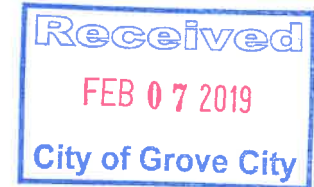




999 Polaris Parkway • Suite 200  
Columbus, OH 43240  
614.785.0015 • office  
614.785.9181 • fax  
www.RockfordHomes.net

February 6, 2019

City of Grove City  
Development Department  
Atten: Kyle Rauch  
4035 Broadway  
Grove City, Ohio 43123



Re: Meadow Grove Reserve Condominium

Dear Kyle,

Westover Communities, the land holding company of Rockford Homes Inc., request to amend the Meadow Grove Estates North Final Development Plan Phase V, twin single condominium building. The request to change the previously approved building type from 13 years ago is predicated on current market conditions, customer feedback and demand. Currently, we have 11 customers on a wait list for the proposed building. To have 25% of the units potentially sold is why we decided to pursue the final development plan modification.

The originally approved building was a 3-bedroom, 2.5 bath, two-story, twin single product with a basement and a 2-car garage. The left-side condominium unit was +/- 2,400 square feet and the right-side condominium unit was +/- 2,500 square feet.

The proposed building is a 3-Bedroom, 2.5 bath 1.5 story, twin single product with a basement and a 2-car garage. Both sides/units are +/- 2,100 square feet.

No other modifications to the approved final development plan are proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Corey D. Theuerkauf".

Corey D. Theuerkauf  
Vice President of Land

Original Plan

Received  
FEB 07 2019  
City of Grove City



# ORDINANCE C-71-16

AN ORDINANCE TO AMEND THE ZONING TEXT FOR 77.036 ACRES  
LOCATED SOUTH OF HOLTON ROAD - MEADOW GROVE  
ESTATES NORTH, AS ADOPTED BY ORD. C-119-05

FEB 07 2018  
City of Grove C

WHEREAS, on January 17, 2007, Council approved a Rezoning request for 77.036 acres located South of Holton Road that included a Zoning Text; and

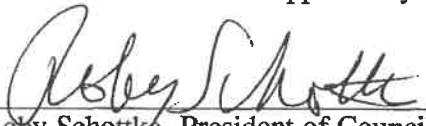
WHEREAS, on August 02, 2016 the Planning Commission recommended approval of an amendment to Section VI (F) of said Zoning Text as follows:


- F. **Garages.** All homes shall have a **minimum of two (2) or a maximum of 3 front-facing garage doors with a maximum permitted garage door width of 25 feet total.** ~~No single garage door opening shall exceed two car widths (18') or exceed 9' height.~~ The garage door shall ~~not constitute more than 35% of the linear width of the front elevation,~~ not project more than 12 feet from the forward most vertical wall plane of the front facade of the house. The Cypress model, which has a 20- foot projection from the front facade is the only house type permitted **to exceed the 12-foot projection,** per Resolution No. CR-86-05. Garage doors shall be made of durable materials that do not sag, warp, deteriorate or delaminate under normal use and weather conditions. Materials such as particle board or Masonite are prohibited. Garage door color(s) shall be low contrast, that are the same or similar in hue and tonal value as the primary color of the house or house trim. The garage door trim shall match the primary trim color of the house.

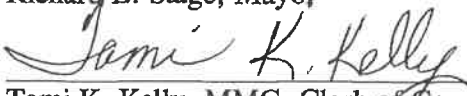
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** The Zoning Text for 77.036 acres located South of Holton Road - Meadow Grove Estates North, as adopted by Ordinance C-119-05, is hereby amended as shown above and stipulated by Planning Commission.

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

  
Roby Schottke, President of Council

  
Richard L. Stage, Mayor

Attest:  
  
Tami K. Kelly, MMC, Clerk of Council

Passed: 09-19-16

Effective: 10-19-16

I Certify that this ordinance  
is correct as to form.

  
Stephen J. Smith, Director of Law

C-71-16  
Exhibit "A"  
Meadow Grove Estates North

Development Plan - Limitation Text Rockford Homes, Inc.  
Meadow Grove Estates North (Approx. 161.5 Acres North of Borrer Road)

**I. Introduction**

Meadow Grove Estates North is a 161.5 ± acre site adjoining sections 3 and 4 of Meadow Grove Estates. The 161.5 ± acre site shall have four (4) sub areas with Sub Area I consisting of R-1 lots dedicated to single family homes. Sub Area II consisting of SF-3 lots dedicated to an estate home type community on fee simple lots. Sub Area 3 is a luxury condominium area consisting of two family buildings and Sub Area 4 consists of four family condominium buildings. A master homeowners association is to be formed covering the entire 161.5 ± acre site for the single family lots.

This Limitation Text applies to the existing PUD-R zoning for the 84.480 gross acre tract purchased from the Farm Grove Development Company and the 77.036 acre tract purchase from David Meisse and annexed into Grove City on April 11, 2003 which is currently zoned SF-1 and is proposed to be rezoned to PUD R. Proposed Deed Restrictions and Exhibits for mailboxes, street light posts, and fencing are included.

The applicant/owner of the property will commit to the development of the property in accordance with the Development Plan and Text. The development plan will become a part of the ordinance and will be subject to variation in accordance with final engineering.

**II. Off-Site Improvements**

- A. Extending Sewer- The applicant will be extending sanitary sewer to the Property from its current location on the South side of Borrer Road in the Grant Run Estates Subdivision. The sewer will be sized and installed at a maximum depth appropriate.
- B. Landscaping and entrance feature- Mounding, landscaping, entry sign and stonework are shown on the landscape sheets of the Development Plan.
- C. Bike Path- The bike path will be extended from Meadow Grove Estates Section 1 to Holton Road on the west side of Buckeye Parkway. A bike path will be installed to Henceroth Park between two lots. A bike path (4 ft wide) in the east-west direction on the south side of Mallow Lane from Buckeye Parkway to the east property line will be installed.

**III. On- Site Improvements**

- A. Buckeye Parkway - Buckeye Parkway will be constructed in one phase prior to any other development.
- B. Description of Improvements - There will be land set aside for open space per park ordinance. The City will not own and maintain any open space or reserves. The developer is also proposing a 35 ft. landscape easement along both sides of the Buckeye Parkway 80 ft. right of way to enhance the visual quality of the roadway. An 8 ft. wide asphalt bike path will be constructed on the west side of Buckeye Parkway. On the west side of Buckeye Parkway there will be a four (4) rail rough sawn fence matching the Creekside Subdivision. The fence will be installed 2 ft. behind the bike path which will parallel Buckeye Parkway within the landscape easement. A sidewalk along the east side of Buckeye Parkway will be provided. The bike path, fence and sidewalk are all to be maintained by the City.

- C. Lighting - Decorative street lighting will be installed with the completion of each section (12' black aluminum HAPCO poles with HADCO heads). Interior street lighting will be on alternating side of the street. All lighting shall be cut-off, down or up-cast as required by Grove City ordinances, and no unshielded wall-pack lighting will be used.
- D. Bike Trails - The boulevard roadway will include a bike path on the west side of the road. A portion of the bike path will be located within the public right of way with the remainder being located within a bike path easement. For details, refer to the Typical Boulevard Section shown on the Development Plan.
- E. Fencing - The following fencing restrictions shall apply to all lots (as stated in the deed of restrictions) : No fence or wall shall be constructed, placed or altered on any of said lots nearer to any street than the rear wall of the residence to be constructed on the lot. No fences or other forms of structures are allowed in no build zones. Fences on a corner lot shall not extend beyond the building setback line as shown on the recorded plat. Fences must be per exhibit showing three rail with wire mesh and privacy fences for decks and hot tubs. Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. .
- F. Retention Ponds - The reserves contain retention for all upstream development. The ponds in the reserves will have fountains.
- G. Landscaping - Features: The applicant commits to paying with the issuance of certificate of occupancy required by City Code for the installation of street trees. The landscaping code, pursuant to 1136.09 will be complied with regarding the retention of existing trees. The street tree plan will comply with the Grove City ordinance. Screening of utility boxes for homes backing up to Buckeye Parkway will be provided.  
Tree Preservation: A tree survey will be included with final development plan and the Urban Forester shall monitor all tree removal.
- H. Deeding of reserves: All reserves to be deeded at the time of plating each section. The Reserve and Open Space areas shown on the Development Plan shall be owned and maintained by the homeowners association.
  - The Landscape area at the entry and gateway entry feature on both sides of Buckeye Parkway shall be maintained by the homeowners association.
  - All other Landscape Areas, including but not limited to those along Buckeye Parkway, shall be maintained by the lot owner(s) on which the landscaping is located. These are no build zones. No structure, shed, swing, fence, basketball poles, or deck are allowed in these areas.
- I. Homeowner Association responsibilities: A homeowner's association will be formed and turned over upon 80% of lot closings. The Association's responsibilities will include the maintenance of common areas owned by the City at Holton Road including, but not limited to, entrance features, landscaping and the maintenance and care of all Homeowners Association reserves as set forth on the Development Plan.

#### IV. Phasing

Sequencing of Project: The project will be divided into eight to ten sections. Each section will include the extension of all utilities including, but not limited to, water, sewer, electricity, and surface drainage, pursuant to acceptable engineering standards for the City of Grove City and in accordance with utility plans.

#### V. Development Standards

Conventional single family homes the same as previous Meadow Grove Estates on 80 foot lots with same square footage as required in R-1 zoning are proposed.

### R-1

Minimum ranch 1,600 ft., min 2 story 1,800 ft.  
Maximum building height 35'  
Minimum lot size 10,000 square feet  
Minimum lot width at building line setback 80'  
Minimum lot width at building line setback, corner lots, 105'  
Minimum building line setback 30'  
Side yard 6' & 12' combined  
Rear yard 25 feet

SF-3 complaint with side load garages, natural materials, and 90 ft. frontage at the curb are also proposed for the "estates" section.

### SF- 3

Minimum ranch 2,000 ft., minimum 2 story 2,200 ft.  
Maximum building height 35'  
Minimum lot size 12,000 Square Feet  
Minimum lot width at building line 90'  
Minimum lot width at building line, comer lots, 125'  
Minimum building line setback 40'  
Side yard 8' to 16' combined  
Rear yard setback 30 feet

## VI. Building Design

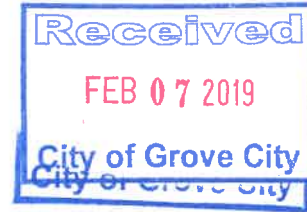
- A. Chimneys. Chimneys except for direct vent must extend vertically from the ground, past the eave line of the house. Direct vent chimneys will be permitted provided they are in the rear of the home. Conventional chimneys are required on the sides. Chimneys shall be finished in masonry or stucco. The Chimney material must match the masonry material used on the front elevation of the home, Cantilevered and shed-type 'through the wall' chimneys permitted on the rear only.
- B. Roofs. The main architectural roof on any house must have a minimum 6: 12 pitch, Roof accents shall have roof pitches ranging from 4: 12 to 12: 12. Roofs shall have a minimum 25-year asphalt dimensional shingles, minimum 240 pound per square and maximum of 5-5/8 inch exposure, Other approved roofing materials shall include slate tile, standing seam metal (for accent roofing detail only,) and wood shingles or shakes.
- C. Basements. Soil conditions permitting, all homes shall have full or partial basements.
- D. Architecture. All homes shall be required to have three design elements on the front (and street facing facades) and two design elements on the side and rear facades. The following design elements meet these requirements:
  - i. A door of at least 17 square feet.
  - ii. A window of at least 6 square feet in area, A set of adjacent windows, such as: a double bay window, count as one design element; however, horizontal bans of immediately adjacent window units count as one design element for every 9 feet of run.
  - iii. A chimney

- iv. A decorative gable vent of at least 2.5 square feet in area. Octagonal or round vents would qualify.
  - v. A porch or deck, of not less than 32 square feet in size;
  - vi. Facade offsets in excess of 1'4". A facade offset may constitute no more than one of the required facade design elements for each facade. A garage shall not be considered a facade offset.
- E. Building Materials.
- i. Wood board, brick, stone, fibrous cement siding (with wood board appearance), stucco and vinyl siding are the permitted finish building materials;
  - ii. All 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) and as approved during the development plan process;
  - iii. All finish building materials shall be low-gloss and the use of high chroma-colors is prohibited;
  - iv. Vinyl shall be a minimum of .044 thickness, applied over a minimum V2" sheathing. All vinyl elevations shall have at a minimum 6" wide frieze or fascia boards;
  - v. Stucco includes materials such as E.I.F.S, when resulting in a true stucco appearance.
- F. Garages. All homes shall have a **minimum of two (2) or a maximum of 3 front-facing garage doors with a maximum permitted garage door width of 25 feet total.** ~~No single-garage door opening shall exceed two car widths (18') or exceed 9' height.~~ The garage door shall not constitute more than 35% of the linear width of the front elevation, not project more than 12 feet from the forward most vertical wall plane of the front facade of the house. The Cypress model, which has a 20-foot projection from the front facade is the only house type permitted **to exceed the 12-foot projection**, per Resolution No. CR-86-05. Garage doors shall be made of durable materials that do not sag, warp, deteriorate or delaminate under normal use and weather conditions. Materials such as particle board or Masonite are prohibited. Garage door color(s) shall be low contrast, that are the same or similar in hue and tonal value as the primary color of the house or house trim. The garage door trim shall match the primary trim color of the house.
- G. Window Trim
- i. Shutters are required around 80% of all windows on the front elevations of homes and where architecturally appropriate on side and rear elevation windows;
  - ii. Shutters shall be standard width (not less than 12" in width)
  - iii. Special brick detailing, such as soldier course or rowlock shall be used on the top and bottoms of windows within a brick elevation and windows within a stone elevation shall use lintels and sills to create a trim on the top and bottom of those windows.
- H. Mailboxes
- iv. Shall be Cedar craft CM0-5 (mailbox) and CP0-2 (post)
- I. Diversity
- v. Homes adjacent to, and the lot directly across the street, shall not have the same elevation or colors.

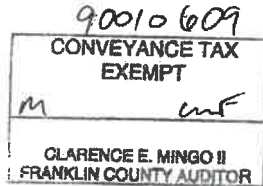
TRANSFERRED

OCT 24 2018

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



2053301



LIMITED WARRANTY DEED

Rockford Homes, Inc., a corporation organized and existing under the laws of Ohio, for valuable consideration paid, grants, with limited warranty covenants, to Westover Communities LLC, a limited liability company organized and existing under the laws of Ohio, the tax mailing address of which is 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240, the following real estate:

Situated in the State of Ohio, County of Franklin, and City of Grove City:  
As more particularly described in Exhibit A attached hereto and incorporated herein.

Parent Tax Parcel No. 040-005226-00  
Property Address: 0 Borror Road, Grove City, Ohio  
Prior Instrument Reference: Instrument No. 200410120236336 **43123**

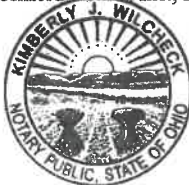
Subject to real estate taxes and assessments; zoning ordinances; public rights-of-ways; and restrictions, conditions, and easements, if any, of record.

Rockford Homes, Inc. has not received any cash, is not released from any mortgage, and has not received any other valuable consideration; therefore, the transfer is exempt, under Ohio Revised Code Section 319.54(F)(3)(m), from the real property conveyance fee.

Rockford Homes, Inc.  
By: Donald R. Wick  
Donald R. Wick, President

STATE OF OHIO,  
COUNTY OF FRANKLIN, ss:

The foregoing Limited Warranty Deed was acknowledged before me by Donald R. Wick, as President of Rockford Homes, Inc., an Ohio corporation, on October 15<sup>th</sup>, 2018, for and on behalf of said corporation.



**KIMBERLY J. WILCHECK**

NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires  
December 5, 2022

Kimberly J. Wilcheck  
Notary Public

This instrument was prepared by *Kagay, Albert, Diehl, Acklin & Groeber LLC*, Attorneys at Law  
141 East Town Street, Suite 101, Columbus, Ohio 43215



Approved by the City of Grove City Planning Commission; no plat required. This approval does not infer that the parcel in question is consistent with zoning and/or other governmental regulations. This approval void if not recorded by October 2, 2019  
 Date: October 2, 2018  
 Signed: [Signature]

**RECEIVED**  
 SEP 18 2018  
 GC PLANNING COMMISSION

11.616 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 6840, being part of that 84.480 acre tract of land conveyed to Rockford Homes, Inc. by deed of record in Instrument Number 200410120236336, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a railroad spike found at the southeasterly corner of that 0.992 acre tract conveyed to Valerie D. Adkins by deeds of record in Deed Book 2622, Page 12 and Instrument Number 200503170049403, in the centerline of Borrer Road (60" wide), in the common line of Virginia Military Surveys 6840 and 6115, said railroad spike being located North 74° 38' 32" East, a distance of 126.18 feet from FCGS monument number 1764:

Thence North 02° 28' 51" East, with the easterly line of said 0.992 acre tract, passing a 1/2" rebar found, a total distance of 416.28 feet to a 5/8 inch rebar found at the northeasterly corner thereof;

Thence South 74° 38' 32" West, with the northerly line of said 0.992 acre tract and the northerly line of that 0.992 acre tract conveyed to Mary A. Fancil and Tony J. Fancil by deed of record in Instrument Number 201802090018464, a distance of 217.91 feet to an iron pin set in the easterly line of that 8.835 acre tract conveyed to James T. Higginbotham by deed of record in Instrument Number 200205220127029;

Thence North 02° 31' 32" East, with said easterly line, a distance of 716.47 feet to an iron pin set;

Thence crossing said 84.480 acre tract the following courses and distances:

South 88° 05' 39" East, a distance of 551.00 feet to an iron pin set;

South 01° 54' 21" West, a distance of 568.76 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of 17° 15' 49", a radius of 830.00 feet, an arc length of 250.08 feet, a chord bearing of South 06° 43' 33" East and chord distance of 249.14 feet to an iron pin set; and

South 15° 21' 28" East, a distance of 125.14 feet to a magnetic nail set in the centerline of said Borrer Road, in the common line of said Virginia Military Surveys 6840 and 6115, said magnetic nail being located South 74° 38' 32" West, a distance of 1426.61 feet from FCGS monument number 1324;

Thence South 74° 38' 32" West, with said centerline and said common line, a distance of 449.62 feet to the POINT OF BEGINNING, containing 11.616 acres of land, more or less, of which 0.306 acre is located within the presently occupied right-of-way of Borrer Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon are based on a bearing of South 74° 38' 32" West being assigned to the portion of the centerline of Borrer Road shown and monumented hereon.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865, in August of 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

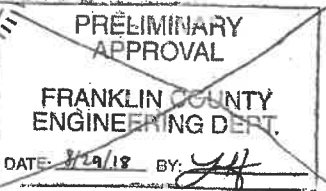
*Split  
11.616 acres  
out of  
(046)  
005226*



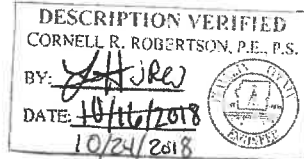
*Matthew A Kirk*  
 Matthew A. Kirk  
 Professional Surveyor No. 7865

27 AUG 18  
 Date

MAK.anp  
 11\_616 ac 2017

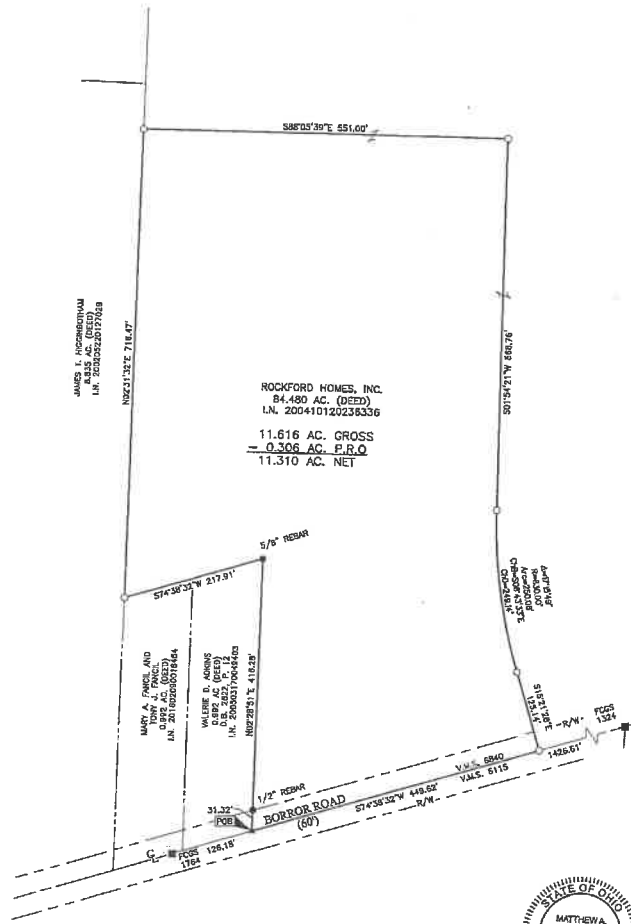


*pendary deed*



# SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NUMBER 6840  
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO



**BASIS OF BEARINGS:**  
The bearings shown herein are based on a bearing of South 74° 38' 32\"/>

**SURVEY NOTES:**  
This survey was prepared using documents of record, prior plans of survey, and observed evidence located by an actual field survey performed in August of 2018.



By Matthew A. Kirk Date 27 Aug 18  
Matthew A. Kirk  
Professional Surveyor No. 7865

- = STONE FND.
  - = MDN. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - ▲ = R.R. SPK. SET
  - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipes  
30" long with cap inscribed EMHT INC.



|   |      |                       |
|---|------|-----------------------|
| <b>EMHT</b>   |      | Date: August 27, 2018 |
| Erick, Michael, Horstmann & Yoon, Inc.<br>Engineers - Surveyors - Planners - Scientists<br>500 New Albany Road, Columbus, OH 43204<br>Phone: (614) 775-6372 Fax: (614) 775-3443<br>emht.com |      | Scale: 1" = 100'      |
|   |      | Aut. No: 2017-1435    |
|   |      | Sheet: 1 of 1         |
| REVISIONS   |      |                       |
| NO.   | DATE | DESCRIPTION           |
|   |      |                       |
|   |      |                       |
|   |      |                       |

## Meadow Grove Reserve Proposed Exterior Colors:

**Vinyl Siding:** Crane – Greystone/Bone/White

**Vinyl Shake:** To match vinyl siding



**Stone:** Centurion Ohio Rubble



**Roof:** Certainteed Weathered Wood



**Windows:** White

**Trim:** White

**Gutters:** White

**Front Door:** 6 Panel Tricorn Black

**Garage Door:** White

