

RESOLUTION NO. CR-45-00

A RESOLUTION TO APPROVE THE FINAL DEVELOPMENT PLAN FOR
GRANT RUN ESTATES LOCATED ON THE SOUTH SIDE OF BORROR ROAD

WHEREAS, on June 13, 2000, the Planning Commission approved the final development plan for Grant Run Estates, with the following stipulations:

1. Plans are to be reviewed by Jackson Township Fire Department;
2. Plans are to be reviewed by Urban Forester;
3. Entry feature is to be constructed simultaneously with first phase of development;
4. Building setbacks shall be 35 feet for lots fronting Buckeye Parkway;
5. A deceleration lane will be provided as requested in staff's letter;
6. Fencing will be uniform and a white vinyl as indicated on plans;
7. Lighting fixtures and standards shall be submitted and approved by Staff;
8. A feasibility study shall be done regarding the possibility of converting the detention pond into a retention pond and adding a fountain and lights in Reserve A, southeast corner;
9. Minor language changes were made to the text.

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

SECTION 1. This Council hereby accepts the final development plan for Grant Run Estates, contingent upon the stipulations set by Planning Commission, and the following stipulations:

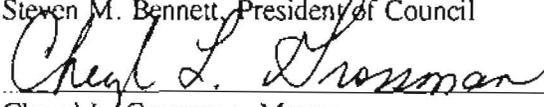
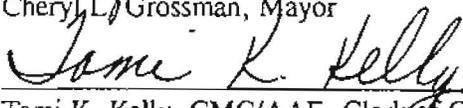
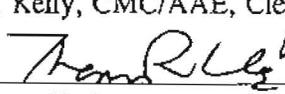
1. All lots accessing Buckeye Parkway shall have a minimum width of 90' at the curb; and
2. Lots #17 and 33 or 34 shall not be developed until the adjacent properties Final Development Plan is approved.

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

Passed: 7-17-00
Effective: 7-17-00

Attest:

I Certify that this resolution
is correct as to form.


Steven M. Bennett, President of Council

Cheryl L. Grossman, Mayor

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

Thomas R. Clark, Director of Law

CR-45-00
FINAL DEVELOPMENT PLAN
LIMITATION TEXT
GRANT RUN ESTATES
(SOUTH SIDE OF BORROR ROAD, APPROXIMATELY
5,500 FEET WEST OF JACKSON PIKE)

APPLICANT: **CROSSMAN COMMUNITIES, 929 EASTWIND DRIVE,**
WESTERVILLE, OHIO 43081

DATE OF TEXT: **June 23, 2000**

1. **Introduction:** The subject property consists of 100.1 +/- acres currently zoned R-1B with a proposed development of 231 single family lots. Applicant is devoting 21.9 +/- acres of its property to open space.

2. **Permitted Uses:** No lot shall be used except for the construction of single family dwellings with attached two-car garages as permitted pursuant to the development standards of R-1B of the City of Grove City, Ohio Codes and Ordinances.
 - A. A homeowner's association will be formed prior to the closing of sale on the first home whose responsibilities will include the maintenance of all common areas including, but not limited to, entrance features, landscaping and the maintenance and care of Reserves C, D, E, F, G, H, and I as set forth on the Final Development Plan.
 - B. The applicant/owner of the property commits to the development of the property in accordance with the site plan which accompanies this text. The site plan attached hereto will become a part of the ordinance and is subject to variations in accordance with final engineering.
 - C. Minimum housing sizes will be 1,600 square feet for a single story and 1,800 square feet for two story dwellings.

3. **Specific Development Standards:**
 - A. The entry feature will be built simultaneously with the construction of Phase I and maintained in accordance with the drawings being submitted along with this text.
 - B. Lots 1, 2, 3, and 4, and 11, 13, 106, 117, 158, 159, 185, 186, 210, 211, 223, 224 and 227 will have no vehicular access to Buckeye Parkway.
 - C. The 21 lots on Buckeye Parkway will have a minimum width of 90 feet and will involve the construction of a driveway as set forth on Option A or Option B as set forth on the Final Development Plan enabling the lot owner to turn his/her vehicle

around on the lot itself. At least 50 percent of the lots shall be constructed in accordance with the Option A turnaround.

D An eight-foot wide asphalt bike path will be installed along Buckeye Parkway, as shown on the Final Development Plan, and will be built as part of the street construction of Buckeye Parkway and installed simultaneously with same

4. **Landscaping:** Applicant commits to depositing with the issuance of a certificate of occupancy the amount required by City Code for the installation of street trees. The landscaping code, pursuant to 1136.14(B)(1) will be complied with regarding the retention of existing trees. A survey will be finalized with the urban forester and submitted to the City of Grove City. A street tree plan has been submitted with the Final Development Plan showing the location of street trees installed along the right-of-ways within the subdivision. In addition, lots 1 through 4, and lots 223 and 224 shall have rear yard buffering consistent with the example set forth on the Grant Run Estates' Landscaping Plan.
5. **Fencing:** The Homeowner's Association will only construct split-rail white fencing constructed of white vinyl where permitted. No fence shall exceed 48 inches in height (except for when Code provides a different set of standards) and no fence shall be constructed in the front yard setback of any home in this development. Lots 5 through 10 and Lots 38 through 42 shall have rear yard fencing. There shall be 200 linear feet of fencing on the west side of the northeast entrance. No fencing will be constructed on lots 1 and 4 and no fencing will be constructed parallel to the developer's installed fencing between the rear or sides of housing and the fencing previously mentioned.
6. **Off-Site Improvements:**
 - A) The owner has agreed to the extension of Buckeye Parkway as an off-site improvement, including the construction of a bridge. During the construction of Phase I of Grant Run Estates, the owner will purchase a construction bond or other form of guarantee acceptable to the City in favor of Grove City for the cost of said improvement to ensure that funds will be available for the development of same.
 - B) Applicant will construct a deceleration lane on Borror road for East bound traffic entering South bound into the subdivision at Northwest entrance. Applicant will pay for improvements and City will provide land.
7. **Lighting:** Decorative street lighting will be installed with the completion of each phase of Grant Run Estates (12' poles, HADCO lighting and black aluminum poles). Interior street lighting to be on alternate sides of the street. Lighting will be provided behind lots 112-116 along bike path.

8. **Phasing of Project:** The project will be divided into five phases and each phase will include the extension of all utilities including, but not limited to, water, sewer, electricity and surface drainage, pursuant to acceptable engineering standards for the City of Grove City and in accordance with utility plans. Phasing boundaries can be altered for the addition of lots and phasing can be developed in sections if deemed necessary by the developer. However, phases will be built in sequence as set forth on the development plan.
9. **Pools:** No above-ground swimming pools shall be erected or permitted within Grant Run Estates.
10. **Elevations:** No home with the same elevation will be built next to one another in all areas of Grant Run Estates in order to prevent excessive duplication.
9. **Mailboxes:** Each home will have the same style pole mounted mail box
11. **Deed Restrictions:** The attached warranty deed covenants will be filed and at the platting of Phase I observed by the residents of Grant Run Estates

Respectfully submitted,

CROSSMAN COMMUNITIES

By: _____
