

ORDINANCE C-18-05

AN ORDINANCE TO AMEND THE ZONING TEXT FOR PARKWAY CROSSING LOCATED NORTH OF WHITE ROAD AND WEST OF BUCKEYE PARKWAY AS ADOPTED BY ORD. C-02-02 AND AMENDED BY ORD. C-91-02 AND C-36-03

WHEREAS, on February 19, 2002, Council approved a Rezoning request for 16.49 & 21.17 acres located South of Stringtown and North of White Roads that included a Zoning Text; and

WHEREAS, on October 21, 2002, Council approved amendments to the Zoning Text through Ord. C-91-02; and

WHEREAS, on June 02, 2003, Council approved additional amendments to the Zoning Text through Ord. C-36-03; and

WHEREAS, on February 08, 2005, the Planning Commission recommended approval of amendments to said Zoning Text as shown in Exhibit "A", attached hereto.

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

SECTION 1. The Zoning Text for Parkway Crossing located North of White Road and West of Buckeye Parkway, as adopted by Ordinance C-02-02, and amended by Ordinances C-91-02 and C-36-03, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

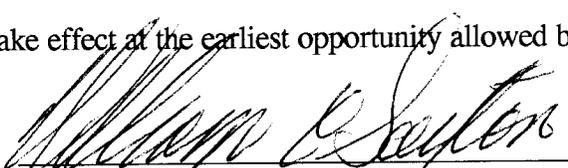
SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 11-1-05

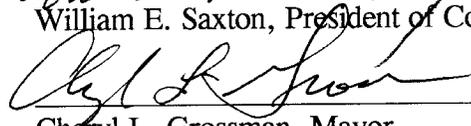
Effective: 05-04-05

Attest:

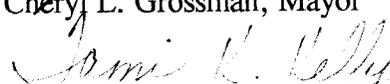
I Certify that this ordinance is correct as to form.



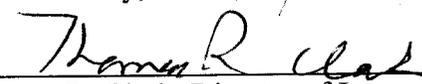
William E. Saxton, President of Council



Cheryl L. Grossman, Mayor



Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

C-18-05
Exhibit "A"

STRINGTOWN WEST PROPERTY

Grove City, Ohio

PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)
And
PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

Lucas State Street Stringtown, Ltd. and
Columbus Corporate Centers, Inc.
209 East State Street
Columbus, Ohio 43215

ZONING STANDARDS TEXT

February 19, 2002

Revised Oct. 21, 2002

Revised as of June 2, 2003

Requested Revisions as of Feb. 2, 2005

INTRODUCTION

The subject site consists of 45.66 acres located on the east side of I-71 between Stringtown Road and White Road and south of the Ramada Inn. A portion of the subject property was part of an earlier PUD-C rezoning district, which included the 116-acre Younkin property to the east. On June 25, 2001, the entire PUD-C district reverted to R-1 zoning classification pursuant to the Grove City Code. The portion of the site along I-71 that was not part of the PUD-C remains zoned C-2. The proposed development plan for the subject site is a mixed-use development, which will be complementary to the development plan for the Younkin Property to the east and will consist of both PUD-C and PUD-R zoning. This multi-use development is divided into ~~three~~ two (32) Subareas, A, and B and C. Access to this site from Stringtown Road is via an existing 50' easement.

SUBAREA A

The subject area is located south of the Ramada Inn, parcel number 040-005958 and west of the proposed shopping center on the Younkin property, parcel number 040-009235. This sub area will permit a mixture of retail, restaurant, hotel/motel, office uses and at a minimum, one (1) 40,000 sq. ft. signature office building. This property will accommodate more local service oriented uses and in addition would accommodate quality freeway oriented uses. Parking shall be calculated in accordance with the code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots. Architecture, signage and landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger out-lots.

SUBAREA B

~~The subject site is located between Subareas A and C with limited vista along I-71. This site will allow for a multi-family/apartment development with a maximum number of units to be one hundred and ninety two (192). Units to range from a minimum of 637 sq.ft. to 1431 sq.ft. consisting of studios, one (1), two (2), and three (3) bedroom units and at a minimum, 10% of the units will exceed 1,100 sq. ft. The development will have a coordinated architecture style consistent with Subareas A and C, as well as an extensive landscape plan. Special attention will be paid to any features along I-71. A full amenities package including a lighted an aerated and illuminated pond, with fountain, clubhouse and swimming pool will be part of the development.~~

SUBAREA CB

~~This subject site is located south of Subarea B and adjacent to White Road is 28.65 acres located below sub-area "A" and situated between Buckeye Place to the north and White Road to the south. The proposed use is for sale condominium units with a maximum density of 5.75 units per acre number of 252 units. Each unit to have two (2) or three (3) bedrooms, a maximum of eight (8) units shall have a one (1) car garage and the remaining units shall have a two (2) car garage and two and one half (2 1/2) baths with a minimum of 1400 sq. ft. per unit with square footages ranging between 1200 and 2050. Each unit will have an attached one or two car garage, accessible only from the unit which it serves, and at least 60 units will have a two car garage. The condominium development is a form of home ownership where the property owner owns the unit itself while the condominium association owns and maintains the ground around the units.~~

GENERAL NOTES

Development of the Property will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers and open spaces to provide visual image, reference points and identity. This development must also accommodate street and pedestrian connections to unify each individual development and to minimize traffic.

Unified elements, character and general design must be coordinated and compatible throughout the property and should be complimentary to the development on parcel number 040-009235, Younkin property. The proposed road system, designed to serve this development, will consist of improvements to an existing north/south right in, right out access road owned by BP, the extension of the West Road north of Subarea B of the Younkin Development and one (1) curb cut along White Road subject to the approval of the City Engineer and extensive landscaping complimentary to the I-71 interchange landscaping. Building and parking Set backs along White Road shall be a minimum of seventy (70) feet. There shall be a 30 foot parking setback and a 50 foot building setback on Buckeye Place. One curb cut for Proposed sub-area "B" will be permitted on Buckeye Place and one curb cut will be permitted on White Rd. The Location for each curb cut for sub-area "B" will be approved by the engineering department during the development plan process. Right-of-way and easements will be dedicated by the property owner for the new north/south roadway, and all other streets within the development will remain private. The proposed and existing road systems provide logical boundaries of the Subareas, which are considered independent districts for zoning and development purposes.

A landscaping plan will be filed as part of each Development Plan submittal for each subarea or portions thereof. ~~The landscaping plan would be consistent with the landscaping plan submitted as part of the Preliminary Development Plan for the entire site, and to be approved by the City's Urban Forester.~~

SUBAREA A (16.49 acres)

The subject area is located south of the Ramada Inn, and west of the proposed shopping center on the Younkin property. This sub area will permit a mixture of retail, restaurant, hotel/motel, office uses, and at a minimum, one (1) 40,000 sq. ft. signature office building. This property will accommodate more local service oriented users, and in addition would accommodate quality freeway oriented uses. Parking shall be calculated in accordance with the prevailing city code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots that may be more local service oriented with a provision that at a minimum, one (1) parcel will be reserved for a signature office site. Architecture, signage and landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger subareas. When the developer has developed all but one (1) out-lot in Subarea A, the developer shall reserve, at a minimum, a four (4) acre site to accommodate at a minimum a 40,000 sq. ft. signature office building with adequate parking and landscaping. If any of the out-lots have already developed with at a minimum 40,000 sq. ft. office building, then the above usage restriction shall not apply.

SUBAREA A (PUD-C)

A. PERMITTED USES: The following uses shall be permitted:

- (1). Those uses permitted by Section 1135.09(b), (1), (1.5), (2), (3) excluding 726X Crematories and 0722 Offices of Veterinarians and Animal Hospitals, (5), (6), (7) and (8), of the Codified Ordinances of Grove City;
- (2). Those uses listed in Section 1135.09(b) (12) A, 5, 6, 11 and 17 subject to obtaining a special use permit.
- (3). Permitted uses with ancillary drive-in windows or drive-thru facilities, and shall be limited to three (3).
- (4). Uses with outdoor seating to be shown, and approved as part of the approval of the Development Plan, and not to exceed three (3) such establishments unless otherwise approved by City Council.
- (5). Fast food restaurants with drive-thru windows to be limited to one (1) along I-71 freeway frontage. Any additional fast food restaurants with drive-thru windows along I-71 freeway frontage will require a special use permit per Section 1135.09(12)A.10 of the Codified Ordinances.

SUBAREA B (18.74 acres)

The subject site is located between Subareas A and C with limited frontage along I-71. This sub area contains multi-family residential, which serves as a transition between the retail/commercial to the north and lower density condominium residential proposed for Subarea C to the south. Architecture of all buildings to be compatible with the Subarea C development in its general design, materials and overall quality and be compatible with the general design and theme of the overall 47-acre site and consistent with approved elevations. This multi-family area will have a unified, residential scale appearance with a maximum number of units to be one hundred and ninety-two (192). No building shall have more than 12 units. There shall be, at a minimum, thirty-eight (38) detached garages with the remaining parking to be surface. Units to range from a minimum of 637 sq. ft. to 1431 sq. ft. consisting of studios, one (1), two (2), and three (3) bedroom units with at a minimum 10% of the units to exceed 1,100 sq. ft. The driveway will be private with one (1) full curb cut off new north/south road and to be reviewed and approved by the City Engineer. Special attention will be paid to any building elevations or vistas along I-71. A full amenities package including a lighted an aerated and illuminated pond with fountain, clubhouse and swimming pool will be part of the development. Landscaping will be reviewed and approved by the City's Urban Forester.

SUBAREA B (PUD-R)

A. PERMITTED USES:

Multi-family dwelling not to exceed one hundred and ninety-two (192) units.

SUBAREA C-B (10.43 acres 28.65 acres)

This subject site is located ~~south of below~~ Subarea B-A, and adjacent to ~~south of~~ Buckeye Place and north of ~~White Road~~. This sub area may be used for ~~multi-family for-sale~~ condominium housing at a ~~density of not to exceed 5.75 units per acre~~ with a maximum number of 252 units. Each unit will have a minimum of 1400 sq. ft. and will have two (2) or three(3) bedrooms with square footages ranging from 1200 to 2050 square feet. ~~a maximum of eight (8) units shall have a one (1) car garage and the remaining units shall have a two (2) car garage and two and one-half (2 1/2) baths.~~ All units shall have a one or two car attached garage, accessible only from the unit which it serves, and at least 60 units will have a two car garage. Within a condominium form of ownership all streets are private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are provided by the condominium association. This translates into less demand on public services. Within a condominium development, the homebuyers will be purchasing individual dwellings. Individual lots, as in the traditional single-family subdivision, do not exist. After a unit has been purchased, the condominium resident's association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to the common areas. All buildings will have a unified, residential scale appearance and consistent with approved elevations. Setback from White Road is to be a minimum of seventy (70) feet, setbacks from Buckeye Place shall be 30 feet for parking and 50 feet for building. One (1) full curb cut will be permitted along White Road and one full curb cut shall be permitted on Buckeye Place. The location of each curb cut shall be approved by the engineering department during the development plan process. Architecture of the buildings is to be compatible with Sub area B A development in its general design, materials and overall quality. Exterior architectural materials will feature any combination of upgraded vinyl siding, shakes, brick, stone or wood as approved by the city during the development plan process.

SUBAREA C (PUD-R)

A. PERMITTED USE:

Condominium units shall not exceed ~~5.75 units per acre~~ 252 total units. The open space, landscape buffer and other exterior features shall be owned by a condominium association as common property. Maintenance and repair of common area including landscaping, an entry feature, roadways, and and mounding, ~~and an irrigation system along White Road that shall be the responsibility of the condominium association.~~ Building walls shall not be permitted within the required setbacks, however, screened in porches may be permitted within the setback area. Interior private roads shall be a minimum of 22' wide or wider as engineering dictates.

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date

Approved:

~~Richard L. Stage~~, City Administrator

Date