

ORDINANCE C-66-98

AN ORDINANCE FOR THE REZONING OF 32.892 ACRES LOCATED ON MARLANE FROM IND-2 AND SD-3 TO PUD-I, PLANNED UNIT DEVELOPMENT - IND

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 25, 1998; 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 IND-2 - Heavy Industry and SD-3, Recreational to PUD-I - Planned Unit Development - Industrial:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No. 6843 and 8231, containing 29.443 acres of land, more or less, conveyed to Gateway Capital Holdings, LLC, and 7.449 acres of land, more or less, conveyed to Paul McKnight and Douglas and Cheri S. Gillfillan, by deed shown of record in Official Record, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

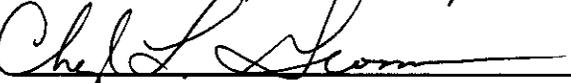
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Passed: 10-19-98
Effective: 11-18-98

Attest:


Michael Milovich, Jr. President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council

I Certify that this ordinance is correct as to form.


Thomas Clark, Director of Law

C-66-98
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin and City of Grove City, and being in Virginia Military Surveys 6843 and 8231, being 29.443 acres of land conveyed to Gateway Capital Holdings, LLC by Official Instruments 199808130205175 and 199808130205176, and 7.449 acres of land conveyed to Paul Mc Knight and Douglas and Cheri S. Gillfillan by Official Instrument 19980604136931, these and all further references of record being found in the Recorder's Office, Franklin County, Ohio for a total land area of 36.892 acres and being more particularly described as follows:

Beginning for reference at the southeast corner of said Gateway Capital Holdings site, where an iron pipe has been found, being also in the easterly right-of-way of Marlane Drive, and the westerly right-of-way of Interstate Route 71, said point being the true point of beginning of this tract of land description, thence crossing Marlane Drive,

N 83° 25' 55" W, a distance of 72.68 feet to a point in the westerly right-of-way of Marlane Drive, being the northeast corner of that tract of land conveyed to Drustar, Inc. By Official Record 00748 H-11, thence along the common boundary between Gateway Capital and Drustar, Inc. tracts of land

N 83° 25' 55" W, a distance of 694.27 feet to a point in the easterly boundary of Para Southpark, Inc., as found in Plat Book 71, Page 31, thence along the common boundary between Para Southpark, Inc. and Gateway Capital tracts of land.

N 6° 13' 26" E, a distance of 1238.00 feet to a point in the southerly boundary of that tract of land conveyed to the City of Grove City, by deed of record as found in Deed Volume 2682, Page 597, thence along the common boundary between the City of Grove City and Gateway Capital tracts of land

S 83° 44' 36" E, a distance of 944.35 feet to a point, thence

N 6° 15' 24" E, a distance of 674.00 feet to a point in the southerly boundary of that tract of land conveyed to North American Broadcasting by deed of record as found in Deed Volume 3390, Page 539, thence along said common boundary the following three courses

S 83° 44' 36" E, a distance of 380.00 feet to a point, thence

S 6° 15' 24" W, a distance of 674.00 feet to a point, thence

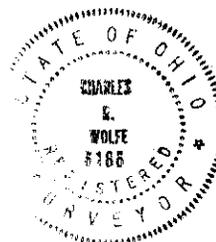
S 83° 44' 36" E, a distance of 8.04 feet to a point in the west right-of-way of Marlane Drive, thence

S 84° 44' 36" E, a distance of 99.96 feet to a point in the east right-of-way of Marlane Drive, being the westerly right-of-way of Interstate 71, thence along the common right-of-way boundary between Marlane Drive and Interstate 71, following a curve to the left having a delta of 4° 39' 24", a radius of 17,338.73 feet and a chord bearing and distance of S 35° 24' 31" W, 1408.83 feet to the true point of beginning of this tract of land description, containing 36.892 acres more or less and subject to all easements and rights-of-way of record.

SEE EXHIBIT A

The basis of bearings are those bearings employed for Para Southpark, Inc. As found in Plat Book 71, Page 31, Recorder's Office, Franklin County, Ohio.

Prepared by Charles R. Wolfe 8-27-98
Registered Surveyor No. 6186 Date

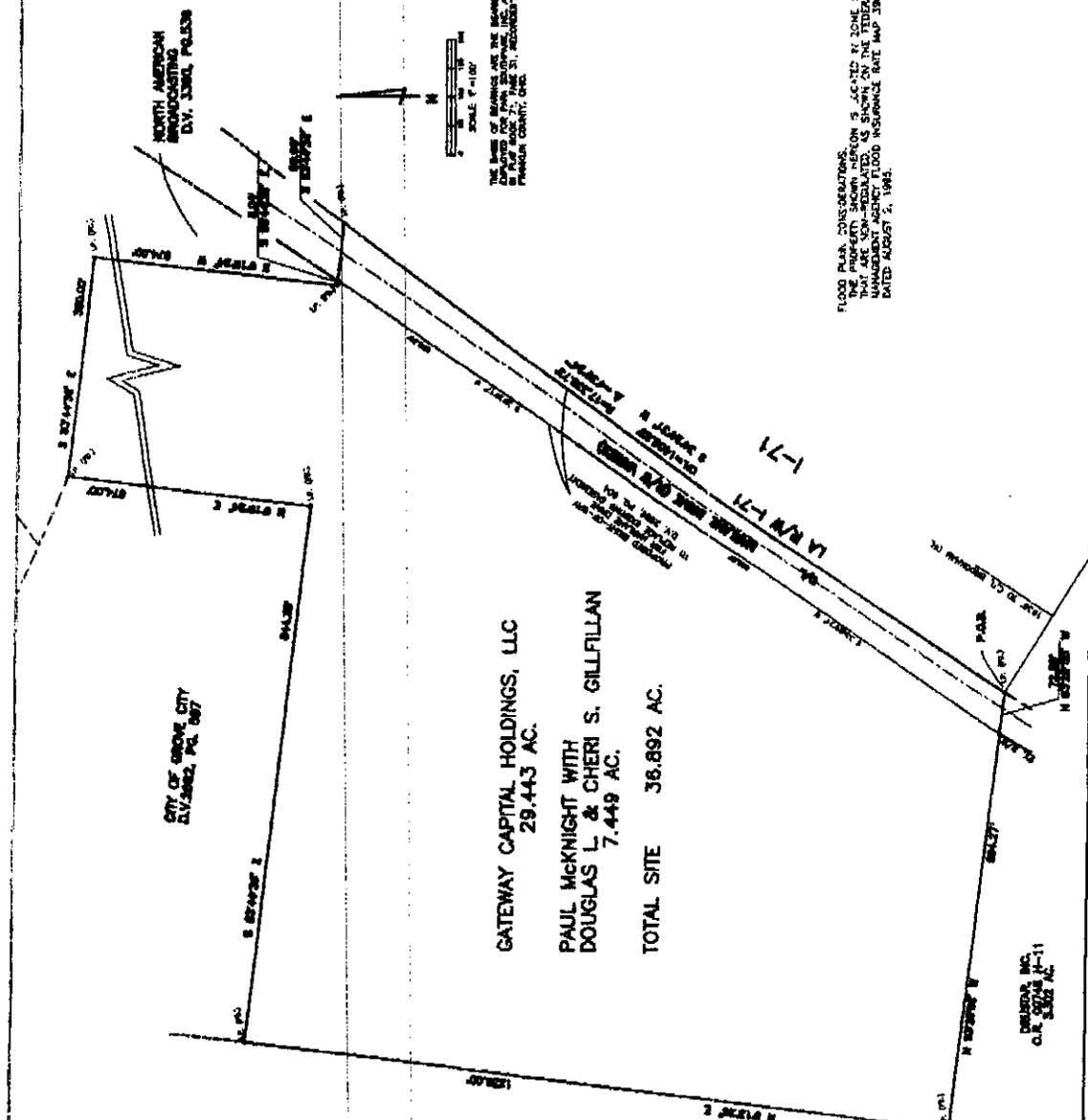


GATEWAY TO THE CITY
CITY OF GREEK, OHIO
PROPOSED RE-ZONING OF 36,892 AC.

LAND OWNERS
 GATEWAY CAPITAL HOLDINGS, LLC INSTRUMENT NO. 199604130200175 5,879 AC.
 INSTRUMENT NO. 199604130200176 23,564 AC.
 PAUL MCKNIGHT WITH DOUGLAS L. & CHERI S. GILLFILLAN 7,449 AC.
 INSTRUMENT NO. 199604040130631 7,449 AC.
 TOTAL SITE AREA 36,892 AC.

PRESIDENT ZONING PD-2
 PROPOSED ZONING PD-1 (Z) STIPULATIONS

- STIPULATIONS: 1. ALL LOT/STAKE WILL APPEAR TO ALL COVERED ORDINANCES OF THE CITY OF GREEK, OHIO. 2. ALL BUILDINGS SHALL BE CONFORMANT WITH ALL CITY ORDINANCES AND ALL OTHERS UNLESS EXEMPTIONS ARE ALLOWED UNDER THIS TEXT, OR BY CITY COUNCIL. IN ADDITION, THESE STANDARDS WILL APPLY TO THIS PARCEL: 3. ALL LOT/STAKE WILL BE CONFORMANT WITH ALL CITY ORDINANCES. 4. NO SIGNAGE/AVENUE DOORS OR "WARM RECEPTIONALS" TO FACE MARLAHNE DRIVE OR EXTERIOR STORAGE OF PRODUCTS OR MATERIALS MUST BE SCREENED BY A WALL OR FENCE. 5. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES. 6. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES. 7. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES. 8. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES. 9. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES. 10. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES. 11. ALL EXTERIOR LIGHTING SHALL BE CONFORMANT WITH ALL CITY ORDINANCES.



GATEWAY CAPITAL HOLDINGS, LLC
 28,443 AC.
 PAUL MCKNIGHT WITH DOUGLAS L. & CHERI S. GILLFILLAN
 7,449 AC.
 TOTAL SITE 36,892 AC.



THIS PLAN IS DERIVED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEYS CONDUCTED BY THE ENGINEER.

PREPARED BY: ENGINEERING SURVEYORS, INC. 646

FLOOD PLAIN CONSIDERATIONS:
 THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AREAS OF THE FLOOD HAZARD IDENTIFICATION AND MANAGEMENT DISTRICT FLOOD INSURANCE RATE MAP 38060A0243 E, DATED AUGUST 2, 1992.

ENGINEERING SURVEYORS, INC.
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