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IRONWOOD PROPERTIES II, LLC

GC PLANNING COMMISSION

Grove City, Ohio

Planned Unit Development – Commercial (PUD-C)

Applicant:

Ironwood Properties II, LLC
2041 Arlingate Lane
Columbus, Ohio 43228

ZONING TEXT

July ____, 2011

INTRODUCTION:

On June 17, 1996, the Council of the City of Grove City passed Ordinance C-39-96 (the "Ordinance"), rezoning 112.026± acres described in the legal description attached to the Ordinance (the "Property") to the PUD-C and PUD-I zoning districts. Pursuant to that rezoning, the Property was divided into three (3) subareas. SubAreas 1 and 2 were rezoned to the PUD-C zoning classification and SubArea 3 was rezoned to the PUD-I zoning classification. Development standards were separately imposed on each SubArea.

The applicant for the 1996 rezoning is the applicant for this modification of the rezoning, Ironwood Properties II, LLC ("Ironwood"). Ironwood sold the western portion (west side of North Meadows Drive) of SubArea 1 to Our S Ltd.'s property (operating as an Arby's Restaurant) and a portion of SubArea 2. This modification to the 1996 rezoning only affects that 8.526 acre portion of SubArea 2 still owned by Ironwood and described in the legal description, attached hereto as "Exhibit B" (the "SubArea 2 Property").

The changes to the original 1996 rezoning set forth herein are necessary because of the taking by Grove City, through its power of eminent domain, of a portion of the Property for the new "SPUI" interchange, the FRA-71-6.09 improvement project. The modification to the development standards to SubArea 2 contained herein and as shown on the site plan titled Exhibit A, Zoning Exhibits for Ironwood Properties II, Ltd. dated October 28, 2010 and the Residual Property Exhibit, Concept Plan C dated June 17, 2010 (the "Concept Plan"), attached hereto and made a part hereof, are intended to cure some of the adverse effects to the SubArea 2 Property caused by said improvement project. All provisions of the 1996 rezoning contained in the Ordinance and not modified herein shall remain as stated therein.

SUBAREA 2 – RETAIL CENTER

Permitted Uses:

The following uses shall be permitted in SubArea 2:

- a. Those uses listed in Section 1135.14(h) (presently in effect or as subsequently amended) of the Grove City Zoning Code.
- b. Garden center with outdoor sales and storage areas, provided, however, that such areas shall exclude parking areas and shall be screened from view of public streets.
- c. Those uses listed in Section 1135.09(b)(12) (presently in effect or as subsequently amended) subject to special use permit approved by City Council.

Yard and Setback Requirements:

1. Setback from North Meadows Drive shall be 5' for all pavement areas and 50' for buildings. The setback from State Route 665 shall be 5' for all pavement areas and 50' for buildings.
2. Setback from east property line of the SubArea 2 shall be 10' for pavement setback and 30' for building setback.
3. Buildings shall cover no more than 75% of the total lot area.

Parking and Loading:

1. Parking and loading facilities shall be regulated by Grove City Code.
2. Loading docks shall be screened from all public streets, except at access points, by landscaping, mounding, walls or other buildings to a height of the loading dock door.

Circulation:

1. North Meadows Drive shall have a right of way design and construction as approved by the City.
2. Curb cut spacing shall be generally as shown on the Concept Plan, or at such other locations as approved by the City.

Waste and Refuse:

1. All waste and refuse shall be containerized and screened as outlined in Chapter 1136 of the Grove City Code. Screening materials shall be consistent with materials of the building and incorporate landscaping or landscaping and bollards.

Utilities:

1. All new utility lines, including water supply, sanitary sewer service, electricity, telephone and gas and their connections or feeder lines shall be placed underground. (This requirement does not apply to the relocation of existing utilities.) Any cost sharing with the City shall be governed by the City Code.

Landscaping:

1. A street tree planting program shall be established along both sides of North Meadows Drive, providing one tree every 35' on center.

2. One Hundred percent of the street frontage of each parcel (excluding access point) on North Meadows Drive shall have screening parallel to frontage with a minimum height of 30" measured from the elevation of the nearest section of adjacent street area. Said screening shall be in the form of evergreen hedge, earth mounding, walls or any combination thereof. Similarly, all frontage along State Route 665 shall have the same mounding and screening requirements as set forth in the preceding two sentences, provided that the minimum height shall be 20" measured from the elevation of the nearest section of adjacent street area. In the event that such mounding and screening requirements conflict with any easement requirements set forth by American Electric Power and/or Columbia Gas or their successors or assigns, then in such event the mounding and screening allowed in the easement documents for such utilities shall prevail.
3. As many existing trees as possible shall be preserved.
4. Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod in the developed areas or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development.
5. A minimum green belt of 10' shall be maintained along each adjoining side-yard property line.
6. Minimum tree sizes at installation: shade - 2" calliper, ornamental - 1" calliper, and evergreens - 5' in height.

Signage and Graphics:

Signage shall comply with the Signage Code unless otherwise approved by the Board of Zoning Appeals. Monument signs shall be allowed a maximum of 12' in height, measured from the top of grade to the top of the sign structure.

Lighting:

Except as otherwise herein stated:

- a. External lighting, except for period lighting fixtures within the SubArea, shall be cut-off type fixtures.
- b. All types of parking and other exterior lighting shall be on poles or wall mounted cut-off fixtures and shall be from the same type and style (except for period lighting fixtures).
- c. Parking lot lighting shall be no higher than 35'.
- d. Cut-off type landscape and building up lighting shall be permitted.

- e. All lights except for period lighting fixtures shall be arranged to reflect light away from any street or adjacent property.
- f. Direct or indirect glare into the eyes of motorists or pedestrians shall not be permitted.
- g. All building illuminations shall be from concealed sources or pole mounted spots.
- h. No colored lights shall be used to light the exterior of buildings.
- i. Period lighting fixtures, which do not have to be cut-off style fixtures, shall be used in the pedestrian areas of the site and in front of the buildings wherever feasible.

Architecture:

Height:

- 1. No structure shall be more than 35' in height.

Building Materials:

- 1. A building which is adjacent to either North Meadows Drive or State Route 665 shall have the same level of exterior finish on all sides. Building materials for these outparcels shall be brick, stone, cultured stone or glass, individually or in any combination thereof. In addition, stucco, synthetic stucco, split face block, precast concrete and wood trim may be used as an accent material, not to exceed 30% in the area of each façade.
- 2. All buildings shall be finished on four sides with brick, glass, or precast concrete panels, integrally colored and textured to appear like brick, individually or in any combination thereof. In addition, stucco, synthetic stucco, split face block, and metal panels may be used as an accent material not to exceed 30% in the area of each facade.
- 3. Roof top mechanicals shall be screened, such that the mechanical units shall not be visible from ground level at the property line, unless otherwise approved by Grove City Planning Commission.

EXHIBIT B

**For Zoning Purposes Only
Description for 8.526 Acres
East Side of Interstate 71
North Side of State Route 665**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey 1434, and being a 8.526 acres out of the original 10.199 acre tract conveyed to Ironwood Properties II, Ltd. (PID 400-013250-00) which is described as being all of lot 2B of Gateway Business Park Resubdivision of Lot 2 as recorded in Plat Book 107, Page 8, said 8.526 acres being described as follows:

Beginning, at the northeast corner of said Lot 2A, in the south line of a 23.214 acre tract conveyed to FR Investment Properties, LLC (PID 400-009552-00), and at the northwest corner of a 5.513 acre tract conveyed to Mount Carmel Health System (PID 400-013249-80);

Thence **S 6° 18' 05" W**, along the westerly line of said 5.513 acre tract, **515.12 feet** to the southwest corner of said 5.513 acre tract also being in the north right-of-way of Meadow Pond Court as shown in said Plat Book 107, Page 8;

Thence along the north, west, and south lines of said Meadow Court Pond the following courses;

with a curve to the right, having a central angle of **27° 45' 46"**, a radius of **25.00 feet**, and an arc length of **12.11 feet**, a chord bearing and chord distance of **N 55° 59' 46" W, 12.00 feet**;

with a curve to the left, having a central angle of **268° 40' 38"**, a radius of **45.00 feet**, and an arc length of **211.02 feet**, a chord bearing and chord distance of **S 3° 26' 39" W, 64.37 feet**;

with a curve to the right, having a central angle of **47° 12' 23"**, a radius of **25.00 feet**, and an arc length of **20.60 feet**, a chord bearing and chord distance of **N 72° 42' 06" E, 20.02 feet**;

S 83° 41' 55" E, 304.50 feet to the northwest corner of a 0.978 acre tract conveyed to Our S Ltd. (PID 040-010336);

Thence **S 06° 38' 19" W**, along the west line of said 0.978 acre tract, **235.96 feet** to a point in the north line of the proposed limited access right-of-way for future Ramp A to Interstate 71;

Thence along the north line of said proposed limited access right-of-way the following courses;

N 83° 31' 52" W, 270.01 feet;

N 52° 44' 57" W, 83.83 feet;

N 74° 01' 41" W, 172.87 feet to a point in the east line of a 1.365 acre tract conveyed to David M. & Barbara A. Masters (PID 040-004972);

Thence **N 06° 38' 08" E**, along the east line of said 1.365 acre tract, **125.42 feet** to the northeast corner of said 1.365 acre tract;

Thence **N 82° 23' 30" W**, along the north line of said 1.365 acre tract, **253.52 feet** to a point in the east line said limited access right-of-way;

Description for 8.526 Acres

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Thence along the east line of said proposed limited access right-of-way the following courses;

N 23° 00' 32" W, 72.77 feet;

N 00° 15' 59" E, 141.90 feet;

N 12° 18' 05" E, 106.25 feet;

N 22° 14' 04" E, 262.60 feet to a point in the south line of said 23.214 acre tract;

Thence S 88° 27' 55" E, along the south line of said 23.214 acre tract, **419.79 feet** to the **True Point of Beginning**.

Containing 8.526 acres of land, more or less. The above description was prepared by Douglas R. Hock, P.S. 7661 on October 28, 2010 and is based on existing records. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the plat Gateway Business Park Resubdivision of Lot 2 as recorded in Plat Book 107, Page 8 which establishes the centerline of Meadow Pond Court as being N 83° 41' 55" W.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

