

ORDINANCE NO. C-13-84
(AS AMENDED)

AN ORDINANCE TO REZONE 7.645 ACRES SOUTH OF HOLTON ROAD AND EAST OF HOOVER ROAD FROM PUD RESIDENTIAL TO D-2 RESIDENTIAL AND 48.996 ACRES FROM PUD RESIDENTIAL TO R-3 MODIFIED RESIDENTIAL AND 11.571 ACRES FROM PUD RESIDENTIAL TO R-2 MODIFIED RESIDENTIAL FOR THE GREEN MEADOWS LAND COMPANY

WHEREAS, a petition has been filed with the Planning Commission of the City of Grove City by R. L. Edwards for the Green Meadows Land Company praying for the recommendation of said commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission gave its approval to this request for rezoning on February 14, 1984; 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; and

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 Planned Unit Development-Residential to D-2, Doubles, Twin Singles "0" Lot Line

Being part of the property owned by Green Meadows Land Company south of Holton Road, east of Hoover Road in the City of Grove City.

Beginning at a point that is S 4° 15' W (along the center-line of Hoover Road) a distance of 735.94 feet, and S 85° 45' E a distance of 350 feet from the point of intersection of the center-lines of Hoover Road and Holton Road;

thence S 85° 45' E a distance of 80 feet to a point;

thence with a curve to the right having a radius of 1430 feet, the long chord of which bears S 77° 10' 08" E a distance of 426.74 feet to a point;

thence N 27° 26' E a distance of 131.68 feet to a point;

thence S 62° 34' E a distance of 120 feet to a point;

thence N 27° 26' E a distance of 20.63 feet to a point;

thence S 62° 34' E a distance of 162.67 feet to a point;

thence with a curve to the left having a radius of 1300 feet, the long chord of which bears S 69° 15' E a distance of 518.36 feet to a point;

thence S 80° 45' E a distance of 30 feet to a point;

thence S 9° 15' W a distance of 180 feet to a point;

thence with a curve to the left having a radius of 1701.65 feet, the long chord of which bears S 7° 14' 03" W a distance of 119.61 feet to a point;

thence with a curve to the right having a radius of 1600 feet, the long chord of which bears N 69° 51' 45" W a distance of 671.47 feet to a point;

thence with a curve to the left having a radius of 1280 feet, the long chord of which bears N 71° 45' W a distance of 619.32 feet to a point

thence N 85° 45' W a distance of 80 feet to a point;
thence N 4° 15' E a distance of 150 feet to the place of
beginning; containing 7.645 acres, more or less.

SECTION 2. 48.996 Acres belonging to the Green Meadows
Land Company is hereby rezoned from Planned Unit Development,
Residential to R-3 (Modified), single family residential.

The R-3 zoning of the City of Grove City as it is applied
to the 48.996 Acre tract hereby rezoned shall be modified as
follows:

All interior lots shall have a width at the building line
of 60 feet or more.

Two thirds of the interior lots shall have a width at the
building line of 63 feet or more. One third of the interior lots
shall have a width at the building line of 65 feet or more.

All interior lots shall have an area of at least 7200
square feet.

Within the tract hereby rezoned, no single family dwelling
shall be constructed which has a floor area, as defined in the Grove
City Code of Ordinances, as less than 1050 square feet.

Within the tract hereby rezoned, each single family
dwelling shall have included as part of the original construction
not less than a one car attached garage.

No building permit shall be issued for the improvements
on any lot that may be created within the tract hereby rezoned
unless there is in the chain of title of such lot covenants
that retain for the subdivider the right to approve or disapprove
the design, external appearance, and location on the lot of such
improvements.

The area to be rezoned from PUD-R to R-3 (Modified) Single Family
and to which the modifications shall apply reads:

Being part of the property owned by Green Meadows Land
Company south of Holton Road, east of Hoover Road in the City of
Grove City.

Beginning at a point that is S 4° 15' W (along the centerline
of Hoover Road) a distance of 735.94 feet and S 85° 45' E a
distance of 200 feet from the point of intersection of the center-
lines of Hoover Road and Holton Road.

thence S 85° 45' E a distance of 150 feet to a point;

thence S 4° 15' W a distance of 150 feet to a point;

thence S 85° 45' E a distance of 80 feet to a point;

thence with a curve to the right having a radius of 1280 feet,
the long chord of which bears S 71° 45' E a distance of 619.32
feet to a point;

thence with a curve to the left having a radius of 1600 feet, the
long chord of which bears S 69° 51' 45" E a distance of 671.47 feet
to a point;

thence which a curve to the left having a radius of 1701.65 feet,
the long chord of which bears S 5° 21' 11" E a distance of 624.38
feet to a point;

thence S 15° 55' 29" E a distance of 892.64 feet to a point in the
southerly line of the Green Meadows Land Company property;

thence S 74° 04' 31" W, along the southerly line of the Green
Meadows Land Company property, a distance of 600 feet to a
point that is N 74° 04' 31" E a distance of 354.50 feet from the
southeasterly corner of Meadow Grove, Section No. 1;

thence N 15° 55' 29" W a distance of 581.68 feet to a point;

thence N 74°04'31" W a distance of 99.61 feet to a point;

thence with a curve to the right having a radius of 2800 feet, the long chord of which bears N 65°47'02" W a distance of 839.85 feet to a point;

thence N 85° 45' W a distance of 92.10 feet to a point;

thence N 4°15' E a distance of 653.66 feet to a point;

thence N 85°45' W a distance of 150 feet to a point;

thence N 4° 15' E a distance of 692 feet to the place of beginning; containing 48.996 acres, more or less.

11.571 Acres belonging to the Green Meadows Land Company is hereby rezoned from Planned Unit Development, Residential to R-2 (Modified), single family with the modification that shall apply to this 11.571 acre tract being as follows:

All interior lots shall have a width at the building line of 65 feet or more.

All interior lots shall have an area of at least 7800 square feet.

The area to be rezoned to R-2 and to which the modification of the R-2 zoning shall apply is described as follows:

Being part of the property owned by Green Meadows Land Company south of Holton Road, east of Hoover Road in the City of Grove City.

Beginning at a point that is S 4° 15' W (along the centerline of Hoover Road) a distance of 1427.94 feet and S 85° 45' E a distance of 200 feet from the point of intersection of the centerlines of Hoover Road and Holton Road;

thence S 85° 45' E a distance of 150 feet to a point;

thence S 4° 15' W a distance of 653.66 feet to a point;

thence S 85° 45' E a distance of 92.10 feet to a point;

thence with a curve to the left having a radius of 2800 feet, the long chord of which bears S 65° 47' 02" E a distance of 839.85 feet to a point;

thence N 74° 04' 31" E a distance of 99.61 feet to a point;

thence S 15° 55'29" E a distance of 581.68 feet to a point in the southerly line of the Green Meadows Land Company property;

thence S 74°04'31" W, along the southerly line of the Green Meadows Land Company property, a distance of 150 feet to a point that is N 74° 04'31" E a distance of 204.50 feet from the southeasterly corner of Meadow Grove, Section No. 1;

thence N 15° 55' 29" W a distance of 279.04 feet to a point;

thence N 81° 24' 41" W a distance of 128.29 feet to a point;

thence with a curve to the right having a radius of 3100 feet, the long chord of which bears N 66° 39' 33" W a distance of 812.09 feet to a point;

thence N 59° 07'58" W a distance of 216.09 feet to a point;

thence N 4° 15' E a distance of 869.75 feet to the place of beginning; containing 11.571 acres, more or less.

SECTION 3. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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


Jack E. Weygandt, President of Council


Robert E. Evans, Mayor

Submitted: 2/20/84
Passed: 5/7/84
Effective: 6/6/84

Attest: 
June A. Cook, Clerk of Council


R. E. Gunderman, Director of Law

I Certify that this ordinance is correct as to form.