

ORDINANCE C-32-15

AN ORDINANCE FOR THE REZONING OF 9.05 ACRES
LOCATED AT 2066 HOME ROAD FROM SF-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 June 02, 2015; 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 SF-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 9.051 acres conveyed to Delno A & Janet I Cummins, as recorded in Official Records, 199807020165246, 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: 07-20-15
Effective: 08-19-15

Attest:

I Certify that this ordinance
is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

C-32-15
Exhibit A



Civil & Environmental Consultants, Inc.
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Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

Description of 9.051 Acres for Triangle Real Estates Services

Situated in the State of Ohio, County of Franklin, City of Grove City, V.M.S. 6839, and being a Total of 9.051 Acres Containing a 2.285 Acre Tract (Parcel 1) and a 1.646 Acre Tract (Parcel 2) Conveyed to Delno A & Janet I Cummins, Instrument Number 199807020165246, and a 5.119 Residual Acre Tract Conveyed to George L Schulz & Jill F Savage, Instrument Number 199807020165246 in the Franklin County Recorder's Office:

Beginning with a Found 3/4" Iron Pipe with No ID Cap at the Northwest Corner of said 1.646 Acre Tract (Parcel 2) also being the Northeast Corner of the Addition Property to the Village at Gantz Park Condominiums, Instrument Number 200408260200224, located at Station 315+45.10, Offset to the Right 160.00 feet as shown on the Right-of-Way Plans named FRA-270-6.09S;

Thence South 75°30'00" East following the Southerly Limited Access Right-of-Way Line of Interstate 270, O.R. 16260, Pg. A07, a Distance of 610.82 feet to a Found 3/4" Iron Pipe with No ID Cap at the Northeast Corner of said 5.119 Residual Acre Tract also being the Northwest Corner of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located at Station 321+63.25, Offset to the Right 160.00 feet as shown on said Right-of-Way Plans;

Thence South 13°25'10" West following the Westerly of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, a Distance of 582.60 feet to a Found 5/8" Rebar with No ID Cap at the Southeast Corner of said 5.119 Residual Acre Tract also being the Southwest of a 6.660 Acre Tract Conveyed to Cannan Land Church, O.R. 4195, Pg. F17, located on the Northerly Right-of-Way Line of Home Road;

Thence with the following Two (2) courses along the Northerly Right-of-Way Line of Home Road, FRA 270-6.09S;

1. North 87°19'24" West a Distance of 87.11 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;
2. South 78°22'48" West a Distance of 118.92 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER;

Thence South 10°13'02" West crossing Home Road, a Distance of 37.42 feet to a Set Railroad Spike;

Thence North 79°47'14" West following the Centerline of Home Road and the Northerly Line of Southpark Subdivision, P.B. 71, Pg. 31, a Distance of 294.66 feet to a Set Railroad Spike at the Southwest corner of said 2.285 Acre Tract (Parcel 1) also being the South east Corner of a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

Thence with the following Two (2) courses around a 0.321 Acre Tract Conveyed to Jackson Township Trustees named Marsh Cemetery, D.B. 52, Pg. 461;

1. North 12°59'45" East a Distance of 138.67 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northeast Corner of said 0.321 Acre Tract, (Passing a Found 5/8" Rebar with No ID Cap for a Distance of 26.13 feet);
2. North 79°39'24" West a Distance of 120.12 feet to a Set 3/4" Iron Pipe, 30" in Length with an ID Cap stamped CEC PROP CORNER at the Northwest Corner of said 0.321 Acre Tract;

Thence North 12°59'45" East following the Additional Property of the Village at Gantz Park Condominium, Instrument Number 200408260200224, a Distance of 582.33 feet to the True Point of Beginning, Containing 9.051 Acres, More or Less, Subject to all Easements, Right-of-Ways, and Restrictions.

This Description was based on an actual field survey by Civil & Environmental Consultants, Inc. in March, 2005.

Bearings were based on State Plane Coordinate System from Franklin County Monuments named FCGS 4432 to FCGS 4428. Ohio South Zone, NAD 83 (1986)

Anthony W. Williams P.S. 7726

Date

Village at Gantz Meadows, LLC

1. Property

The Village at Gantz Meadows ("Property") shall consist of an approximate 9.051 acre site with approximately 294.66 feet of frontage along Home Road and as is further described in Exhibit A-1: Description of 9.051 Acres for Triangle Real Estate Services.

2. General Provisions

- a. The provisions outlined within these development standards shall apply to the 9.051+/- acres of land as described in Exhibit A-1 unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- b. For the purposes of this Zoning & Development Standards 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 difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning & Development Standards 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.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

3. Permitted & Accessory Use

- a. The Village at Gantz Meadows will be a residential neighborhood that shall contain a mixture of 4-unit and 6-unit attached condominium homes with a pool and cabana. There will be 56 units available.
- b. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

4. General Site Development Standards

- a. Entryway. An entry to the site will be located on Home Road and shall incorporate design elements in keeping with others in the area. Those elements shown are illustrative only. Details will be included with the Final Development Plan.
- b. Streets. All streets shall be a minimum of 26 feet in width (as measured from front of curb), privately owned and maintained by the Condominium Association.
- c. Bike Path. A 6-foot wide asphalt bike path connection shall be constructed by the developer and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path shall connect the existing trail in Gantz Park to the site's entryway and the proposed private sidewalk within the subject property. That portion of the path which falls within the public R.O.W. should be conveyed to the City for public use through recorded easements.
- d. Open Space. Open space shall be provided in accordance with Chapter 1101.
- e. Amenity. The developer shall construct a community pool cabana of approximately 180 square feet and a pool (not less than 20' x 40'). These amenities shall be used by residents and their guests in accordance with regulations established by the Condominium Association to be formed by the developer.
- f. Construction/sales trailer. During the initial construction of the property, a temporary trailer will serve as both construction and sales center.
- g. Site lighting. Site lighting shall be provided along the internal private streets via a decorative post with lamp fixture. Additional decorative accent and landscape lighting shall be incorporated at the clubhouse, entry sign and landscape features which may be lit from a concealed source with light cast directionally up or down. No light shall be cast horizontally, and lighting fixtures will be no taller than fifteen feet (15'). The final details for lighting fixtures and locations will be approved with the final development plan.
- h. Fencing. Fencing shall be limited to entry feature fencing, buffer privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- i. Retention Ponds. Retention ponds shall comply and constructed in accordance with Grove City's Public and Private Pond Design Criteria.
- j. Screening, Tree Survey, and Tree Preservation
 - i. Developer shall pay the Urban Forestry fee of \$6 per lineal feet of curb/street pavement for the entire plat, to the City Community Environmental Fund. Trees will be installed and maintained by the city.
 - ii. Perimeter screening/buffering shall be provided to ensure compatibility and adequate buffers with surrounding uses as well as acceptable separation from Home Road and I-270.

1. In areas determined during the development plan review and construction process by the Urban Forester to be void or deficient of trees (as result of construction activity or as an existing condition) the developer shall install trees to establish an adequate level screening and buffering in accordance with Section 1136.07.
2. Existing healthy trees located within ten (10') feet of the site's perimeter (measured from the property line) shall be preserved with the exception for utility crossings. Trees located within these areas as shown on the Final Development Plan shall be placed in a preservation easement and provided to the Condominium Association as part of the Declaration of Condominium.
3. **Perimeter screening shall meet Grove City standards in accordance with Chapter 1136. Permissibly open area shall not be included in the opacity determination.**
 - a. Screening shall be reasonably uniform in height and opacity along its entire length, provided, however, that screening is not required within one foot (1') of the ground or eight feet (8') above finished grade.
 - b. Plants shall be selected to achieve the height and opacity specified herein within five (5) years of installation and shall be not less than six feet (6') for evergreens, two (2") caliper for deciduous and thirty-six inches (36") for shrubs at the time of installation.
- iii. Two trees shall be provided per residential unit. These trees may not be utilized to fulfill the pond planting requirement. Details for trees and other plantings shall be provided with the Final Development Plan. At a minimum, shade trees and ornamental trees shall be two inch (2") caliper at installation.
- iv. A tree survey shall be provided showing all trees six inch (6") caliper or greater on site.
- k. **Parking.**
 - i. Each 4-unit building will provide a min. 4 garage spaces and 8 surface spaces, each 6-unit building will provide a min. 7 garage spaces and 8 surface spaces.
 - ii. **Additional parking shall be provided at the clubhouse (3 spaces) and at other locations (8 spaces) as shown on Exhibit B - Preliminary Development Plan.**
 - iii. No on-street parking shall be permitted on the private streets. The developer shall install "No Parking" signs as directed by the Fire Department. These "No Parking" signs will be decorative and details for these signs will be approved as part of the final development plan.
5. **Phasing.** The property will be developed in two phases, with the sequence of construction determined by the developer as approved in final engineering.

6. Condominium Association **Responsibilities**. A condominium association will be established by the developer prior to occupancy by any residents. Control of the association shall be turned over to the residents in accordance with Ohio Law Association responsibilities shall include exterior maintenance of all buildings and structures and lawn and landscaping care for all common areas (such as the entryway, lawns, trees, site amenity, retention pond facilities and the like). All association responsibilities and obligations shall be set forth in the Declaration of Condominium prepared and recorded by the developer prior to occupancy.

7. Architectural Development Standards and Area Requirements.

a. Setbacks.

- i. There shall be a ten foot (10') building and parking side yard setback from east and west property boundary.
- ii. There shall be a thirty foot (30') building and parking setback from the north property boundary.
- iii. There shall be a 40' building and parking setback from the south property boundary.

b. Building Standards.

- i. The minimum living area (finished space) of each home shall not be less than 650 square feet.
- ii. The maximum height of any building shall be 25 feet above grade.
- iii. All architectural features shall be as described below or as depicted on the Final Development Plan.

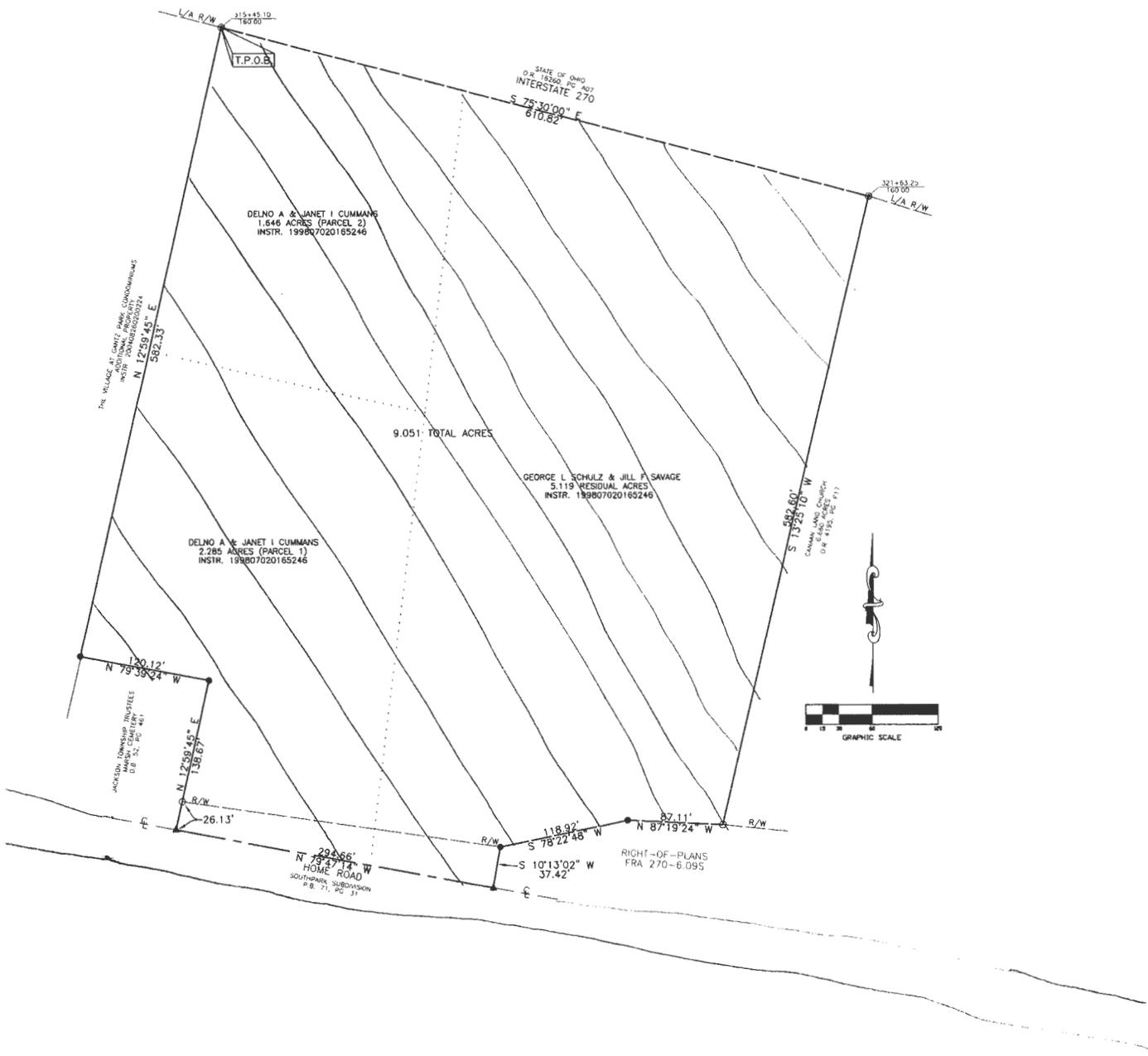
8. Building Design.

- a. The exteriors of the buildings shall include any of the following unless equivalents are approved by the Grove City Building Division during the building permit process:
 - i. Vinyl siding (lap & shake) and trim
 - ii. Aluminum or vinyl soffits and fascia
 - iii. Cultured stone
 - iv. Brick
 - v. Single hung, Low-E vinyl windows
 - vi. 25 Year, dimensional architectural shingles
 - vii. 1 and 2-car garage doors

- viii. Faux shutters
 - ix. Dormers
 - x. Other materials used as minor accents subject to approval of the Building Division
- b. Exterior Colors
- i. Siding Colors. Natural earth tones and/or warm neutral colors, including white. High-chroma colors are not permitted.
 - ii. Trim Colors. Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting to siding color. High-chroma colors are not permitted.
 - iii. Roofing Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
- c. Garages. All dwellings shall have an attached one or two-car garage.
- d. Accessory Structures. No detached garages, sheds, or other accessory structures shall be permitted.

Surveyor's Certificate

This exhibit was based on an actual field survey by Civil &
 Environmental Consultants, Inc. in March, 2005.



Legend of Symbols & Abbreviations

- Found 3/4" Iron Pipe with No ID Cap.
- ▲ Set Railroad Spike
- Found 5/8" Rebar with No ID Cap.
- Set 3/4" Iron Pipe, 30" in Length with on ID Cap stamped CEC PROP CORNER

EXHIBIT B

Registered Surveyor: Anthony W. Williams
 Registered Land Surveyor No.: 7726
 in the State of Ohio
 Date: _____

CEC
 Civil & Environmental Consultants, Inc.
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 NASHVILLE, TN · PITTSBURGH, PA · ST. LOUIS, MO.

Boundary Survey
 for Triangle Real Estate Service
 of 9.051 Acres on Home Road
 Grove City, Ohio

DRAWN BY: NW	JOB NUME 050052
FIELD WORK BY: TF/AJ/JA	
DATE: APRIL 15, 2005	
SCALE: 1"=60'	SHEET 1 OF 1

REVISION RECORD	
DATE	DESCRIPTION