

ORDINANCE C-20-98

AN ORDINANCE FOR THE REZONING OF 4.3± ACRES LOCATED NORTH OF STATE ROUTE 665 & WEST OF HOOVER ROAD, FROM R-1 TO PUD-C

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 February 24, 1998, contingent upon the following stipulations:

1. Use of property is limited to uses permitted within the C-2 zoning classification as stipulated in the Codified Ordinances;
2. Development be limited to 10,000 square feet of building per acre;
3. No drive-thru businesses allowed within this development;
4. Additional entrance for apartment community to be included at southeast corner when development plans are prepared for this property;
5. Submission of development to Planning Commission required prior to commencement of construction; 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 City Clerk's office for thirty days for public inspection.

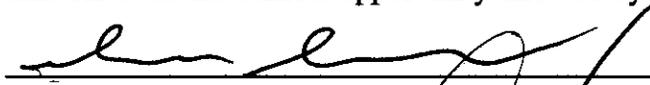
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

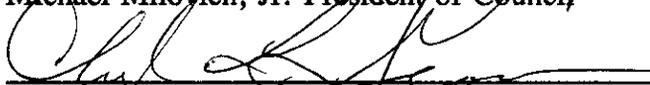
SECTION 1. The following described premises are rezoned from R-1 - Single Family Residential to PUD-C - Planned Unit Development - Commercial, contingent upon the stipulations set forth by Planning Commission:

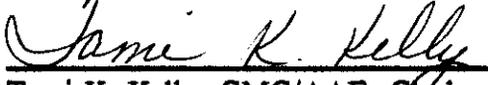
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No.'s 1434 and 6115, containing a portion of a 26.1977 acres of land, more or less, and being part of that Tract of land conveyed to Donald J. Rings, Trustee, by deed shown of record in Official Record, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

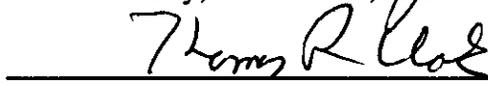
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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


Michael Miloyich, Jr. President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council


Thomas Clark, Director of Law

Passed: 4-20-98
Effective: 5-20-98

Attest:

I Certify that this ordinance is correct as to form.

CEA**CIVIL ENGINEERING
ASSOCIATES**9015
Antares Avenue
Columbus, Ohio 43240
Tel. 614.433.9018
Fax 614.433.9513ORD. C-20-98
EXHIBIT "A"

Rezoning 4.309 Acre

Situated in the State of Ohio, County of Franklin, Township of Jackson and being a part of Virginia Military Survey Numbers 1414 and 6115 and a portion of a 26.1977 acre tract as conveyed to Donald J. Rings, Trustee of Record in ORV17061802 and a 1.000 acre tract as conveyed to Donald J. and Mary M. Rings of record in ORV33070706 and being more particularly described as follows;

Beginning, for reference, at the southeasterly corner of Lot 1, Meadow Shire Subdivision as recorded in Plat Book 29, Page 34 of the Recorder's Office Franklin County Ohio;

Thence South $00^{\circ}55'06''$ West, a distance of 20.10 feet to a point 30.00 feet northerly as measured at right angles to the centerline of London-Groveport Road (State Route 665);

Thence South $83^{\circ}27'41''$ East 30.00 feet northerly and parallel to said London-Groveport Road, a distance of 271.80 feet to the true point of beginning;

Thence crossing said 26.1977 acre tract the following three courses:

- 1) North $04^{\circ}32'21''$ East, a distance of 175.00 feet;
- 2) North $44^{\circ}32'22''$ East, a distance of 158.77 feet;
- 3) South $83^{\circ}27'41''$ East, a distance of 535.24 feet to a point on the easterly line of said 26.1977 acre tract and the westerly line of a 5.127 acre tract as conveyed to Buckeye Boys Ranch, Inc. of record in ORV26690J17.

Thence South $00^{\circ}52'44''$ West with said easterly line of said 26.1977 acre tract and said 1.00 acre tract, a distance of 301.47 feet to a point 30.00 feet northerly (as measured at right angles) to the centerline of said London-Groveport Road;

Thence North $83^{\circ}27'41''$ West with a line 30.00 feet northerly and parallel with said London-Groveport Road, a distance of 656.62 feet to the true point of beginning and containing 4.309 acres of land more or less.

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from existing record information. The basis of bearing is North $83^{\circ}27'41''$ West for the centerline of London-Groveport Road.

Prepared: March 5, 1998



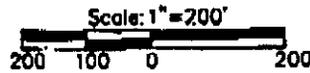
CIVIL ENGINEERING
ASSOCIATES

9018
Antares Avenue
Columbus, Ohio 43240
Tel. 614.433.9015
Fax 614.433.8513

C-20-98

Rezoning - 4.309 Acres

Situated in the State of Ohio, County of Franklin
Township of Jackson and being a part of
Virginia Military Survey Numbers 1434 and 6115



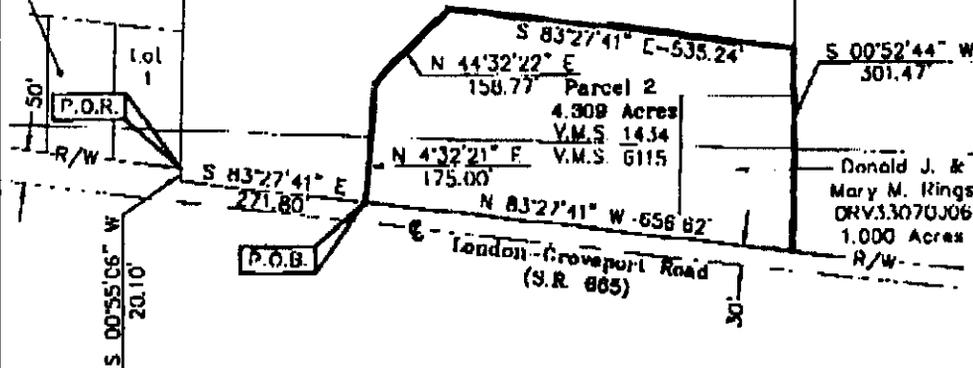
Gateway Business Park
Lot 3
P.B. 86, Pg 4

Gateway
Business Park
Lot 1
P.B. 86, Pg. 4

Donald J. Rings, Trustee
ORV1706E02
26.1977 Acres

Buckeye Boys
Ranch, Inc.
ORV26690J17
5.127 Acres

Meadow Shire
Subdivision
P.B. 29, Pg. 34



Donald J. &
Mary M. Rings
ORV33070J06
1.000 Acres