

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

March 16, 2015

6:30 Caucus

7:00 – Reg. Meet.

SERVICE: Ms. Lanese

Resolution CR-10-15 Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction and Repair of Sidewalks on Barbee Ave., Carol Ave., Dennis Lane, Irwin Ave., La Rosa Dr., Louise Ave., Louise Ct., Michael Lane, Richard Ave., Sheldon Pl., Southwest Blvd., Terry Lane, Thomas Ave., Voeller Circle, and Wendy Lane.

Resolution CR-15-15 Authorize Participation in the Ohio Department of Transportation Cooperative Purchasing Program.

LANDS: Ms. Klemack-McGraw

Ordinance C-05-15 Approve the Rezoning of 4074 Gladman Ave. from R-2 to PSO. Second reading and public hearing.

Ordinance C-16-15 Accept the Annexation of 0.981 acres located at 4338 Hoover Road to the City of Grove City. Second reading and public hearing.

Ordinance C-17-15 Approve the Rezoning of 1342 Holton Road from SF-1 to PUD-R with Zoning Text. First reading.

Resolution CR-11-15 Approve the Development Plan for The Woods of Pinnacle located at 1342 Holton Road.

Resolution CR-12-15 Approve the Development Plan for Grove City Family Dentistry Parking Lot Expansion located at 4068 Gladman Avenue.

Resolution CR-13-15 Approve the Development Plan for Best Western Addition located at 4026 Jackpot Road.

Resolution CR-14-15 Appeal the Decision of the Board of Zoning Appeals Granting a Variance to Table 1135.10-I to Waive the Requirement to have a Minimum 80' of Street Frontage for 0000 Orders Road.

ON FILE: Minutes of: March 02 – Council Meeting

March 03 – Planning Commission

Date: 03/10/15
Introduced By: Ms. Lanese
Committee: Service
Originated By: Mr. Keller
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No. : CR-10-15
1st Reading: 03/16/15
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION CR-10-15

A RESOLUTION TO AUTHORIZE THE CITY'S CONSULTING ENGINEER TO PREPARE PLANS, SPECIFICATIONS AND COST ESTIMATES FOR THE CONSTRUCTION AND REPAIR OF SIDEWALKS ON BARBEE AVE., CAROL AVE., DENNIS LANE, IRWIN AVE., LA ROSA DR., LOUISE AVE., LOUISE CT., MICHAEL LANE, RICHARD AVE., SHELDON PL., SOUTHWEST BLVD., TERRY LANE, THOMAS AVENUE, VOELLER CIRCLE, WENDY LANE

WHEREAS, it is necessary for the general welfare of the City of Grove City to provide proper sidewalks in the City; and

WHEREAS, the City conducted a survey of areas missing sidewalks and/or having sidewalks in need of repair and through this survey identified the streets listed in the title of this Resolution; and

WHEREAS, while sidewalks are generally the responsibility of the homeowner, the City is implementing a grant program that will assist homeowners by paying up to fifty percent (50%) of costs for the installation and/or improvement; and

WHEREAS, the remaining portion of the costs not covered by the grant program can be financed, interest free, over a twenty (20) year term; and

WHEREAS, in order to begin the process, the Ohio Revised Code requires that Council authorize the preparation of plans, specifications and cost estimates for the construction and repair of sidewalks in the affected area.

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

SECTION 1. The City's Consulting Engineer is hereby authorized to prepare plans, specifications and cost estimates for the construction and repair of sidewalks on Barbee Ave., Carol Ave., Dennis Lane, Irwin Ave., La Rosa Dr., Louise Ave., Louise Ct., Michael Lane, Richard Ave., Sheldon Pl., Southwest Blvd., Terry Lane, Thomas Ave., Voeller Circle, and Wendy Lane, as identified in Exhibit "A" attached hereto.

SECTION 2. The resolution shall take effect at the earliest opportunity afforded by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

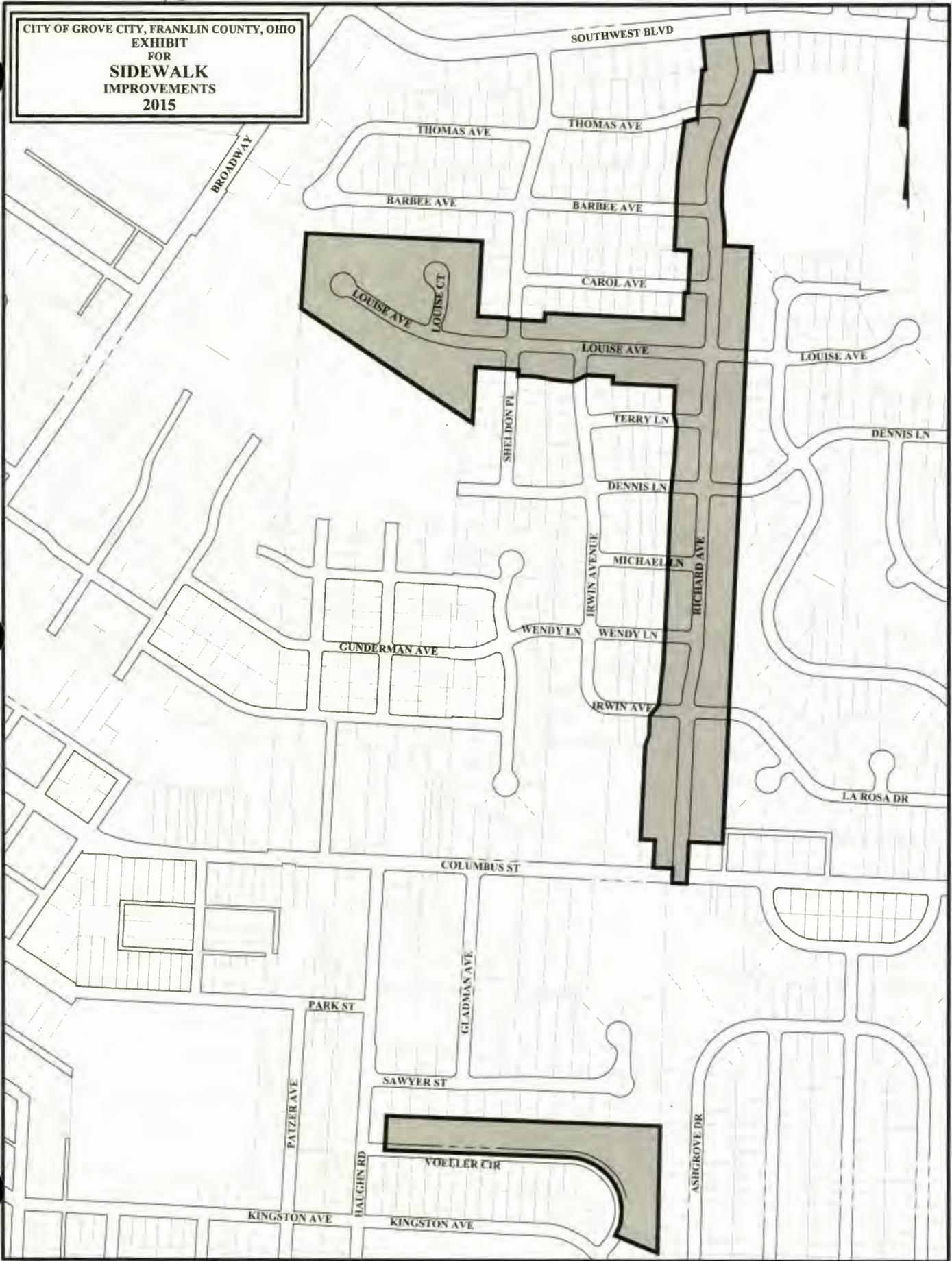
Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

CP-10-15

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
**SIDEWALK
IMPROVEMENTS
2015**



Date: 03/11/15
Introduced By: Ms. Lanese
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-15-15
1st Reading: 03/16/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-15-15

A RESOLUTION TO AUTHORIZE PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION COOPERATIVE PURCHASING PROGRAM

WHEREAS, Section 5513.01(B) provides the opportunity for counties, townships and municipal corporations to participate in contracts of the Ohio Department of Transportation for the purchase of machinery, vehicles, materials, supplies or other articles.

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

SECTION 1. The City Administrator hereby requests authority, in the name of the City of Grove City, to participate in contracts of the Ohio Department of Transportation for the purchase of machinery, vehicles, materials, supplies or other articles which the Department has entered into pursuant to Revised Code Section 5513.01(B).

SECTION 2. The City Administrator is hereby authorized to agree, in the name of the City of Grove City, to be bound by all terms and conditions as the Director of Transportation prescribes.

SECTION 3. The City Administrator is hereby authorized to agree, in the name of the City of Grove City, to directly pay the vendor, under each such contract of the Ohio Department of Transportation in which the City of Grove City participates, for items it receives pursuant to the contract.

SECTION 4. The City of Grove City agrees to be responsible for resolving all claims or disputes arising out of its participation in the cooperative purchasing program under Section 5513.01B of the Ohio Revised Code. The City of Grove City agrees to waive any claims, actions, expenses, or other damages arising out of its participation in the cooperative purchasing program which the City may have or claim to have against ODOT or its employees, unless such liability is the result of negligence on the part of ODOT or its employees.

SECTION 5. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:

Date: 01/13/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-05-15
1st Reading: 01/20/15
Public Notice: 01/22/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

*PO - Home
3-16-15*

ORDINANCE C-05-15

AN ORDINANCE APPROVING THE REZONING OF 4074 GLADMAN AVENUE FROM R-2 TO PSO

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 January 6, 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 R-2 to PSO:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot Number 25 of Gladman Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 72, *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.

Ted A. Berry, President of Council

Passed:
Effective:

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-05-15
"Exhibit A"

200903060031710
Pg. 1 \$28.00 T2009003684
03/06/2009 2:19PM M.BOUS-IER; 4
Robert G. Fortington
Franklin County Recorder

SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Seymour L. Williams and Connie S. Williams, Husband and Wife, of Franklin County, Ohio, for valuable consideration paid, grant to Seymour L. Williams and Connie S. Williams, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is the following REAL PROPERTY:

Situated in the State of Ohio, County of Franklin, and in the City of Grove City, and

Being Lot Number Twenty-five (25), of GLADMAN ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 72, Recorder's Office, Franklin County, Ohio.

Except taxes and assessments, and subject to conditions, restrictions, and easements of record, if any.

Parcel No. 040-002179
Address: 4074 Gladman
Prior Ref: D.B. 3188, page 648

Signed and acknowledged by Grantors this 4 day of March, 2009.

Seymour L. Williams
Seymour L. Williams
Connie S. Williams
Connie S. Williams

State Ohio
County of Franklin: ss

BE IT REMEMBERED, that on this 4 day of March, 2009, before me a Notary Public, in and for said County and State, personally came, Seymour L. Williams and Connie S. Williams, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing hereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

[Signature]
Notary Public

Prepared By: Stephen J. Bowshier, Attorney
4030 Broadway, Grove City, Ohio 43127

STEPHEN J. BOWSHIER, ATTORNEY
Notary Public, State of Ohio
My Commission Expires 03/06/2012

CONVEYANCE TAX
EXEMPT
[Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFER
NOT NECESSARY

MAR 06 2009

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Exhibit B

Property Report

Copyright © 2007 by Franklin County Auditor's Office

Parcel ID
040-002179-00

Map Routing No
040-M086HH -027-00

Card No
1

Location
4074 GLADMAN AV

5/8



This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Date: 02/23/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-16-15
1st Reading: 03/02/15
Public Notice: 03/06/15
2nd Reading: 03/16/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-16-16

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.98+ ACRES LOCATED AT 4338 HOOVER ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.981+ acres, more or less, in Jackson Township was duly filed by Terry and Deborah T. Whitt; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 16, 2014; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on December 19, 2014.

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

SECTION 1. The proposed annexation, as applied for in the petition of Terry & Deborah T. Whitt being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on November 13, 2014 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 16, 2014, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being all of Lot 11 of Lewis E. Keller Subdivision of record in Plat Book 23, Page 48-A. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family - Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

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

Ted A. Berry, President of Council

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BR Date 10/29/14

RECEIVED

OCT 27 2014

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

October 27, 2014

*C-16-15
Exhibit A*

**PROPOSED ANNEXATION OF 0.981 ACRE
4338 HOOVER ROAD**

**FROM: JACKSON TOWNSHIP
TO: THE CITY OF GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being all of Lot 11 of Lewis E. Keller Subdivision, of record in Plat Book 23, Page 48-A, last described in a deed to Deborah T. and Terry G. Whitt, of record in Instrument Number 201306210104207, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.981 acre more particularly described as follows:

Beginning at the southwest corner of said Lot 11, in the north line of that 1.119 acre (original) tract of land as described in a deed to Robert D. and Susan L. Allison, of record in Instrument Number 200010270217899, in the easterly right-of-way line of Hoover Road (variable width, 40 feet from centerline at this location), in the existing corporation line of the City of Grove City as established by Ordinance Number C-03-01, of record in Instrument Number 200102200033325;

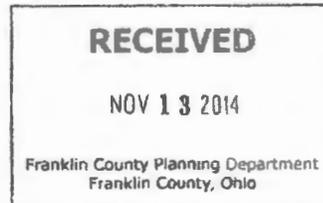
Thence in a northerly direction, along the westerly line of said Lot 11, said right-of-way line and said existing corporation line, a distance of approximately 150 feet to a point at the northwest corner of said Lot 11, the Southwest corner of Lot 10 of said Lewis E. Keller Subdivision, last described in a deed to James L. and Jana L. Green, of record in Instrument Number 199801300021744, in the existing corporation line of the City of Grove City as established by Ordinance Number C-40-98, of record in Instrument Number 19986150147885;

Thence in an easterly direction, along the common line between said Lots 10 and 11 and said existing corporation line of the City of Grove City, a distance of approximately 285 feet to a point at the northeast corner of said Lot 11, the southeast corner of said Lot 10, in the westerly line of Lot 38 of Keller Farm Subdivision Section 2, of record in Plat Book 64, Page 23, last described in a deed to Michael A. and Beverly A. Wilson, of record in Official Record 18714, Page H01, in the existing corporation line of the City of Grove City as established by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881;

Thence in a southerly direction, along the easterly line of said Lot 11, partially along the westerly line of said Lot 38, partially along the westerly line of Lot 39 of said Keller Farm Subdivision, last described in a deed to Suellen and Paul E. Davis, of record in Official Record 31390, Page E17 and partially along the westerly line of Lot 40 of said Keller Farm Subdivision, last described in a deed to Steven E. and Sheryl J. Haughn, of record in Instrument Number 201408220110696, and along said existing corporation line of the City of Grove City, a distance of approximately 150 feet to a point at the southeast corner of said Lot 11, at the northeast corner of said 1.119 acre tract;

Thence in a westerly direction, along the common line between said Lot 11 and said 1.119 acre tract, a distance of approximately 285 feet to the place of beginning, containing 0.981 acre of land, being in tax parcel number 160-001152.

(continued)



ANA - CXP 2

(0.981 acre annexation description, continued)

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in October, 2014.

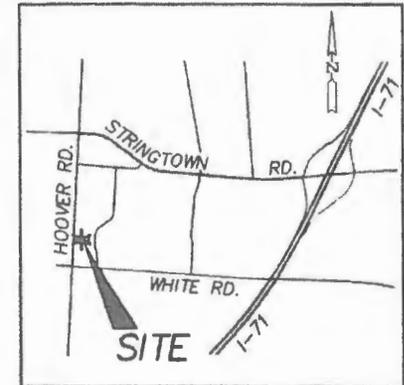
by Michael P. Lomano

Michael P. Lomano
Registered Surveyor No. 7711
10.27.14

C-16-15
Exhibit B

ANNEXATION PLAT
FROM JACKSON TWP. TO THE CITY OF GROVE CITY
LOT 11 ~ LEWIS E. KELLER SUBDIVISION
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP
(NOT TO SCALE)



LAT 39°52'29"N LON 83°04'11"W

LEGEND

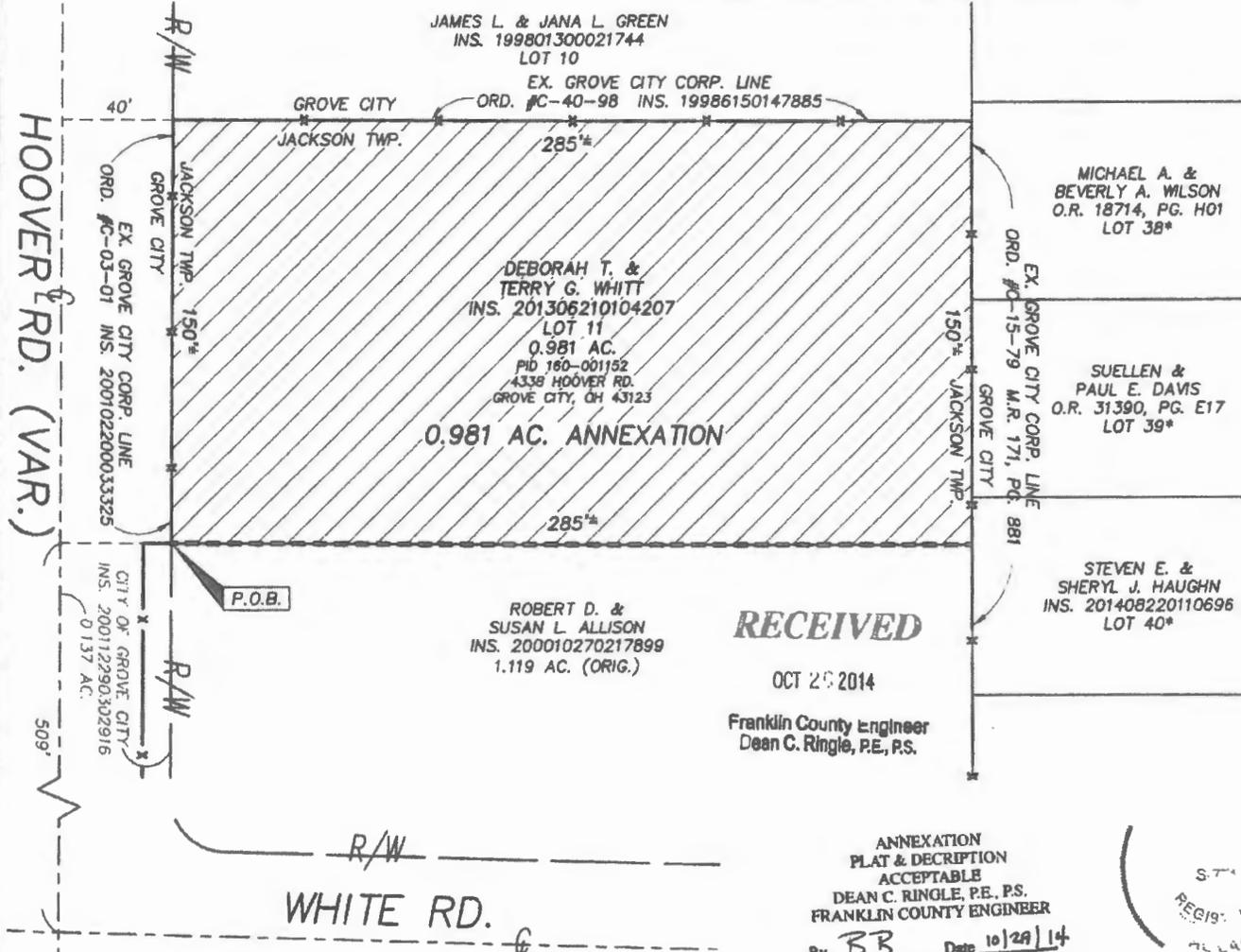
- x — = EX. CORP. LINE
- — — — = PROPOSED GROVE CITY CORP. LINE

ADDRESS OF SUBJECT PROPERTY IS 4338 HOOVER RD., GROVE CITY, OH 43123.

LOT NUMBERS REFERENCED TO THE PLAT "LEWIS E. KELLER SUBDIVISION", OF RECORD IN P.B. 23, PG. 48-A, EXCEPT THOSE INDICATED WITH "*" REFERENCED TO "KELLER FARM SUBDIVISION SECTION 2", OF RECORD IN P.B. 64, PG. 23.

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 870 FT., OF WHICH 585 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 67.2% OF PERIMETER CONTIGUITY.



JAMES L. & JANA L. GREEN
INS. 199801300021744
LOT 10

EX. GROVE CITY CORP. LINE
ORD. #C-40-98 INS. 19986150147885

GROVE CITY
JACKSON TWP.
285'

DEBORAH T. &
TERRY G. WHITT
INS. 201306210104207
LOT 11
0.981 AC.
PID 160-001152
4338 HOOVER RD.
GROVE CITY, OH 43123

0.981 AC. ANNEXATION

285'

ROBERT D. &
SUSAN L. ALLISON
INS. 200010270217899
1.119 AC. (ORIG.)

RECEIVED

OCT 20 2014

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

MICHAEL A. &
BEVERLY A. WILSON
O.R. 18714, PG. H01
LOT 38*

SUELLEN &
PAUL E. DAVIS
O.R. 31390, PG. E17
LOT 39*

STEVEN E. &
SHERYL J. HAUGHN
INS. 201408220110696
LOT 40*

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BB Date 10/29/14



BY Michael P. Fornans
OHIO PROFESSIONAL SURVEYOR No. 7711

DRAWING PREPARED BY:
WESTERVILLE LAND SURVEYING
90 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209

DATE: 10-27-14
JOB No.: 14-281
CLIENT: Ms. Deborah T. Whitt

DRAWING NAME: 14281AN.DWG

RECEIVED

NOV 13 2014

Franklin County Planning Department
Franklin County, Ohio

ANX. 1522 29 14

Date: 03/10/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-17-15
1st Reading: 03/16/15
Public Notice: 03/19/15
2nd Reading: 05/04/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-17-15

AN ORDINANCE FOR THE REZONING OF 1342 HOLTON ROAD FROM SF-1 TO PUD-R WITH ZONING TEXT

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 March 3, 2015, with the following stipulations:

1. Section IX(A)(1)(Pavement Width) shall be amended to state that the minimum right-of-way width shall be 60’;
2. Section IX(A)(2)(Front Walks) shall be amended to remove “Sidewalks do not have to be installed along open space areas except as shown on the development plan.” Sidewalks shall be installed along all proposed public roadways, even within open space areas;
3. Section X(A)(3)(Lot Size) shall be amended to state “No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 95 feet of frontage at the building line.”;
4. Building design standards for Subarea 2 shall be regulated by Section X(B)(5) of the Zoning Text;
5. The applicant shall execute and record a Memorandum of Understanding with Pinnacle Land Holdings LLC to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowner’s Association;
6. The applicant shall execute and record a Memorandum of Understanding with Pinnacle Land Holdings LLC to memorialize the architectural review and authority for Subarea 1;
7. The care, replacement, and maintenance of street trees shall be handled by the Homeowner’s Association.

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 w/Text:

Situated in the State of Ohio, County of Franklin, City of Grove City 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:
Effective:

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-17-15

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Beginning in the northeast corner of Lot No. 2 of the partition of the lands of John Kious, Complete Record 3, Page 40, Franklin County records, and being Lot No. 3 of said partition, thence South 76 Degrees East 82 poles to a stake and stone; thence south 12 degrees west 62.4 poles to a stake and stone at a point in the center line of the public road; thence north 78 degrees, west 82 poles to the southeast corner of the said Lot No. 2 of John Kious partition; thence with the east line of said Lot No. 2 north 12 degrees east 62.4 poles to the place of beginning containing 32 acres of land, more or less.

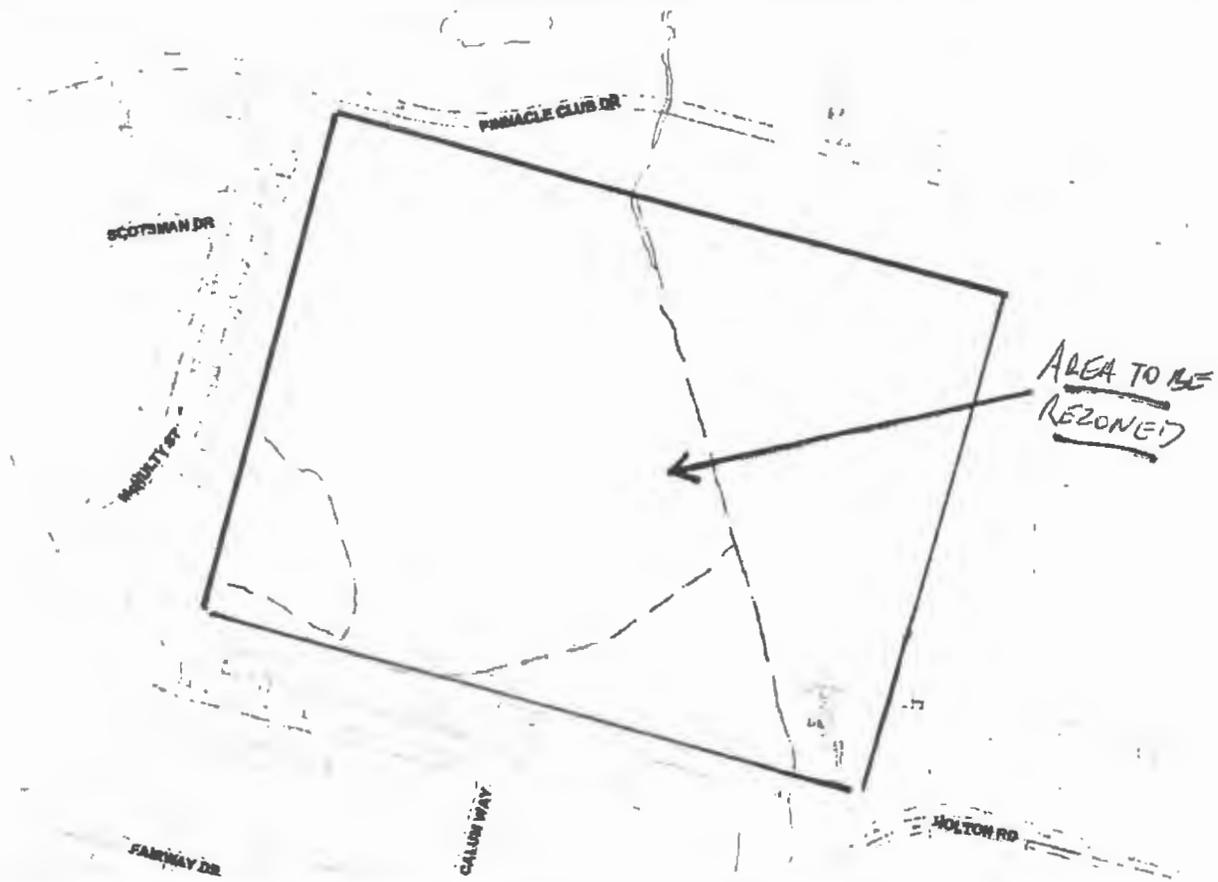
For information purposes only, the property address is purported to be:
1342 Holton Road, Grove City, OH 43123

Property Report

Generated on 04/28/14 at 02:04:47 PM

Parcel ID 160-000298-00 Map Routing No 160-0034D -029-00 Card No 1 Location 1342 HOLTON RD

GIS



Disclaimer
This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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C-17-15

THE WOODS OF PINNACLE

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

ZONING TEXT

- I. INTRODUCTION. This Zoning Text (the "Text") establishes the permitted land uses, residential densities, minimum lot sizes, and other development standards for the development comprising the 32+ acres of land generally located south of Pinnacle Club Drive, north of Holton Road and east of McNulty Street, as more accurately depicted on the Preliminary Development Plan dated January 2015 and described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, the "Woods", is a planned community development designed around the natural stream corridor and contours of the land. The general design of the Property is to reflect and continue the characteristics and continuity of the adjacent master planned golf course community (Pinnacle Club). The Woods will be integrated into the Pinnacle Club, and the intent of this Text is to create a development that adds to and integrates the Woods into the existing fabric of the surrounding community.
- II. COMPATIBILITY. The Property is to be segmented into two subareas in order to acknowledge differences and maximize the compatibility among adjacent land uses. Each subarea shall have its own set of use and development standards to reflect qualities and characteristics of the adjacent areas (of the Pinnacle Club). Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Roads shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Two new intersections/connections are to be made to Pinnacle Club Drive to provide multiple routes of travel and to diffuse traffic. Construction of these new connections are, like any public street, subject to the review, approval and participation from and by the City of Grove City.
- III. 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.
- IV. APPLICABILITY. The standards and provisions outlined within the Text shall apply to the 32+ 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.
- V. CONFLICT. When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.
- VI. DEVIATION. The standards, requirements and uses may be deviated from upon the request of City or Developer during the 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.

VII. Plan Districts. In accordance with agreements previously entered into by Grove City, the property will be added to the tax increment financing district established with respect to the Pinnacle community and to the Pinnacle Community Infrastructure Financing District. The documents accomplishing the joinder to the Pinnacle Community Infrastructure Financing District shall provide that the amount of the charge payable by the owner of each lot developed in Subarea 1 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Estates (Subarea A1 of the Pinnacle Club PUD) and that the amount of the charge payable by the owner of each lot developed in Subarea 2 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Links (Subarea C of the Pinnacle Club PUD)

VIII. Homeowner's Association. The entire 32 acre site will be annexed to the Pinnacle Club Homeowner's Association which shall maintain the common areas and *private/public* reserves including but not limited to entrance features, ~~and landscaping and street trees~~ as set forth on the approved Development Plan *and a memorandum of understanding shall be executed with the Pinnacle Club Homeowners Association to memorialize the conveyance of the maintenance responsibility/authority of the new amenities.* Pinnacle Land Holdings LLC shall have architectural approval authority for homes built in Subarea 1, *and a memorandum of understanding will be executed to memorialize the architectural review and authority for the review of Subarea 1.* ~~and~~ Schottenstein Homes shall have architectural approval authority for homes built in Subarea 2 *as outlined in Section X (B)(5) of the zoning text, until such time as such authority is assigned to the Pinnacle Club Homeowner's Association.* ~~by them, respectively.~~

IX. GENERAL REQUIREMENTS.

A. Streets / Sidewalks

1. Pavement Width. Streets shall have a minimum right-of-way width of ~~50~~60 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.
2. Front Walks. Four foot wide concrete sidewalks shall be installed in frontages of all homes. Sidewalks ~~do not have to be installed along open space areas except as shown on the development plan~~ shall be installed along all proposed public roadways.
3. Service Walks. All homes shall have brick paver walks from the driveway to the front door of the house.

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. Sod shall be used at the entrance features and the area to be sodded shall be approved by the Service Director or his designee.
2. Street Trees. Street trees shall be 2.5 to 3.5" caliper at planting and planted 35' on center. The care, replacement and maintenance of the street trees shall be handled by the lot owner. This street tree obligation shall be in lieu of the owner and/or

builder's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(B) of the zoning code.

3. Existing trees. No trees within areas designated as reserves shall be removed except for dead and dying trees and those that must be removed for the construction of underground utilities. With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the trees and these areas will be protected with snow fence during construction.
 4. Landscape Buffers. Reserve B is currently wooded. If necessary, additional evergreen and deciduous trees will be planted in reserve B where existing trees are sparse in order to achieve 75% opacity within 3 years.
 5. Tree Preservation Area. In addition, many portions of the perimeter of the property are wooded. As shown on the development plan a 30 foot tree preservation area shall be established along a portion of the current northern boundary of the Property. A 20 foot tree preservation area shall be established on the rear of all lots and reserves that the rear boundary of which is the current eastern, western and southern boundary of the property. No trees shall be removed from the aforesaid tree preservation areas except for removal of dead trees (as confirmed by the City's Urban Forester) and/or construction of underground utilities. Heavy construction equipment must be kept away from the tree preservation areas with exception for the construction underground utilities. Boundaries for heavy construction equipment shall be determined by the City's Urban Forester and shall be protected with snow fence during construction.
 6. Grass. All residential lots shall be sodded and seeded in compliance with Section 1136.11 of the City Code.
 7. Service Structures. Service structures shall be screened in compliance with Section 1136.08 of the City Code.
- C. Lighting. Decorative street lighting will be installed on alternating sides of the street. Designs will be submitted and approved as part of the development plan approval.
- D. Pools. No above ground swimming pools shall be erected or permitted.
- E. Mailboxes. Each home will have the same style pole mounted mailbox. Design will be submitted and approved as part of the development plan approval.
- F. Fences. Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening for the purpose of providing privacy, not exceeding 5' in height, shall be permitted to be installed around patios located immediately adjacent to dwellings. Fences not exceeding 4' in height are permitted along rear yard lines and side yard lines behind the rear elevation of the home.

X. SUBAREA REQUIREMENTS

A. Subarea 1.

1. Intent. The intent of this subarea is to provide housing choices that are similar in design, character and size as those found along Pinnacle Club Drive (in The Estate section of Pinnacle Club). As such all homes are to incorporate the same quality of design, detail and level of exterior finishes.
2. Permitted Uses. Single family residential use shall be permitted within this subarea. Subarea 1 consists of 7.93 acres containing no more than 14 single-family lots and homes are to be built by custom builders or by Schottenstein Homes (SH).
3. Lot Size. Lot sizes shall be a minimum of 95 feet wide at the building line and 130' deep. No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 95 feet of frontage at the building line.
4. House Sizes: The minimum house size in Subarea 1 shall be 3,000 square feet, excluding garage and basement areas.
5. Yard Dimensions.
 - a. Front Yard. The front yard building setback shall be a minimum of 25 feet.
 - b. Rear Yard. The minimum required rear yard shall be 35 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.
6. Site and Building Design.
 - a. Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. 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. Natural materials including wood, brick, stone, stucco, and hardy plank will be required. Vinyl siding shall not be permitted.
 - b. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
 - 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. The roof material will be dimensional architectural shingles.
 - d. Driveways. Driveways shall be constructed of brick, concrete pavers, or stone. Brick, pavers, and stone colors should coordinate with the architecture of the residence. Concrete used as borders, bands, or with special finish may be used.
 - e. Detached Structures. Detached structures of any type shall be designed to integrate with the architectural style of the home. They shall be located within the building setbacks and screened to insure privacy. Detached structures include: garages, greenhouse, gazebo, trellis/arbor, play equipment. Storage sheds will be discouraged.
 - f. Outdoor Space. Decks will be discouraged. Patio treatments of pavers or the like should be utilized.
 - g. Garage Doors. Garage doors shall be de-emphasized and shall blend with the design character and color of the house. Garage doors shall be of one color and constructed of wood or wood-based or vinyl materials.

B. Subarea 2.

1. Intent. The intent of this subarea is to provide housing choices that are similar in design, character and size as those found west of the Woods, located on the south side of Pinnacle Club Drive (in Section 6 of the Pinnacle Club Drive subdivision). As such all homes are to (at minimum) incorporate the same quality of design, detail and level of exterior finishes. *Building design standards for Subarea 2 shall be regulated by Section X (B)(5) of this zoning text.*
2. Permitted Uses. Single family residential use shall be permitted within this subarea. Subarea 2 consists of 16.49 acres containing 52 single-family lots.
3. Lot Size; House Size
 - a. Lot Size. Lot sizes shall have a minimum of 70' width at the building line and a minimum lot depth of 120'. Twenty five percent (25%) of the lots shall have a minimum 80' width at the building line.
 - b. House size. Homes shall be a minimum of 1,800 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 2,000 square feet in size.
4. Yard Dimensions.
 - a. Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.
 - b. Rear Yard. The minimum required rear yard shall 20 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 6 feet. Chimneys and bay windows may encroach into the required side yard areas.
5. Building Design.
 - a. Materials. All exteriors shall have traditional beaded lap profile vinyl siding with .044 gauge or greater and or natural materials. All homes shall have brick or stone plinths. All chimneys within Subarea 2 shall be brick or stone. At least 50% of the homes shall have brick or stone on its front facade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors shall be excluded from the calculation.) Windows on the front of each home will have shutters or 1' x6' trim board around the perimeter of the window.
 - b. Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.
 - c. Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The main pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
 - d. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building

e. Garages. All homes shall have either a two- car or three- car garage.

pinnacle-fifth.red.txt (nct)
3/6/15 S:Docs/s&htexts/2015

Date: 03/10/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-11-15
1st Reading: 03/16/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-11-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE WOODS OF PINNACLE LOCATED AT 1342 HOLTON ROAD

WHEREAS, on March 3, 2015, the Planning Commission recommended approval of the Development Plan for The Woods of Pinnacle, with the following stipulations:

1. The access gate shall be removed from plans;
2. The emergency vehicle access/pedestrian path shall be removed from plans;
3. All storm water facilities shall comply with the City's Private and Public Pond Design Standards unless otherwise approved by the Service Department;
4. Any disturbance to FEMA designated floodplain areas shall comply with Chapter 1329 of the City Code;
5. The applicant shall dedicate Reserves A, D, F and G to the City for public use in lieu of the required payment of fees as set forth in 1101.09(b);
6. Building design standards for Subarea 2 shall be regulated by the Zoning Text;
7. The applicant shall execute and record a Memorandum of Understanding with Pinnacle Land Holdings LLC to memorialize the conveyance of maintenance responsibility/authority to the Pinnacle Club Homeowners Association;
8. The applicant shall execute and record a Memorandum of Understanding with Pinnacle Land Holdings LLC to memorialize the architectural review and authority for Subarea 1;
9. The proposed connection to Calum Way shall be removed and be replaced by a bike path and grass pavers for emergency access.

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

SECTION 1. This Council hereby approves the Development Plan for The Woods of Pinnacle, contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Date: 03/10/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-12-15
1st Reading: 03/16/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-12-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR GROVE CITY FAMILY DENTISTRY PARKING LOT EXPANSION LOCATED AT 4068 GLADMAN AVENUE

WHEREAS, on March 3, 2015, the Planning Commission recommended approval of the Development Plan for Grove City Family Dentistry Parking Lot Expansion, with the following stipulations:

1. Recommend a deviation to the parking lot setback from western property line be reduced to 12';
2. Recommend a deviation to the parking lot setback from the southern property line to be reduced to 5';
3. Landscaping along the southern and western property lines shall be installed according to Sheet L1.1 and shall be permitted to deviate from the requirements of Chapter 1136;
4. Landscaping shall be installed along the south side of the dumpster;
5. The southern curb cut shall be removed from the cover sheet and Sheet 5/5 (Stormwater Pollution Prevention Plan);
6. The parcel of the proposed parking lot expansion (040-002179) shall be joined with the Grove City Family Dentistry parcel (040-002174)..

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

SECTION 1. This Council hereby approves the Development Plan for Grove City Family Dentistry Parking Lot Expansion located at 4068 Gladman Ave., contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 03/10/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-13-15
1st Reading: 03/16/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-13-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BEST WESTERN ADDITION LOCATED AT 4026 JACKPOT ROAD

WHEREAS, on March 3, 2015, the Planning Commission recommended approval of the Development Plan for Best Western Addition, with the following stipulations:

1. Recommend a deviation to the North parking lot setback be reduced to 9';
2. The roof pitch on the addition shall match that of the existing structure;
3. The new roof structure shall be gabled to match the existing structure.

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

SECTION 1. This Council hereby approves the Development Plan for Best Western Addition located at 4026 Jackpot Road, contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 03/10/15
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-14-15
1st Reading: 03/16/15
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-14-15

A RESOLUTION APPEALING THE DECISION OF THE BOARD OF ZONING APPEALS
GRANTING A VARIANCE TO TABLE 1135.10-I - RESIDENTIAL DISTRICT
REQUIREMENTS, TO WAIVE THE REQUIREMENT TO HAVE A MINIMUM 80' OF
STREET FRONTAGE FOR 0000 ORDERS ROAD

WHEREAS, on February 23, 2015 the Board of Zoning Appeals granted variances for the minimum 80' of street frontage required for an R-1 lot located North of Orders Road and West of Keefer Road; and

WHEREAS, in accordance with 1133.07 of the Codified Ordinances of the City of Grove City, Ohio, any aggrieved person or any elected official of the City may appeal a decision of the Board of Zoning Appeals to Council; and

WHEREAS, an appeal has been filed with the Clerk of Council against said variance.

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

SECTION 1. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted to Table 1135.10-I to waive the requirement to have a minimum 80' of Street Frontage for Parcel #040-004966, known as 0000 Orders Road is hereby repealed.

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

Ted. A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law