compliance, or auditing purpose;

B. Is within the scope of the user's employment, office, contractual duties, or other written authorization;

C. Complies with applicable law, court order, City ordinance, departmental policy, and any governing data-use agreement; and

D. Is documented in the manner required by departmental policy.

"Official police business" does not include a use motivated by personal curiosity, private benefit, political activity, retaliation, harassment, discrimination, immigration enforcement when prohibited by City policy, or any purpose unrelated to the authorized duties of the user.

(4) "Use" includes accessing, searching, querying, viewing, copying, downloading, photographing, recording, analyzing, altering, transmitting, publishing, disclosing, disseminating, retaining, or permitting another person to access an ALPR system or ALPR data.

(b) Prohibited conduct.

No person shall knowingly:

(1) Use an ALPR system or ALPR data for a purpose other than official police business;

(2) Access or search an ALPR system without authorization or beyond the scope of the person's authorization;

(3) disclose, distribute, transfer, publish, or otherwise provide nonpublic ALPR data to any person or entity except as required or expressly authorized for official police business or by law;

(4) Enter or cause information to be entered into an ALPR alert list, hot list, watch list, or similar function for a purpose other than official police business;

(5) Allow another person to use the person's account, credentials, or authorized access, or use another person's account or credentials, to access an ALPR system;

(6) Conceal an unauthorized use, falsify the stated reason for a search, or alter, disable, destroy, or circumvent an audit log or other access-control measure; or

(7) Direct, solicit, aid, or knowingly permit another person to engage in conduct prohibited by this section.

(c) Applicability.

This section applies to every City officer, employee, law-enforcement officer, contractor, vendor, agent, task-force participant, or other person who is provided access to an ALPR system or who obtains custody or control of nonpublic ALPR data through the person's employment, office, contractual relationship, or official duties.

(d) Exceptions.

This section does not prohibit:

- (1) A disclosure required by a valid court order, subpoena, warrant, the Ohio Public Records Act, or other applicable law;
- (2) A use expressly authorized in writing by the Chief of Police, or the Chief's designee, that otherwise qualifies as official police business;
- (3) Authorized maintenance, cybersecurity testing, auditing, legal review, records administration, or training using data reasonably necessary for that purpose; or
- (4) The lawful use of information independently obtained from a public record, public court proceeding, or source other than unauthorized access to or disclosure from the City's ALPR system.

(e) Penalty.

Whoever violates this section is guilty of unauthorized use of an automated license-plate-reader system or data, a misdemeanor of the first degree. Each unauthorized access, search, disclosure, transmission, or other use undertaken for a separate purpose constitutes a separate offense.

(f) Other remedies.

A prosecution under this section does not preclude disciplinary action, termination of access, termination of employment or contract, restitution, civil remedies, or prosecution under any other applicable law. No person shall be punished more than once under this section for the same act.

(g) Construction.

Nothing in this section shall be construed to:

- (1) Authorize access to or use of an ALPR system or ALPR data that is otherwise prohibited;
- (2) Limit any right of access arising under state or federal public-records law;
- (3) Impair any constitutionally protected activity; or
- (4) Require disclosure of information exempt from disclosure under applicable law.

SECTION 2. The Chief of Police shall maintain written policies governing authorization, permissible uses, data sharing, retention, security, training, supervisory review, and periodic auditing of the City's ALPR system. Those policies shall require each search to be associated with a documented official purpose or case, incident, alert, or service number when one exists.

SECTION 3. 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