

Village at Gantz Meadows, LLC

1. Property

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

2. General Provisions

- a. The provisions outlined within these development standards shall apply to the 9.051+/- acres of land as described in Exhibit A-1 unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- b. For the purposes of this Zoning & Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning & Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

3. Permitted & Accessory Use

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

4. General Site Development Standards

- a. Entryway. An entry to the site will be located on Home Road and shall incorporate design elements in keeping with others in the area. Those elements shown are illustrative only. Details will be included with the Final Development Plan.
- b. Streets. All streets shall be a minimum of 26 feet in width (as measured from front of curb), privately owned and maintained by the Condominium Association.
- c. Bike Path. A 6-foot wide asphalt bike path connection shall be constructed by the developer and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path shall connect the existing trail in Gantz Park to the site's entryway and the proposed private sidewalk within the subject property. That portion of the path which falls within the public R.O.W. should be conveyed to the City for public use through recorded easements.
- d. Open Space. Open space shall be provided in accordance with Chapter 1101.
- e. Amenity. The developer shall construct a community pool cabana of approximately 180 square feet and a pool (not less than 20' x 40'). These amenities shall be used by residents and their guests in accordance with regulations established by the Condominium Association to be formed by the developer.
- f. Construction/sales trailer. During the initial construction of the property, a temporary trailer will serve as both construction and sales center.
- g. Site lighting. Site lighting shall be provided along the internal private streets via a decorative post with lamp fixture. Additional decorative accent and landscape lighting shall be incorporated at the clubhouse, entry sign and landscape features which may be lit from a concealed source with light cast directionally up or down. No light shall be cast horizontally, and lighting fixtures will be no taller than fifteen feet (15'). The final details for lighting fixtures and locations will be approved with the final development plan.
- h. Fencing. Fencing shall be limited to entry feature fencing, buffer privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- i. Retention Ponds. Retention ponds shall comply and constructed in accordance with Grove City's Public and Private Pond Design Criteria.
- j. Screening, Tree Survey, and Tree Preservation
 - i. Street trees along Home Road shall be provided at a spacing of one (1) two-inch caliper tree per 30 feet of frontage. Tree genus and species shall be subject to the review and approval of the City's Urban Forester. Tree installation and maintenance shall be provided by the City.
 - ii. Perimeter screening/buffering shall be provided to ensure compatibility and adequate buffers with surrounding uses as well as acceptable separation from Home Road and I-270.

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

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

7. **Architectural Development Standards and Area Requirements.**

a. **Setbacks.**

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

b. **Building Standards.**

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

8. **Building Design.**

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

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



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PRELIMINARY DEVELOPMENT PLAN

THE VILLAGE AT GANTZ MEADOWS
 PREPARED FOR VILLAGE COMMUNITIES 470 OLDE WORTHINGTON RD., SUITE 101 WESTERVILLE, OH 43082
 DATE: 02/15

SITE DATA

TOTAL ACRES	41.9361 ACRES
TOTAL UNITS	26
DENSITY	41.619 DU/AC
REQUIRED PARKING RESIDENTIAL	112
PARKING PROVIDED	139
INCLUDES 44 GARAGE SPACES AND 19 SURFACE SPACES	

LOT COVERAGE

TOTAL SITE ACERAGE	41.9361 ACRES
TOTAL LOT COVERAGE	41.124 AC (98%)
BUILDING	41.134 AC (100%)
ROADWAYS	41.134 AC (100%)
PROVISIONAL/RESERVE	41.038 AC (98%)
TOTAL LANDSCAPE/RESERVE SPACE	41.213 AC (100%)

DEVELOPMENT PHASING

DEVELOPMENT WILL BE COMPLETED IN TWO PHASES PER PHASED CONSTRUCTION OF THE BUILDING ON ROAD ROAD

BUILDING SIZES

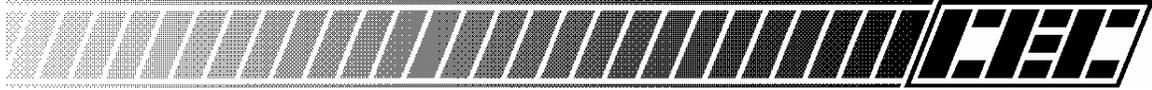
TYPE	SQUARE FOOTAGE
4 UNIT BUILDING	41,628 S.F.
6 UNIT BUILDING	41,238 S.F.

- KEY**
- ① SAND CONCRETE CURB
 - ◇ OPEN SPACE
- NOTES**
- NO ON-STREET PARKING TO BE PERMITTED ON DRIVEWAYS
 - *4-BEDDING STATUS, 4-BEDDING UNITS TO BE 5-BEDDING, SUBJECT TO UTILITY CAPACITY AND CODE REVISIONS/ADDITIONS ONLY.
 - **INDIVIDUAL TRAILER SPACE # FOR ALL CONDOPRIUM UNITS.

Paris Planning & Design
 LAND PLANNING
 2225 N. STATE ST.
 SUITE 200
 WESTERVILLE, OH 43081
 614.885.2144
 www.parisplanninganddesign.com

JACKSON TOWNSHIP
 CIVIL ENGINEER

EXHIBIT B



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 ▪ Columbus, Ohio 43240
Phone 614.540.6633 ▪ Fax 614.540.6638
CHICAGO, IL. ▪ CINCINNATI, OH ▪ EXPORT, PA. ▪ INDIANAPOLIS IN.
NASHVILLE, TN. ▪ PITTSBURGH, PA. ▪ ST. LOUIS, MO.

Description of 9.051 Acres for Triangle Real Estates Services

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

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

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

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

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

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

EXHIBIT A-1

Thence South $10^{\circ}13'02''$ West crossing Home Road, a Distance of 37.42 feet to a Set Railroad Spike;

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

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

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

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

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

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

Anthony W. Williams P.S. 7726

Date

MCAULEY STANLEY P
2218 BAINTEA AVE
GROVE CITY, OH 43123

VILLAGE AT GANTZ MEADOWS
470 OLDE WORTHINGTON RD
WESTERVILLE, OH 43082

JACKSON TOWNSHIP TRUSTEES
3756 HOOVER RD
GROVE CITY, OH 43123

HARTER MARGARET C
GANTZ ROAD
GROVE CITY, OH 43123

CITY OF GROVE CITY
P.O. BOX 427
GROVE CITY, OH 43123

CANAAN LAND CHURCH
2777 GANTZ ROAD
GROVE CITY, OH 43123

MCCLEARY KAREN
219 W HULL RD
DELAWARE, OH 43015

MANUEL MARIA N
2227 COVE LANDING
GROVE CITY, OH 43123

April 22, 2015

Mr. Joe Thomas Jr.
Village at Gantz Meadows, LLC
470 Olde Worthington Road
Suite 100
Westerville OH 43082

Subject: Preliminary Development
Plan Approval

Dear Mr. Thomas:

In accordance with Section 1135.14(a)(3) of the Codified Ordinances of Grove City, Ohio, this letter serves to provide the required recommendations of the Planning Commission and Council for the above referenced Preliminary Development Plan.

Please be advised that on April 20, 2015, the Council of Grove City, Ohio approved Resolution CR-18-15, in principal, the Preliminary Development plan for The Village at Gantz Meadows located at 2066 Home Road, Grove City, Ohio. A copy of this Resolution is enclosed for your records, which also reflects the recommendations of Planning Commission.

If you have any questions, please feel free to contact my office.

Very truly yours,
CITY OF GROVE CITY

Tami K. Kelly, MMC
Clerk of Council

TKK/prelim plan notice

RESOLUTION NO. CR-18-15

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN
FOR THE VILLAGE AT GANTZ MEADOWS LOCATED AT 2066 HOME ROAD

WHEREAS, on April 07, 2015, the Planning Commission recommended approval of the preliminary development plan for The Village at Gantz Meadows with the following stipulations:

1. The bike path shall be extended around the proposed basin.
2. The Home Road trail crossing and connection within Gantz Park shall be reviewed and coordinated with the City.

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 The Village at Gantz Meadows 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: 04-20-15
Effective: 04-20-15

Attest: 

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Stephen J. Smith, Director of Law