

ORDINANCE C-16-93

AN ORDINANCE FOR THE REZONING OF 12.061 AND 1.850 ACRES
LOCATED ON THE SOUTHWEST CORNER OF HOOVER AND HOLTON ROADS
AND NORTH OF DEERFIELD DRIVE FROM PUD-R TO R-2 AND D-1

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 gave its approval to the rezoning on February 16, 1993; 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.

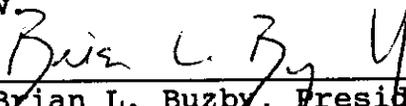
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises are rezoned from PUD-R - Planned Unit Development - Residential to R-2, Single Family Residential and D-1, Doubles and Twin Singles and Duplex:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey the Green Meadows Land Company property south of Holton Road, east of Hoover Road, in the City of Grove City, 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.

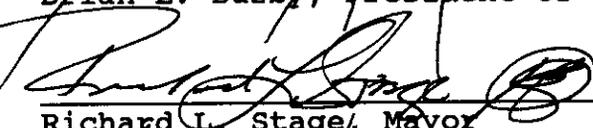
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.



Brian L. Buzby, President of Council

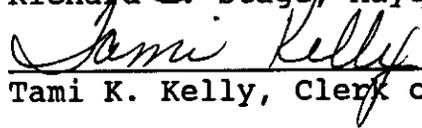
Passed: 4-5-93

Effective: 5-5-93



Richard L. Stage, Mayor

Attest:



Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.



Thomas Clark, Director of Law

C-16-93

EXHIBIT "A"

PROPOSED REZONING
MEADOW GROVE, SECTION NO. 10

PUD-R to R-2, Single Family
12.061 Acres

Situated in the State of Ohio, County of Franklin, and in the City of Grove City and being part of the Green Meadows Land Company property south of Holton Road, east of Hoover Road in the City of Grove City.

Beginning at the intersection of the centerlines of Hoover Road and Holton Road;

thence S 85° 45' 12" E, along the centerline of Holton Road, a distance of 797.74 feet to a point at the northwesterly corner of the Charles E. & Evelyn B. Justus 1.00 acre tract;

thence S 4° 15' 24" W, along the westerly line of said Justus tract and along the westerly line of the Southwestern City Schools 20.115 acre tract, a distance of 630.11 feet to a point at the southwest corner of said school tract;

thence N 73° 49' W a distance of 62.73 feet to a point;

thence N 75° 25' 22" W a distance of 89.58 feet to a point;

thence N 79° 26' 19" W a distance of 89.61 feet to a point;

thence N 82° 12' 42" W a distance of 85.49 feet to a point;

thence N 85° 45' W a distance of 123.75 feet to a point;

thence S 4° 45' W a distance of 150 feet to the point of intersection of the centerlines of Deerfield Drive and Springhill Road;

thence N 85° 45' W, along the centerline of Deerfield Drive, a distance of 350 feet to the point of intersection of Deerfield Drive and Hoover Road;

thence N. 4° 15' E, along the centerline of Hoover Road, a distance of 735.94 feet the place of beginning;

containing 12.061 acres, more or less.

C-16-93

EXHIBIT "A"

PROPOSED REZONING
MEADOW GROVE, SECTION NO. 10

PUD-R to D-1, Doubles, Twins, and Duplexes.
1.850 Acres

Situated in the State of Ohio, County of Franklin, and in the City of Grove City and being part of the Green Meadows Land Company property south of Holton Road, east of Hoover Road in the City of Grove City.

Beginning at the point of intersection of the centerlines of Deerfield Drive and Spring Hill Road;

thence N 4° 15' E, along the centerline of Spring Hill Road extended northerly, a distance of 150 feet to a point;

thence S 85° 45' E a distance of 123.75 feet to a point;

thence S 82° 12' 42" E a distance of 85.49 feet to a point;

thence S 79° 26' 19" E a distance of 89.61 feet to a point;

thence S 75° 25' 22" E a distance of 89.58 feet to a point;

thence S 73° 49' E a distance of 85.43 feet to a point (passing the southwesterly corner of the Southwestern City Schools 20.115 acre tract at 62.73 feet);

thence S 70° 17' 40" E, along a southerly line of the school property, a distance of 95.22 feet to a point;

thence S 27° 26' W, along a line of the school property and the westerly line of Lots Nos. 66A & 66B of Meadow Grove, Section No. 2, and said line extended southerly, a distance of 151.68 feet to a point in the centerline of Deerfield Drive;

thence westerly along the centerline of Deerfield Drive and with a curve to the left having a radius of 1430 feet, the long chord of which bears N 77° 10' 08" W a distance of 426.74 feet to a point;

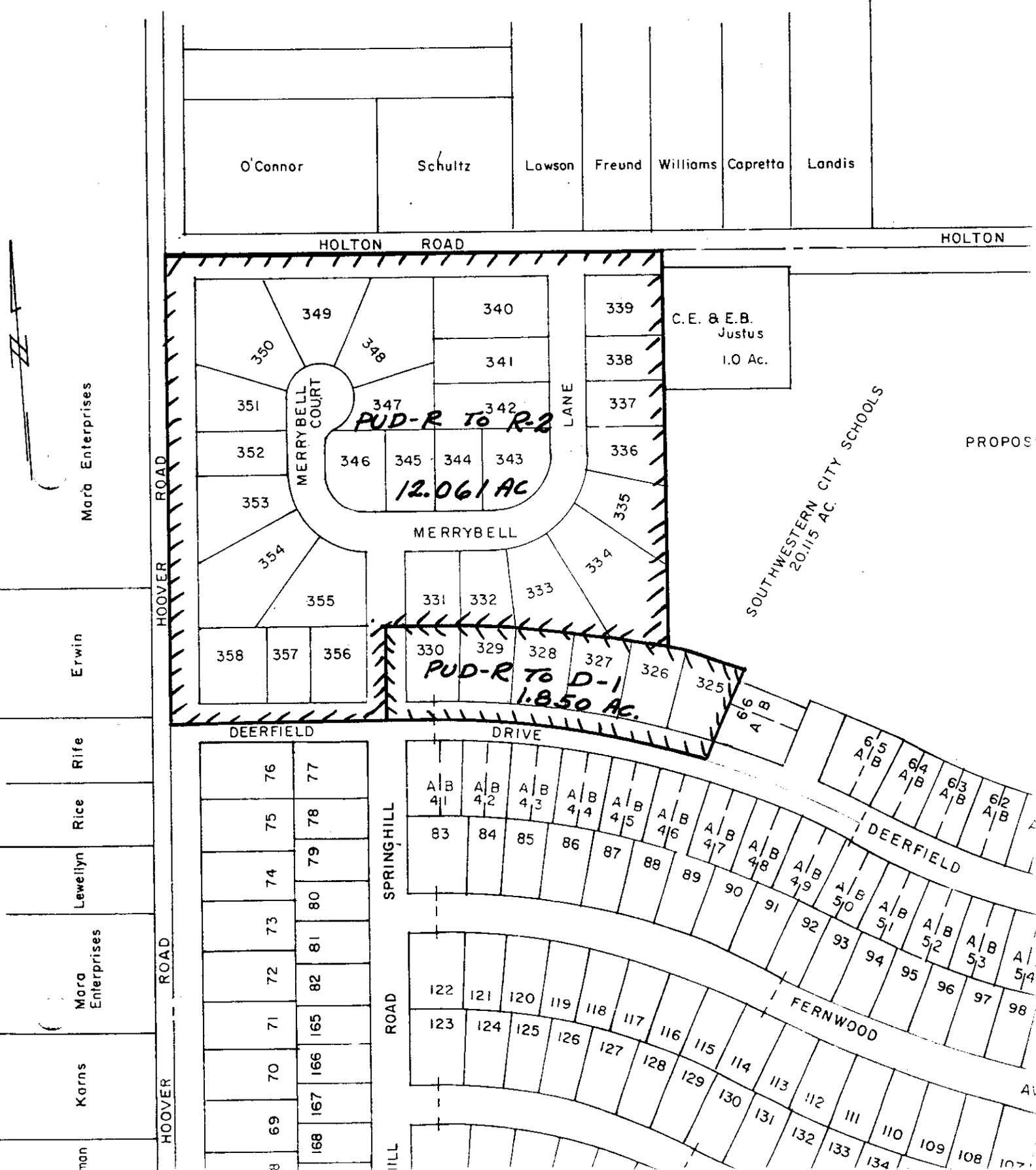
thence N 85° 45' W, along the centerline of Deerfield Drive, a distance of 80 feet to the place of beginning;

containing 1.850 acres, more or less.

EVHBBT ✓ AA
C-16-94

PROPOSED REZONING

MEADOW GROVE, SEC. No. 10



O'Connor

Schultz

Lawson

Freund

Williams

Capretta

Landis

HOLTON ROAD

HOLTON

MERRYBELL COURT

LANE

C.E. & E.B.
Justus
1.0 Ac.

PUD-R TO R-2

12.061 AC

MERRYBELL

SOUTHWESTERN CITY SCHOOLS
20.115 AC.

PROPOS

PUD-R TO D-1
1.8.50 AC.

DEERFIELD

DRIVE

DEERFIELD

FERNWOOD

SPRINGHILL

ROAD

HILL

HOOPER ROAD

HOOPER ROAD

Marb Enterprises

Erwin

Rife

Rice

Lewellyn

Mara Enterprises

Karns

man

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