

# ORDINANCE C-47-15

AN ORDINANCE APPROVE A PUD-R ZONING CLASSIFICATION FOR  
16+ ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF ORDERS  
AND HAUGHN ROADS UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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 zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the PUD-R Zoning Classification request on July 07, 2015, with the following stipulations: 1. Section VII(4) of Zoning Text shall be amended to eliminate the specific Total Building square footage, 2. Section VII(9) shall be amended to state "There will be a minimum of 178 parking spaces provided for staff, visitors, and tenants"; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation 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 shall be given a zoning classification of PUD-R - Planned Unit Development-Residential, with an amended Zoning Text as stipulated by Planning Commission, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and lying in Virginia Military Survey #1434, 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.

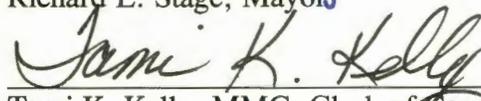
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

  
\_\_\_\_\_  
Ted A. Berry, President of Council

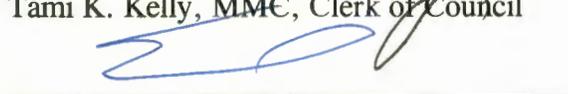
Passed: 09-08-15  
Effective: 10-08-15

  
\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

  
\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

  
\_\_\_\_\_  
Stephen J. Smith, Director of Law

C-4745  
Exhibit A  
**LEGAL DESCRIPTION**  
**15.974 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 1434 of the Virginia Military District, being a part of the 86.388 acre tract conveyed to Joseph D. Brown and Marcia L. Brown by of record in Instrument Number 200001120008580 and in Instrument Number 201209140136739 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

**COMMENCING, FOR REFERENCE**, at Franklin County Geodetic Survey monument number 2018 found at the intersection of the centerline of Orders Road (right of way width varies) and the centerline of Haughn Road (right of way width varies) being also the northeasterly corner of the 0.896 acre tract conveyed to the Franklin County Commissioners by deed of record in Instrument Number 200408170192072 and the northwesterly corner of the 0.727 acre tract conveyed to Dorothy A. Miller by deed of record in Instrument Number 201303220048045;

thence, South 02° 36' 56" West, 750.00 feet, along the centerline of Haughn Road, the easterly line of the 0.896 acre tract, the westerly line of the 0.727 acre tract, the westerly line of the 0.460 acre tract conveyed to Betty D. Gardner by deed of record in Official Record 5102 E09 and the westerly line of the 4.422 acre tract conveyed to Rebecca L. Absten and Michael J. Absten by deed of record in Instrument Number 200406090133243, to a Mag Nail set in the southeasterly corner of the 0.896 acre tract and being the **PRINCIPAL PLACE OF BEGINNING**;

thence, continuing South 02° 36' 56" West, 254.58 feet, along the centerline of Haughn Road, to a Mag Nail set;

thence, North 82° 23' 04" West, 810.50 feet, to an iron pin set, passing for reference an iron pin set at 20.08 feet in the westerly right of way line of Haughn Road;

thence, North 02° 36' 56" East, 889.58 feet, to an iron pin set in the southerly line of the 2.250 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument 201410310144844;

thence, South 86° 59' 05" East, 651.50 feet, along the southerly line of the 2.250 acre tract and the northerly line of the Brown tract, to an iron pin found (13/16" ID. iron pipe with "EMHT" plug per survey by Joshua M. Meyer);

thence, South 26° 06' 28" East, 114.30 feet, along a southwesterly line of the 2.250 acre tract and a northeasterly line of the Brown tract, to an iron pin found (13/16" ID. iron pipe with "EMHT" plug per survey by Joshua M. Meyer);

thence, South 09° 55' 41" East, 234.82 feet, along a southwesterly line of the 2.250 acre tract and a northeasterly line of the Brown tract, to an iron pin found (13/16" ID. iron pipe with

"EMHT" plug per survey by Joshua M. Meyer) in the westerly line of the Franklin County Commissioners 0.896 acre tract;

thence, South 02° 36' 56" West, 371.64 feet, along the westerly line of the 0.896 acre tract and an easterly line of the Brown tract, to an iron pin set in the southwesterly corner of the 0.896 acre tract;

thence, South 87° 23' 04" East, 50.00 feet, along the southerly line of the 0.896 acre tract and a northerly line of the Brown tract, to the Principal Place of Beginning, passing for reference an iron pin set at 30.00 feet.

Containing 15.974 acres more or less of which 0.116 acres is within the present right of way occupied by Haughn Road. Subject, however, to all legal rights of way and/or easements, if any, of previous record.

Iron pins set, where indicated, are 5/8 inch diameter by 30 inches in length solid re-bars with yellow plastic caps bearing the inscription of Choice One Engineering and SEB LS-7059.

The bearings shown on this survey are based on NAD 83, GEOID 2003, Ohio South Zone, ODOT VRS CORS Network and verified by field traverse utilizing and referencing the Franklin County Engineering Department monuments FCGS 5623, FCGS 2018, FCGS 2017 and L21. The bearing of South 02° 36' 56" East between monuments FCGS 2018 and FCGS 2017 was utilized as the "basis of bearings" for this survey.

This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey during the month of February 2015 performed under the direct supervision of Steven E. Bowersox, Ohio Professional Surveyor number 7059.



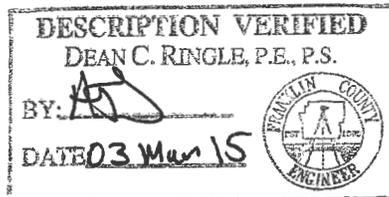
CHOICE ONE ENGINEERING

*Steven E. Bowersox* 3/2/2015  
Steven E. Bowersox Date  
Professional Surveyor No. 7059

0-33-2  
Split  
15.974 acre  
0-tot  
(160)  
184

**APPROVED BY FRANKLIN COUNTY  
ECONOMIC DEVELOPMENT &  
PLANNING DEPARTMENT  
NO PLAT REQUIRED**

*[Signature]* 4/3/15  
Authorized By 9777-15-LS Date

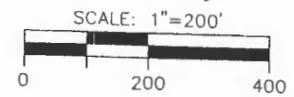


# BROWN PLAT OF SURVEY

BEING SITJATE IN VIRGINIA MILITARY SURVEY 1434,  
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN,  
STATE OF OHIO



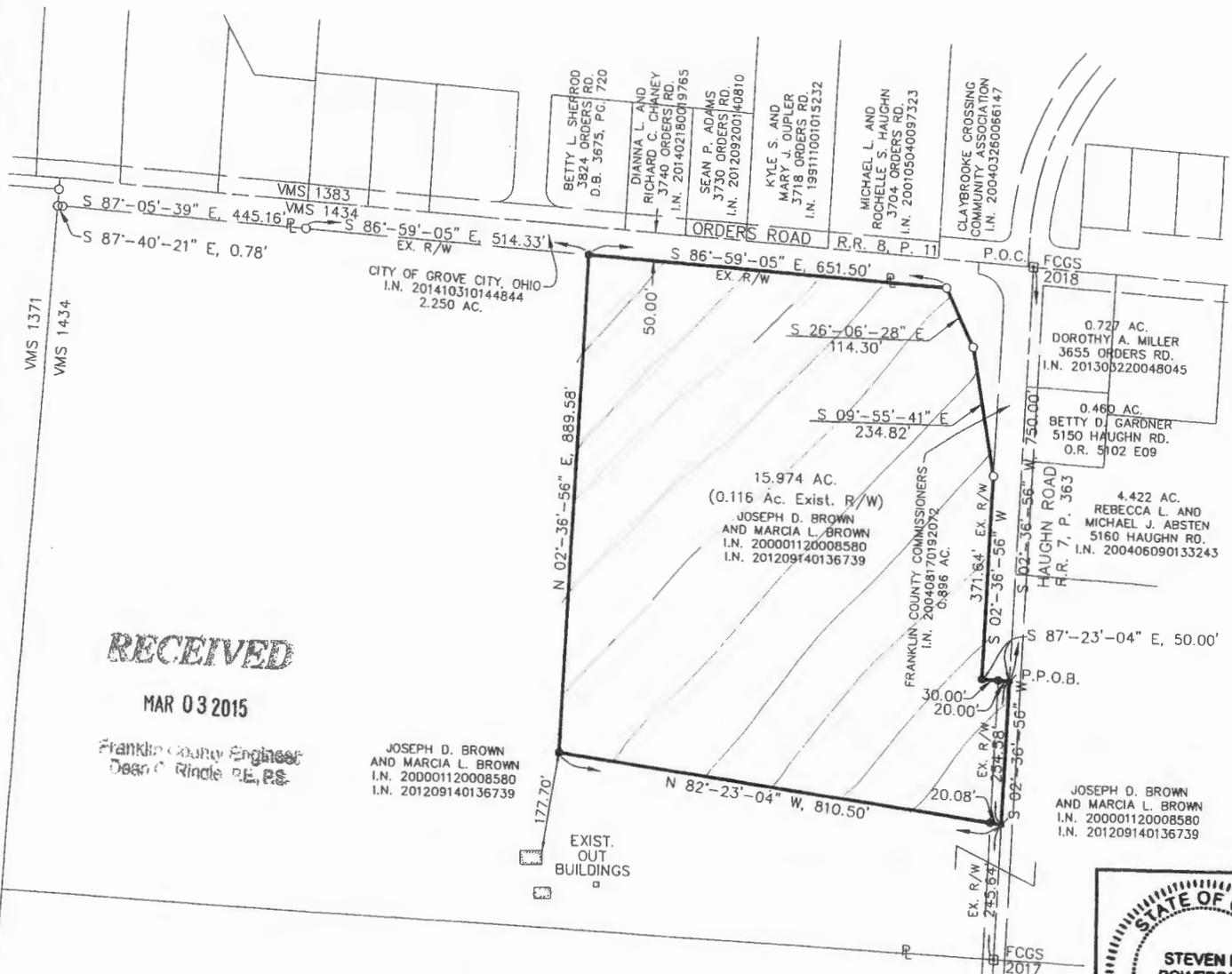
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## LEGEND

- 5/8" X 30" REBAR W/CAP SET
- IRON PIN FOUND, 1 1/8" ID IRON PIPE WITH "EMHT" PLUG PER SURVEY BY JOSHUA M. MEYER
- ⊕ MAG NAIL SET
- ⊕ MAG NAIL FOUND
- ⊕ FCGS MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.P.O.B. PRINCIPAL PLACE OF BEGINNING

NOTE:  
1.) The subject 15.974 acre tract contains no buildings or improvements.



**RECEIVED**

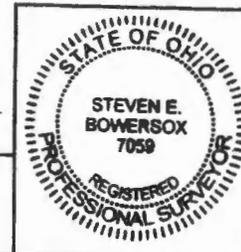
MAR 03 2015

Franklin County Engineer  
Dean C. Rindler, P.E., P.S.

JOSEPH D. BROWN  
AND MARCIA L. BROWN  
I.N. 200001120008580  
I.N. 201209140136739

*Steven E. Bowersox*  
STEVEN E. BOWERSOX, P.S. #7059

3/2/2015  
DATE



**CHOICE ONE ENGINEERING**

440 E. HOEWISHER ROAD  
SIDNEY, OHIO 45365  
(937) 497-0200

203 W. LOVELAND AVENUE  
LOVELAND, OHIO 45140  
(513) 239-8554  
www.choiceoneengineering.com

DATE:	03-02-2015
DRAWN BY:	seb
JOB NUMBER:	FRA-GCI-1403
SHEET NUMBER:	1 OF 1

Revised  
9-8-15

**STORY POINT SENIOR LIVING FACILITY**  
**PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)**  
**ZONING TEXT**

- I. INTRODUCTION. This Zoning Text (the "Text") establishes the permitted land use, residential density, and other development standards for the development comprising the 15.97± acres of land generally located south of Orders Road, and west of Haughn Road, as more accurately depicted on the Preliminary Development Plan dated April 15, 2015 and described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, Story Point, is a senior living facility. The general design of the Property is to reflect and continue the characteristics and continuity of the adjacent community.
  
- II. SEVERABILITY. All provisions of this 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.
  
- III. APPLICABILITY. The standards and provisions outlined within the Text shall apply to the 15.97± acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.
  
- IV. CONFLICT. When there appears to be, or there is in fact, a conflict between the Text and the Final Development Plan, the more restrictive requirement/standard shall apply.
  
- V. DEVIATION. The standards, requirements and uses may be deviated from upon the request of City or Developer during the final development plan review process as long as such requests are consistent and harmonious with the overall intent and character of the development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relieve from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.
  
- VI. GENERAL REQUIREMENTS.
  - A. Streets / Sidewalks
    - 1. Pavement Width. Private drives shall have a minimum pavement width of 22 feet measured from face-of-curb to face-of-curb.
    - 2. Side Walks. Sidewalks shall be installed along Orders Rd. per the final development plan.
    - 3. Service Walks. Walks will be installed throughout the site to provide accessibility to parking and service areas.
  - B. Landscaping.
    - 1. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be approved with the final development plan.

2. Street Trees. The provision for street trees shall be administered under Section 1136.09 of the Grove City Zoning Code.
3. Site Landscaping. The site will be landscaped per the final development plan and will include a variety of plant species and trees to provide screening and natural amenities to highlight the site.

VII. Requirements

1. Intent. The intent of this subarea is to provide senior living housing choices.
2. Permitted Uses. Independent Living; Enhanced Living; Assisted Living/Memory Care
3. Lot Size. The facility will be located on the 15.97± acre site.
4. Unit Sizes: Total Building - a minimum of 186,415 SF; Units vary from 480 SF - 1085 SF – 92 apartments will be made up of a minimum of seventy-two (72) 685 SF one-bedroom units, twelve (12) 965 SF two-bedroom units and eight (8) 1085 SF 2-bedroom deluxe units.
5. Yard Dimensions:

VII. Story Point Proposed Set Backs			
	Main Building	Accessory Building (Carports)	Parking/Drive Aisle
North	146'	170'	38'
South	<u>240'</u>	248'	<u>127'</u>
East	63'	58'	20'
West	106'	54'	18'

6. Unit Types: The housing programs for those requiring more services/assistance include The Harbors – an independent living program with a minimum of 30 additional apartments offering “catered” services providing moderate assistant to those with slightly higher needs, but not the intensity required of an assisted or nursing care resident. The Harbors, located in the southwest quadrant, is a 1-story wing (Approx. 27’-0” tall) made up of a minimum of four (4) 480 SF Studios, twenty-four (24) 640 SF 1-bedroom units and two (2) 950 SF 2-bedroom units. A specialized 1-story environment for seniors with Alzheimer’s or other associated dementias affecting memory and other cognitive skills is planned as a corrected, yet stand-alone minimum 36 unit, housing option for those unique seniors. The A.L. & Memory, located in the southeast quadrant, is a 1-story wing (Approx. 30’-0” tall) made up of a minimum of thirty-two (32) 295 SF 1-bed units and four (4) 450 SF 2-bed units.
7. Amenities: Amenities will include a variety of dining venues, indoor and outdoor activity areas, shops, postal services, bank, salon/barber, library and computer classroom and multi-purpose rooms for larger gatherings, fitness or other group

activities. The use of these amenities are limited to the residents and their guests and are not open to the public.

8. Site and Building Design.
  - a. Materials. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged to reflect a continuity of materials and architectural design for all elevations. Building materials including brick or stone and vinyl siding will be utilized on exterior walls.
  - b. Building Height. The maximum building height shall be (50) feet measured from the grade to the highest decorative element on the building and an average of (48.5) feet measured from the grade to the ridge line of the main roof for the 3-story portion.
  - c. Roof. All roof pitches must fall within the range of 6/12 – 12/12 with the exception of porch roof pitches which may not be less than 4/12 and minimal flat roof areas used to conceal mechanical equipment with parapet walls. The roof material will be dimensional architectural shingles at pitched roofs and membrane roofing at flat roof areas.
  - d. Driveways. Driveways shall be constructed of stone base, concrete curbs and asphalt paving.
  - e. Detached Structures. Car Ports covering a minimum of (26) parking spaces.
  - f. Outdoor Space. Outdoor areas will serviced with patios, courtyards and ADA accessible sidewalks with widths and locations per the submitted plan.
9. Parking. There will be a minimum of (178) parking spaces provided for staff, visitors and tenants.