

ORDINANCE C-92-02

AN ORDINANCE FOR THE REZONING OF 21.759 ACRES LOCATED AT 2160 HOME ROAD FROM SD-1 TO PUD-R

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 27, 2002; 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 SD-1 to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6839 and being 21.759 acres out of an original 33.445 acre tract conveyed to Helen G. Gantz, as recorded in Official Records, 1670, page 126, 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.

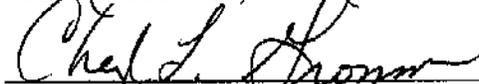
Passed: 10-21-02
Effective: 11-23-02

Attest:

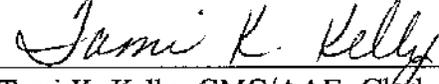
I Certify that this ordinance
is correct as to form.



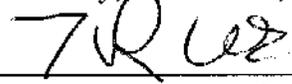
Maria C. Klemack, President of Council



Cheryl I. Grossman, Mayor



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



Thomas Clark, Director of Law

Arnold Survey Company
8911 Broadway
Grove City, Ohio 43128
P.O. (674) 875-7684



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CITY OF GROVE CITY

JUNE 17, 1991

1 OF 2

EXHIBIT "A"

Description of 21.759 Acres of Land

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 6839 and being 21.759 acres out of an original 33.455 acre tract conveyed to Helen G. Gantz of record in Deed Book 1670 page 126 at The Franklin County Recorder's Office Franklin County, Ohio, and said 21.759 acres of land being more particularly described as follows:

Beginning for reference at an iron pin [found], said iron pin being located in the centerline of Gantz Road [50 feet wide], said iron pin being located at the most southwesterly corner of said original 33.455 acre tract of land, said iron pin also being located at the most southwesterly corner of a 0.264 acre tract of land belonging to The State of Ohio of record in Deed Book 3186 page 644 at said Recorder's Office, Thence S 77°-16'-47" E along the said centerline of Gantz Road a distance of 15.00 feet to a P.K. Nail [set] said P.K. Nail being located at The True Point Of Beginning;

Thence from said True Point of Beginning along the easterly boundary of said 0.264 acre tract N 13°-34'-33" E a distance of 765.92 feet to an iron pin [set], said iron pin being located at the most northeasterly corner of said 0.264 acre tract, said iron pin also being located in the southerly boundary of a 9.300 acre tract conveyed to the State of Ohio of record in Deed Book 2804 page 207 at said Recorder's Office;

Thence along the said southerly boundary of 9.300 acre tract S 75°-46'-58" E a distance of 261.63 feet to an iron pin [set];

Thence continuing along the said southerly boundary S 74°-49'-40" E a distance of 600.08 feet to an iron pin [set];

Thence again continuing along the said southerly boundary S 75°-46'-58" E a distance of 445.27 feet to an iron pin [found], said iron pin being located at the most southeasterly corner of said 9.300 acre tract, said iron pin also being located at the most northwesterly of a 1.646 acre tract conveyed to Betty L. Smith of record in Official Record 07739 page 113 at said Recorder's Office;

Thence along the easterly boundary of said original 33.455 acre tract S 12°-57'-39" W [passing an iron pin [found] at 696.41 feet] a distance of 721.41 feet to an iron pin [found], said iron pin being located in the said centerline of Gantz Road, said iron pin also being located at the most southeasterly corner of said original 33.455 acre tract;

Thence along the said centerline of Gantz Road N 79°-57'-52" W a distance of 238.03 feet to an iron pin [Found];

Thence continuing along the said centerline of Gantz Road N 76°-06'-47" W a distance of 170.50 feet to a railroad spike [found], said railroad spike being located at the most southeasterly corner of a 0.694 acre tract of land belonging to Arden A. Feyh Jr. of record in Deed Book 3024 page 187 at said Recorder's Office;

Arnold Survey Company

3911 Broadway
Grove City, Ohio 43123
P.O. (614) 875-7634



JUNE 17, 1991

2 OF 2

"CONTINUED"

Description of 21.759 Acres of Land

Thence along the easterly boundary of said 0.694 acre tract N 12°-53'-23" E [passing an iron pin [found] at 25 feet], a distance of 170.85 feet to an iron pin [found];

Thence along the Northerly boundary of said 0.694 acre tract N 72°-19'-37" W a distance of 169.00 feet to an iron pin [found];

Thence along the westerly property line of the said 0.694 acre tract S 14°-38'-28" W [passing an iron pin [found] at 157.00 feet], a distance of 182.00 feet to a railroad spike [found], said railroad spike being located in the said centerline of Gantz Road;

Thence along the said centerline of Gantz Road N 76°-06'-47" W a distance of 189.00 feet to an iron pin [found];

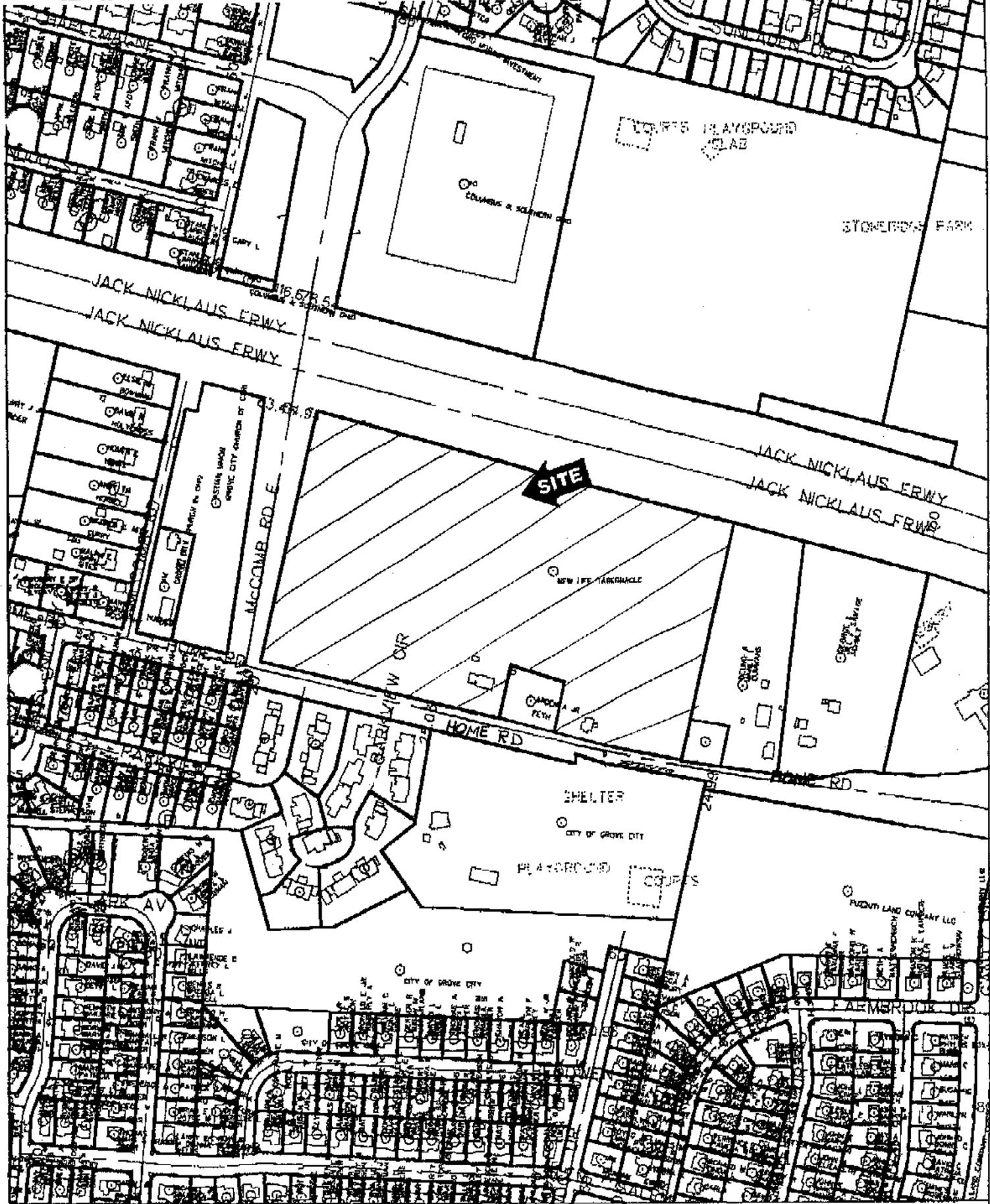
Thence continuing along the said centerline of Gantz Road N 77°-16'-47" W a distance of 543.45 feet to The True Point of Beginning and containing 21.759 acres of land more or less and being subject to all easements, restrictions, and rights of way [if any] of previous record.

NOTE: BASIS OF BEARING - STATE OF OHIO 9.300 ACRE TRACT PARCEL NO. 72-WL AS RECORDED IN DEED BOOK 2804 PAGE 207 FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE: IRON PINS [SET] ARE 30" X 1" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED 6065.


PROFESSIONAL SURVEYOR #6065
ROGER P. ARNOLD.





and databases were supplied by the Franklin Co. Auditor's Office. Neither C.A.R.D. nor MetaMAP is responsible or liable for the maps or databases. Any inquiries should be directed to the Franklin Co. Auditor's Office (614)462-7272.

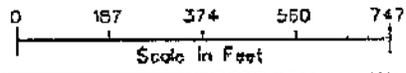


EXHIBIT "B"

C-92-02

The Village at Gantz Park Condominiums

Zoning Text

PROPOSED DISTRICT:

PUD-R

PROPERTY OWNER:

21 Acres at 2160 HOME ROAD

OWNER:

NEW LIFE TABERNACLE/CITY OF REFUGE

Applicant:

Village Communities

Date of Text:

August 27, 2002

Application Number: N/A

1. Introduction

The ranch condominium development consists of approximately twenty-one (21) acres of land located at the northeast corner of Home and McComb Roads in Grove City, Ohio, directly across from Gantz Park. The condominium homes are 2 and 3 bedroom units with attached garages arranged in twenty-six (26) four (4)-unit buildings for a total of 104 units. A community center/clubhouse and swimming pool will also be incorporated as part of the development. Overall density is 4.9 units per acre. The common areas and building exteriors will be owned and maintained by a condominium association.

2. Off-Site Improvements

Sanitary sewer will be extended through Gantz Park to the site. Stormwater discharge will be provided under Home Road to Marsh Run.

3. On-Site Improvements

A. Permitted Uses

The development shall be a ranch condominium community, which will be accessed off of Home Road. The main entrance will align with Parkview Drive. The permitted uses shall be those contained in section 1135.14(g) PUD-R District, unless otherwise indicated in this written text.

No dwelling unit shall be used for any purpose other than that of a residence for individuals living together as a single housekeeping unit, and uses customarily incidental thereto, provided, however, that no dwelling unit may be used as a rooming house, group home, commercial foster home, fraternity or sorority house, or any similar type of lodging, care or treatment facility. Notwithstanding the forgoing, (i) an occupant maintain a personal or professional library, keeping personal business or professional records or accounts, conducting personal business (provided that such use does not involve customers, employees, licensees, or invitees coming to the dwelling unit), making professional telephone calls or corresponding, in or from a dwelling unit, is not a violation of this restriction.

It shall be permissible for the developer to maintain, during the period of its sale of dwelling units, one or more dwelling units or other parts of the property as sales and rental models and offices.

One or more dwelling units or other parts of the property may be maintained by the condominium association in fulfilling its responsibilities.

