

**GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA**

*May 04, 2015*

*6:30 Caucus*

*7:00 – Reg. Meet.*

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FINANCE: Mr. Bennett

Ordinance C-28-15 Appropriate \$2,500,000.00 from the General Fund for the Current Expense of the Columbus Street Extension and Grant Avenue Improvements. Second reading and public hearing.

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SERVICE: Ms. Lanese

Resolution CR-21-15 Declaring the Necessity of Constructing Certain Sidewalks in the City of Grove City and Requiring that Abutting Property Owners Construct Same.

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LANDS: Ms. Klemack-McGraw

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

Ordinance C-29-15 Approve the Rezoning of 3.25 acres located West of Broadway and South of Park Street from IND-1, C-2 and CBD 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-22-15 Approve the Preliminary Development Plan for Story Point located at the Southwest corner of Orders and Haughn Roads.

Resolution CR-23-15 Approve a Certificate of Appropriateness for the Erection of the Grove City Library located at 3957 Broadway in the Historical Preservation Area.

Resolution CR-24-15 Approve the Development Plan for the Grove City Library located at 3957 Broadway.

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ON FILE: Minutes of: April 20 – Council Meeting

April 22 – Planning Commission

Date: 04-13-15  
Introduced By: Mr. Bennett  
Committee: Finance  
Originated By: Mr. Smith  
Approved: Mr. Boso  
Emergency: 30 Days  
Current Expense: XX

No.: C-28-15  
1st Reading: 04/20/15  
Public Notice: 04/23/15  
2nd Reading: 05/04/15  
Passed:      Rejected:  
Codified:      Code No:  
Passage Publication:

## ORDINANCE C-28-15

### AN ORDINANCE TO APPROPRIATE \$2,500,000 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF THE COLUMBUS STREET EXTENSION AND GRANT AVENUE IMPROVEMENTS

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WHEREAS, on August 8, 2014 this Council approved Resolution CR-42-14 which endorsed the realignment of Columbus and Mill Street; and

WHEREAS, on October 6, 2014 this Council approved Resolution CR-55-14 which approved a Preliminary Development Plan for the relocation of the library and related parking; and

WHEREAS, on December 14, 2014 this Council approved Resolution CR-77-14 supporting the modified agreement with the Southwest Public Libraries for the relocation of the library and parking; and

WHEREAS, on January 5, 2015 this Council approved Ordinance C-02-15 which authorized the acquisition of the land required for the Library project and the realignment/extension of Columbus Street; and

WHEREAS, the Columbus Street extension is estimated to cost approximately nine hundred thousand dollars; and

WHEREAS, the City intends to recoup approximately two million dollars appropriated herein from the Racetrack Facility Community Economic Redevelopment Fund as this project is related to the redevelopment of the abandoned track facility; and

WHEREAS, this project also includes the public parking lot on the Mill Street Market site with an estimated cost of forty thousand dollars, utility work on Grant Avenue with an estimated cost of three hundred and seventy five thousand dollars, Grant Avenue storm sewer with an estimated cost of one hundred thousand dollars and water line replacement on Grant Avenue with an estimated cost of three hundred and thirty thousand dollars.

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

SECTION 1. There is hereby appropriated \$2,500,000.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603143 for the Current Expense of the Columbus Street extension and improvements on Grant Avenue.

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

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Ted A. Berry, President of Council

Date: 04/28/15  
Introduced By: Ms. Lanese  
Committee: Service  
Originated By: Engineering  
Approved: Mr. Boso  
Emergency: 30 Days  
Current Expense: \_\_\_\_\_

No. : CR-21-15  
1st Reading: 05/04/16  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION CR-21-15

### RESOLUTION DECLARING THE NECESSITY OF CONSTRUCTING CERTAIN SIDEWALKS IN THE CITY OF GROVE CITY & REQUIRING THAT ABUTTING PROPERTY OWNERS CONSTRUCT SAME

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WHEREAS, the City believes that sidewalks are necessary for the general welfare of the City and its residents in that they provide connectivity and a safe means of pedestrian travel; and

WHEREAS, Section 729.01 of the Ohio Revised Code provides that a municipal corporation may require the construction and/or repair of sidewalks within the municipal corporation limits; and

WHEREAS, ORC Section 729.01 further provides that if the abutting landowners fail to construct and/or repair the sidewalks within the specific time frame established by the municipality, the municipality may cause the construction and/or repairs to be completed and the total costs of such to be assessed against the abutting lots or lands; and

WHEREAS, in accordance with Ohio law, the City of Grove City Codified Ordinances also require that "all owners of property abutting on streets of the City shall, upon notice being given to them pursuant to Ohio R.C. 729.02 by the Clerk of the legislative authority, construct or repair sidewalks in the street or streets on which the lot or lots abut in accordance with the specifications adopted by Council"; and

WHEREAS, the City's Consulting Engineer has prepared the plans, specifications and cost estimates for the construction and repair of proper sidewalks for the properties described in Exhibit "A"; and

WHEREAS, the plans, specifications and cost estimates have been submitted to and are on file with the Clerk of Council; and

WHEREAS, as part of the annual sidewalk program, the City has budgeted funds to help assist the affected homeowners by paying part of the costs of the improvements required herein.

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

SECTION 1. It is necessary to construct and/or repair sidewalks in the City of Grove City in accordance with the plans, specifications and cost estimates prepared by the City's Consulting Engineer and now on file in the office of the Clerk of Council in front of all of the properties described by street address in Exhibit "A" attached hereto and incorporated herein.

SECTION 2. The owners of all of the lots and lands bounding and abutting upon the area of the proposed sidewalk improvements shall construct and/or repair in accordance with the plans and specifications on file in the office of the Clerk of Council, the portions of such sidewalks abutting on their respective properties within a period of thirty (30) days after the service of notice of passage of this Resolution; and, if such construction

and/or repair is not completed within the thirty (30) day period, then this Council shall have the same done and the cost thereof, as outlined in CR-10-15, shall be assessed upon the property of each owner of abutting lots or lands and made a lien thereon, with any penalty and interest, to be collected in the manner provided by law.

SECTION 3. The Clerk of this Council is directed to cause a written notice of the passage of this Resolution to be served as required by law.

SECTION 4. The plans, specifications and estimate of cost of said construction as heretofore filed are hereby approved.

SECTION 5. This resolution shall take effect at the earliest opportunity allowed 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  
resolution is correct as to form.

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

CR-21-15

CITY OF GROVE CITY, OHIO  
2015 SIDEWALK PROGRAM  
EXHIBIT A

Property Summary

Area #: 2015

Parcel ID	House #	Street	Estimated City Construction Cost	Estimated Assessment (Resident) Construction Cost	Total Estimated Construction Cost
040-003166	2946	Barbee Ave	\$3,500.00	\$3,500.00	\$7,000.00
040-003165	2947	Barbee Ave	\$3,160.00	\$3,160.00	\$6,320.00
040-001817	2943	Carol Ave	\$3,540.00	\$3,540.00	\$7,080.00
040-001893	2923	Dennis Ln	\$1,160.00	\$1,160.00	\$2,320.00
040-001809	2924	Dennis Ln	\$850.00	\$850.00	\$1,700.00
040-001855	2943	Dennis Ln	\$2,820.00	\$2,290.00	\$5,110.00
040-001861	2949	Irwin Ave	\$2,550.00	\$2,550.00	\$5,100.00
040-001773	3761	Irwin Ave	\$2,040.00	\$2,040.00	\$4,080.00
040-001932	2925	La Rosa Dr	\$3,380.00	\$2,910.00	\$6,290.00
040-001907	2926	La Rosa Dr	\$3,140.00	\$2,380.00	\$5,520.00
040-001802	2923	Louise Ave	\$1,860.00	\$1,660.00	\$3,520.00
040-001801	2924	Louise Ave	\$1,110.00	\$1,110.00	\$2,220.00
040-001819	2942	Louise Ave	\$1,370.00	\$1,370.00	\$2,740.00
040-001832	2943	Louise Ave	\$2,150.00	\$1,730.00	\$3,880.00
040-001820	2952	Louise Ave	\$550.00	\$550.00	\$1,100.00
040-001831	2955	Louise Ave	\$2,220.00	\$2,020.00	\$4,240.00
040-001821	2958	Louise Ave	\$620.00	\$460.00	\$1,080.00
040-001830	2963	Louise Ave	\$1,340.00	\$1,150.00	\$2,490.00
040-001822	2966	Louise Ave	\$520.00	\$520.00	\$1,040.00
040-001829	2971	Louise Ave	\$760.00	\$760.00	\$1,520.00
040-001823	2974	Louise Ave	\$1,100.00	\$1,100.00	\$2,200.00
040-001824	2982	Louise Ave	\$1,420.00	\$900.00	\$2,320.00
040-001825	2990	Louise Ave	\$1,470.00	\$930.00	\$2,400.00
040-001827	2991	Louise Ave	\$1,950.00	\$1,950.00	\$3,900.00
040-001774	2996	Louise Ave	\$640.00	\$640.00	\$1,280.00
040-001775	3004	Louise Ave	\$1,150.00	\$1,150.00	\$2,300.00
040-001776	3012	Louise Ave	\$1,490.00	\$870.00	\$2,360.00
040-001777	3018	Louise Ave	\$1,050.00	\$1,050.00	\$2,100.00
040-001772	3019	Louise Ave	\$1,410.00	\$1,410.00	\$2,820.00
040-001778	3028	Louise Ave	\$2,360.00	\$2,360.00	\$4,720.00
040-001869	2945	Michael Ln	\$2,110.00	\$2,110.00	\$4,220.00

## Property Summary

Area #: 2015

Parcel ID	House #	Street	Estimated City Construction Cost	Estimated Assessment (Resident) Construction Cost	Total Estimated Construction Cost
040-004152	3586	Richard Ave	\$2,520.00	\$2,520.00	\$5,040.00
040-003188	3603	Richard Ave	\$2,230.00	\$2,230.00	\$4,460.00
040-003170	3629	Richard Ave	\$4,110.00	\$4,110.00	\$8,220.00
040-003169	3639	Richard Ave	\$2,040.00	\$2,040.00	\$4,080.00
040-003168	3647	Richard Ave	\$770.00	\$770.00	\$1,540.00
040-003167	3657	Richard Ave	\$1,330.00	\$1,330.00	\$2,660.00
040-003164	3691	Richard Ave	\$1,790.00	\$1,790.00	\$3,580.00
040-003005	3700	Richard Ave	\$1,800.00	\$1,800.00	\$3,600.00
040-001795	3703	Richard Ave	\$3,160.00	\$1,570.00	\$4,730.00
040-001797	3708	Richard Ave	\$1,180.00	\$1,180.00	\$2,360.00
040-001798	3716	Richard Ave	\$1,100.00	\$1,100.00	\$2,200.00
040-001799	3724	Richard Ave	\$1,170.00	\$1,170.00	\$2,340.00
040-001800	3732	Richard Ave	\$260.00	\$260.00	\$520.00
040-001818	3733	Richard Ave	\$1,570.00	\$1,360.00	\$2,930.00
040-001833	3767	Richard Ave	\$1,350.00	\$1,350.00	\$2,700.00
040-001804	3774	Richard Ave	\$1,050.00	\$1,050.00	\$2,100.00
040-001805	3780	Richard Ave	\$930.00	\$930.00	\$1,860.00
040-001806	3788	Richard Ave	\$850.00	\$850.00	\$1,700.00
040-001807	3798	Richard Ave	\$360.00	\$360.00	\$720.00
040-001847	3803	Richard Ave	\$2,060.00	\$2,060.00	\$4,120.00
040-001808	3804	Richard Ave	\$200.00	\$200.00	\$400.00
040-001894	3838	Richard Ave	\$970.00	\$970.00	\$1,940.00
040-001856	3841	Richard Ave	\$2,270.00	\$2,270.00	\$4,540.00
040-001895	3846	Richard Ave	\$660.00	\$660.00	\$1,320.00
040-001857	3851	Richard Ave	\$3,060.00	\$2,900.00	\$5,960.00
040-001896	3854	Richard Ave	\$780.00	\$780.00	\$1,560.00
040-001897	3862	Richard Ave	\$850.00	\$850.00	\$1,700.00
040-001898	3870	Richard Ave	\$1,110.00	\$1,110.00	\$2,220.00
040-001899	3878	Richard Ave	\$290.00	\$150.00	\$440.00
040-001870	3881	Richard Ave	\$1,830.00	\$1,460.00	\$3,290.00
040-001900	3886	Richard Ave	\$1,170.00	\$1,170.00	\$2,340.00
040-001902	3900	Richard Ave	\$1,230.00	\$1,230.00	\$2,460.00
040-001903	3908	Richard Ave	\$810.00	\$810.00	\$1,620.00
040-001904	3916	Richard Ave	\$1,280.00	\$1,280.00	\$2,560.00

## Property Summary

Area #: 2015

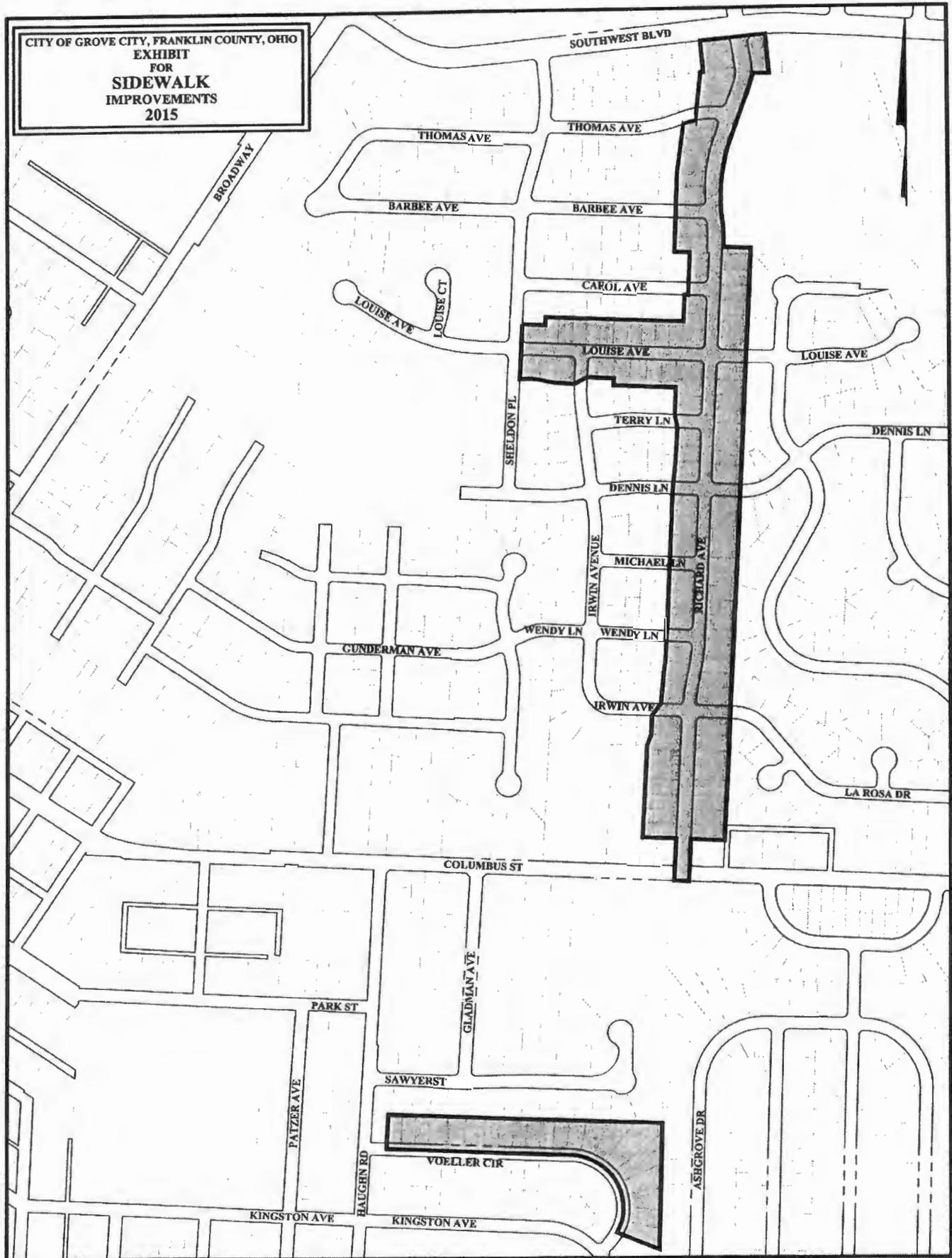
Parcel ID	House #	Street	Estimated City Construction Cost	Estimated Assessment (Resident) Construction Cost	Total Estimated Construction Cost
040-001885	3921	Richard Ave	\$2,270.00	\$2,270.00	\$4,540.00
040-001905	3924	Richard Ave	\$720.00	\$720.00	\$1,440.00
040-001886	3931	Richard Ave	\$3,190.00	\$3,190.00	\$6,380.00
040-001933	3960	Richard Ave	\$1,090.00	\$1,090.00	\$2,180.00
040-001943	3967	Richard Ave	\$1,600.00	\$1,600.00	\$3,200.00
040-001934	3968	Richard Ave	\$1,990.00	\$1,620.00	\$3,610.00
040-001944	3975	Richard Ave	\$1,750.00	\$1,750.00	\$3,500.00
040-001935	3976	Richard Ave	\$1,510.00	\$1,510.00	\$3,020.00
040-001936	3984	Richard Ave	\$1,500.00	\$1,150.00	\$2,650.00
040-001945	3985	Richard Ave	\$1,830.00	\$1,830.00	\$3,660.00
040-001937	3992	Richard Ave	\$2,150.00	\$1,810.00	\$3,960.00
040-001946	3993	Richard Ave	\$780.00	\$260.00	\$1,040.00
040-001938	4000	Richard Ave	\$1,580.00	\$1,580.00	\$3,160.00
040-001939	4010	Richard Ave	\$930.00	\$930.00	\$1,860.00
040-001948	4011	Richard Ave	\$1,680.00	\$1,680.00	\$3,360.00
040-001949	4023	Richard Ave	\$2,530.00	\$2,350.00	\$4,880.00
040-001771	3760	Sheldon Pl	\$2,970.00	\$2,970.00	\$5,940.00
040-003189	2951	Southwest Blvd	\$4,920.00	\$4,920.00	\$9,840.00
040-001846	2943	Terry Ln	\$3,740.00	\$3,740.00	\$7,480.00
040-001834	2944	Terry Ln	\$610.00	\$610.00	\$1,220.00
040-003187	2938	Thomas Ave	\$3,480.00	\$3,480.00	\$6,960.00
040-002034	2946	Voeller Cir	\$1,160.00	\$1,160.00	\$2,320.00
040-002033	2948	Voeller Cir	\$1,230.00	\$1,230.00	\$2,460.00
040-002032	2950	Voeller Cir	\$1,640.00	\$1,640.00	\$3,280.00
040-002031	2952	Voeller Cir	\$1,870.00	\$1,870.00	\$3,740.00
040-002030	2954	Voeller Cir	\$1,810.00	\$1,810.00	\$3,620.00
040-002026	2982	Voeller Cir	\$800.00	\$800.00	\$1,600.00
040-002025	2988	Voeller Cir	\$1,510.00	\$1,510.00	\$3,020.00
040-002024	2996	Voeller Cir	\$1,660.00	\$1,660.00	\$3,320.00
040-002023	3004	Voeller Cir	\$1,890.00	\$1,890.00	\$3,780.00
040-002022	3010	Voeller Cir	\$1,740.00	\$1,740.00	\$3,480.00
040-002021	3018	Voeller Cir	\$1,750.00	\$1,750.00	\$3,500.00
040-002020	3026	Voeller Cir	\$1,800.00	\$1,800.00	\$3,600.00
040-002019	3032	Voeller Cir	\$2,650.00	\$2,650.00	\$5,300.00

Property Summary

Area #: 2015

Parcel ID	House #	Street	Estimated City Construction Cost	Estimated Assessment (Resident) Construction Cost	Total Estimated Construction Cost
040-002018	3044	Voeller Cir	\$620.00	\$620.00	\$1,240.00
040-002016	3054	Voeller Cir	\$1,430.00	\$1,430.00	\$2,860.00
040-002015	3062	Voeller Cir	\$1,880.00	\$1,880.00	\$3,760.00
040-002014	3070	Voeller Cir	\$1,680.00	\$1,680.00	\$3,360.00
040-002013	3076	Voeller Cir	\$2,190.00	\$2,190.00	\$4,380.00
040-001884	2945	Wendy Ln	\$2,550.00	\$2,550.00	\$5,100.00
040-001872	2946	Wendy Ln	\$3,560.00	\$3,560.00	\$7,120.00

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



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

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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.

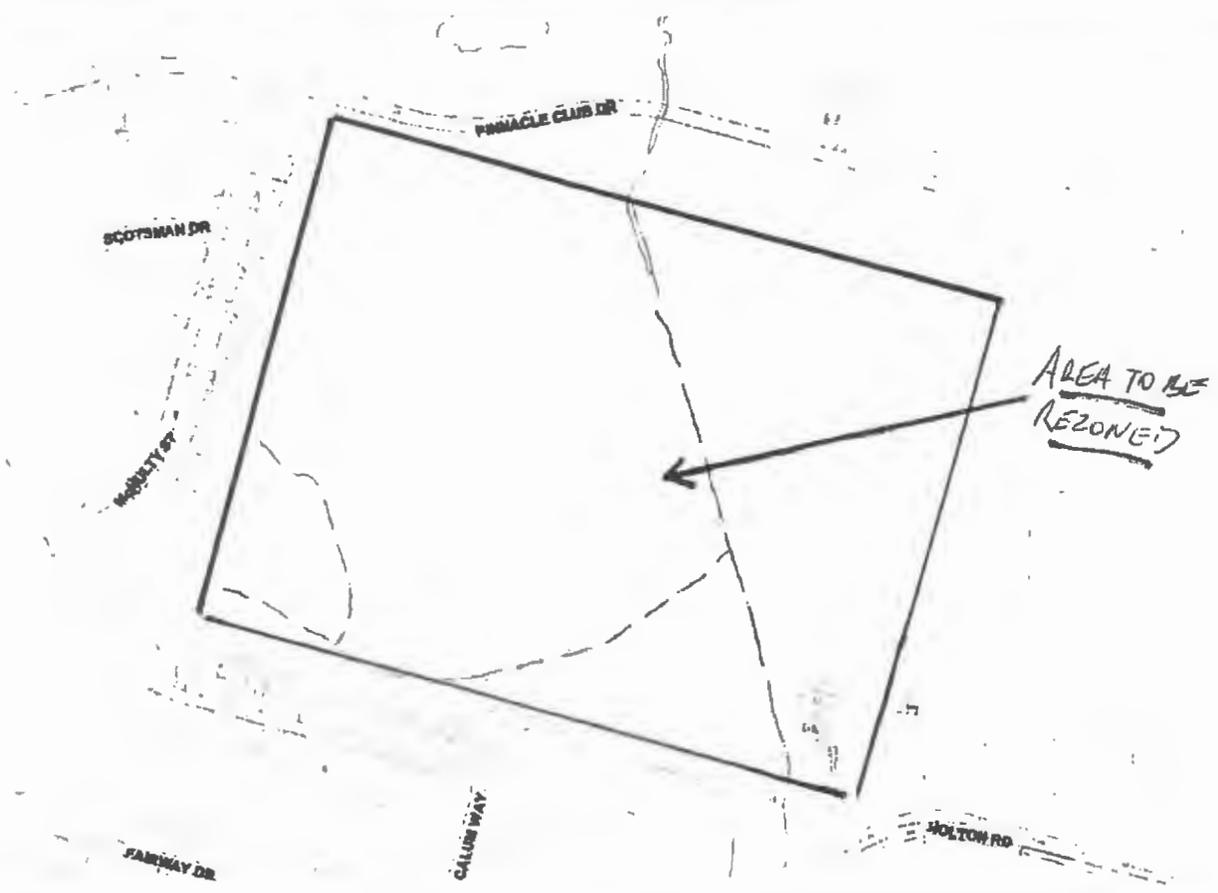
For information purposes only, the property address is purported to be:  
1342 Holton Road, Grove City, OH 43123

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.

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 vendor assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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&htxts/2015

Date: 04/28/15  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-29-15  
1st Reading: 05/04/15  
Public Notice: 05/07/15  
2nd Reading: 06/15/15  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-29-15

AN ORDINANCE FOR THE REZONING OF 3.25 ACRES LOCATED WEST OF BROADWAY AND SOUTH OF PARK STREET FROM IND-1, C-2 AND CBD 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 April 22, 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 IND-1, C-2 and CBD to PUD-R with zoning text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of those tracts of land conveyed to The City of Grove City, Ohio, as recorded in Official Records, 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

Exhibit A  
C-29-15

**ZONING DESCRIPTION**  
**3.25 ACRES**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 1388, being part of those tracts of land conveyed to The City of Grove City, Ohio by deeds of record in Official Record 11454G16, Official Record 11545J04, Official Record 13786F16 and Official Record 13786F17, all of those tracts conveyed to The City of Grove City, Ohio by deeds of record in Instrument Number 200108130186816 (Parcels I thru VI and Tract 2), Instrument Number 200302100041687, Official Record 34083G17, and Official Record 12371D16, all of the alley vacated by City of Grove City Ordinance Number C-19-61 and the public alley as shown on the subdivision plat entitle Jos. Buchholz's Addition, of record in Plat Book 5, Page 244, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at the southwesterly corner of said Tract 2, the southeasterly corner of that 11.447 acre tract conveyed to CSX Transportation Inc. Baltimore & Ohio Railroad, being in the northerly right-of-way line of Grove City Road;

Thence North 32° 38' 48" East, with the easterly line of said 11.447 acre tract, a distance of 463.76 feet to a point in the southerly right-of-way line of Park Street;

Thence South 55° 46' 41" East, with said southerly right-of-way line, a distance of 425.00 feet to a point;

Thence South 34° 13' 19" West, across said The City of Grove City, Ohio tracts, a distance of 209.47 feet to a point in said northerly right-of-way line;

Thence North 87° 25' 43" West, with said northerly right-of-way line, a distance of 484.28 feet to the POINT OF BEGINNING, containing 3.25 acres, more or less.

This description was prepared using documents of record and prior plats of survey, and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

C-29-15

## BROADWAY AND PARK

3.25 +/- ACRES

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

The Pizzuti Companies  
Two Miranova Place, Suite 220  
Columbus, Ohio 43215

Property Owner:

City of Grove City  
4035 Broadway  
Grove City, Ohio 43123

## ZONING AND DEVELOPMENT STANDARDS TEXT

EXHIBIT A – ZONING BOUNDARY DESCRIPTION  
EXHIBIT B – CONCEPTUAL SITE LAYOUT  
EXHIBIT C – CONCEPTUAL BUILDING DESIGN

Prepared/Revised:  
April 15, 2015

### **1. Site Boundary (Zoning Description)**

The project area ("Site") shall consist of an approximate 3.25 +/- acre site (including right-of-way) located west of Broadway, north of Grove City Road, south of Park Street and east of the CSX Transportation Inc. property as further described in the Zoning Exhibit attached hereto (Exhibit A).

### **2. General Provisions**

- a. The provisions outlined herein shall apply to the site as described in Exhibit A unless otherwise approved by the Grove City Council. Other provisions of the Grove City Zoning Code shall only apply to the extent that this Zoning Text does not address such matters.
- b. For purposes of this proposed Zoning and Development Standards text, the terms and words contained herein shall be considered to carry their usual and customary meanings. Likewise terms outlined in present tense shall also include the future tense and those in singular tense may include the plural. The word "shall" should be considered as mandatory. Other definitions or meanings not clarified herein shall reference the Codified Ordinances of the City of Grove City.
- c. All provisions of this Zoning and Development Standards text shall be severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, section, subsection or other provision is invalid or the application of any part of this provision to any person or circumstances is invalid, then the remaining provisions and the application of those provisions to other persons, successors 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 Council through the Development Plan process as long as they are consistent and harmonious with the overall intent of the development as contemplated and do not otherwise diminish, detract, or weaken the overall compatibility of same with adjacent and proximate properties and uses.

### **3. Permitted Use and Accessory Uses**

- a. Permitted Use. – Permitted uses shall be limited to multi-family residential (apartment or condominium). Broadway and Park will be an urban residential development containing a variety and mixture of bedroom units/sizes with a maximum of 135 dwelling units. The livable square footage shall not be less than 600 square feet for single bedroom unit and 800 square feet for a two bedroom

unit. There shall not be less than 110 square feet of livable space for each additional bedroom.

- b. Accessory Uses. Accessory uses shall be prohibited unless otherwise provided for below. All interior accessory uses provided for below shall be located on the ground floor level of Building A1 as generally depicted on Exhibit B and designated as Apartment Amenities Spaces.
  - i. Office – shall be allowed as an accessory use but shall be limited to those activities necessary to conduct leasing and management operations for the development.
  - ii. Recreation and resident services (indoor and outdoor) - shall be allowed as an accessory use but shall be restricted to those services directed at meeting the needs of Broadway and Park residents. Such uses shall be non-membership based and include fitness facilities business centers, recreational uses, study rooms, community gathering spaces, multi-purpose rooms, and other amenity uses that are customary for similar developments.
  - iii. Neighborhood Retail – shall be allowed as an accessory use provided its intent is to support the multi-family lifestyle of the development’s residents as determined by the Chief Zoning Official. Allowable uses may include coffee shops, variety stores, sundry shops, and other similar uses. The total allowable retail space may not exceed more than 2,000 square feet.

#### **4. General Site Development Standards**

- a. Setbacks.
  - i. Adjacent to public rights-of-way: building setback, 0 feet; parking setback, 6 feet.
  - ii. Adjacent to non-rights-of-way property: building setback, 15 feet; parking setback 10 feet.
  - iii. Accessory structures: shall be setback and placed in accordance with the Grove City Zoning Code.
- b. Parking Ratio. A minimum of one (1) parking space shall be provided per bedroom.

- c. Primary Building Design. Buildings shall be designed in accordance with Section 1138.04(b) of the zoning code and as generally depicted in Exhibit C. Primary building designs shall take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises within the Historical Preservation Area (HPA).
- i. Buildings shall be a maximum of 45 feet in height.
  - ii. Buildings will include balconies and Juliet balconies (upper floors) and/or porches/patios.
  - iii. Upper floors will be accessed by closed, conditioned corridors with elevators.
  - iv. All buildings will meet the minimum Department of Energy (DOE) code requirements.
  - v. Mechanicals will be roof mounted and screened from view through the extension of a parapet wall or other approved method so that the equipment is not visible from any contiguous right-of-way (including Grove City Road, Park Street, Broadway and Front Street) adjacent to the site.
  - vi. Roof designs for all primary buildings shall be flat with no roof color reveal.
  - vii. Fencing and/or railings shall be constructed of metal, finished black and decorative in nature.
- d. Accessory Building Design. Structures including storage structures, covered parking facilities, dumpster enclosure(s) and similar community facilities shall be designed and finished with the same level of architectural detail and treatment as primary buildings.
- i. Fencing shall be constructed of metal, finished black and decorative in nature, consistent with similar structures located within Town Center.
  - ii. Dumpster (waste and recycling) facilities shall be constructed of or faced with brick, be topped with precast stone caps and shall utilize decorative wood gates.
  - iii. Covered parking facilities shall be enclosed on three (3) sides.

e. Exterior Finish Materials.

- i. Exterior finishes shall primarily consist of brick, stone, cast stone, cement board siding, vinyl siding or a combination thereof. No more than 35 percent of any exterior building elevation may be finished with siding. Siding shall not be used below the second floor. Split face block shall not be permitted.
- ii. The windows will feature vinyl, insulated window panes.
- iii. Awnings and/or canopies shall be constructed of canvas and be free of signage.

f. Exterior Finish Colors.

- i. Brick and/or brick veneer. The brick color shall be a red and/or brown based brick.
- ii. Trim Colors. Natural earth tones and/or warm colors that complement the brick color. High-chroma colors are not permitted.
- iii. Awnings and canopies. Awnings and canopies shall be black or an HPA approved color.

g. Signage. Signs shall comply with the size, location and design requirements of the zoning code. Lighting sources shall be external and provided through decorative gooseneck lighting fixtures.

h. Landscaping and Entry Features.

- i. The project will include a landscaping and screening plan as part of the final Development Plan that anticipates the planting of approximately 150 trees and plants including a mix of London Planetree, Pear, Zelkova, Winterking Hawthorn, Serviceberry, Seagreen Juniper and Boxwoods. A list of all plantings will be submitted for approval by the City Forester and included in the final plans. Additional screening will be provided surrounding all trash receptacles and other functional spaces.
- ii. The main entryway will include an entry feature and landscaping which shall complement and enhance the Town Center landscaping. This entry will also include decorative lighting and signage as approved in the Final Development Plan.

- iii. In the event that code required landscaping cannot be placed or accommodated on the site said landscaping shall be donated to the City for incorporation within the plaza or within the Town Center area.
- i. Sidewalks. Public walkways will be constructed along the boundaries of the site and located within the public right-of-way. Private service walks will have connectivity to all public walkways and private amenities.
- j. Amenities and Open Space. The developer will construct amenity space to be located on the first floor of the main building along Park Street that is referenced as Building A1 in Exhibit C attached hereto. Such space is programmed to include leasing and office support space and other amenity spaces contemplated and included in the permitted uses outlined herein. This space is currently planned to occupy approximately 3,100 square feet. In addition the developer will construct an outdoor space that will include an amenity island that features an activity space, fire pit and seating, planters, plaza areas and other landscaping features to be included and approved as part of the final Development Plan. The project will also include a pet wash station adjacent to the western boundary and landscaping along and near Building B on Grove City Road.
- k. Site Lighting. All site lighting fixtures, whether post or wall mounted, shall be decorative in nature, matching the gas light themed fixtures found throughout Town Center. Light source shall be gas, high pressure sodium (hsp) or LED. Site lighting shall provide 0.5 footcandle maintained at grade for all vehicular, pedestrian and common amenity areas. Fixtures shall be placed around the sites perimeter along Park Street, Grove City Road and the eastern boundary of the site. Additional decorative accent and landscaping lighting may be incorporated into the community amenity space as approved on the final development plan. Lighting fixtures (other than those which may be wall mounted) shall not exceed a height of 14 ft.
- l. Phasing. The property will be developed as a single phase, with the sequence of construction determined by the builder/developer in consultation with the City of Grove City.



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: \_\_\_\_\_

*Postponed  
to 5/1/14*

## 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

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

Passed:  
Effective:

Attest:

Date: 04/28/15  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-22-15  
1st Reading: 05/04/15  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-22-15

### A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR STORY POINT LOCATED AT THE SOUTHWEST CORNER OF ORDERS AND HAUGHN ROADS

WHEREAS, on April 22, 2015, the Planning Commission recommended approval of the preliminary development plan for Story Point with the following stipulation:

1. An annexation petition be filed with the Franklin County Commissioners prior to approval of a preliminary development plan.

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 Preliminary Development Plan for Lamplighter Senior Village, contingent upon the stipulation set by Planning Commission.

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

Date: 04-28-015  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-23-15  
1st Reading: 05/04/15  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-23-15

### A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE ERECTION OF THE GROVE CITY LIBRARY LOCATED AT 3957 BROADWAY IN THE HISTORICAL PRESERVATION AREA

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WHEREAS, on April 22, 2015 the Planning Commission recommended approval of the Certificate of Appropriateness request for the erection of the Grove City Library located at 3975 Broadway, in the Historical Preservation Area, contingent upon the following stipulations:

1. An exterior materials sheet (8 ½ x 11) shall be provided detailing the material, manufacturer and color of all proposed exterior finishes;
2. A material sample board shall be provided containing the proposed exterior finishes;
3. Additional architectural elements shall be added to the South side of the building.

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 Certificate of Appropriateness for the erection of The Grove City Library located at 3957 Broadway, in the Historical Preservation Area, contingent upon the stipulations set by Planning Commission.

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

Date: 04/28/15  
Introduced By: Ms. K-McGraw  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-24-15  
1st Reading: 05/04/15  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-24-15

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE GROVE CITY LIBRARY LOCATED AT 3957 BROADWAY

WHEREAS, on April 22, 2015, the Planning Commission recommended approval of the Development Plan for the Grove City Library, with the following stipulations:

1. A deviation be allowed to permit a total height of the structure, not to exceed 43 feet above grade;
2. A deviation to permit the structure to be set back 30 feet from the centerline of Grant Avenue;
3. Additional architectural interest and detail be incorporated into the southern building elevation in proximity to the planned terminus of the pedestrian pathway;
4. An exterior materials sheet (8 1/2 x 11) shall be provided detailing the material, manufacturer and color of all proposed exterior finishes;
5. A material sample board shall be provided containing the proposed exterior finishes.

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 Grove City Library located at 3957 Broadway, 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.