

ORDINANCE C-24-00

AN ORDINANCE APPROVE A PUD-I ZONING CLASSIFICATION FOR 5.2 ACRES LOCATED AT 5885 HAUGHN ROAD UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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 zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the PUD-I Zoning Classification request with attached Development Standards and the following stipulations:

1. Text to be amended that the outdoor storage will not include storage of disabled or damaged vehicles
2. No storage (internal or external) of illegal materials, contraband, explosives or hazardous materials.
3. Signage must meet landscaping code requirements to be approved by Urban Forester.
4. Sign, previously approved at 27 feet maximum height, will be reduced to a maximum of 23 feet from it's pedestal height located at the bottom of the three foot retention basin, for an effective road comparative height of 20 feet.
5. Applicant has acknowledged that auto bodywork use will require a Special Use Permit, and building itself will have to come through for development plan approval.
6. Applicant has acknowledged clarification in paragraph titled "Building" as to sub area one, for the addition of parenthetical with a 5 so that it reads "the building will house a garage for automobile maintenance and repair as permitted under Section 1135.14 sub I sub 5.

on March 14, 2000; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

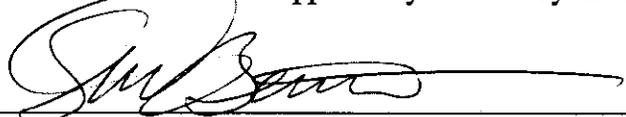
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises shall be given a zoning classification of PUD-I (Planned Unit Development - Industrial) with attached Development Standards and contingent upon the stipulations set forth by Planning Commission, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1434 *and being part of a 5.33 acre tract conveyed to Thomas E. Radel, as recorded in Official Records, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

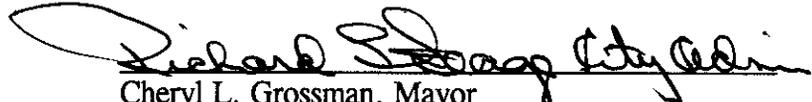
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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



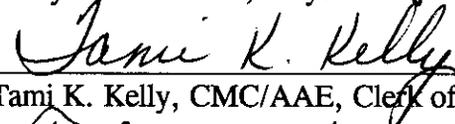
Steven M. Bennett, President of Council

Passed: 5-15-00
Effective: 6-14-00



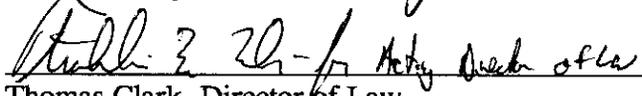
Cheryl L. Grossman, Mayor

Attest:



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

I Certify that this ordinance
is correct as to form.



Thomas Clark, Director of Law

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

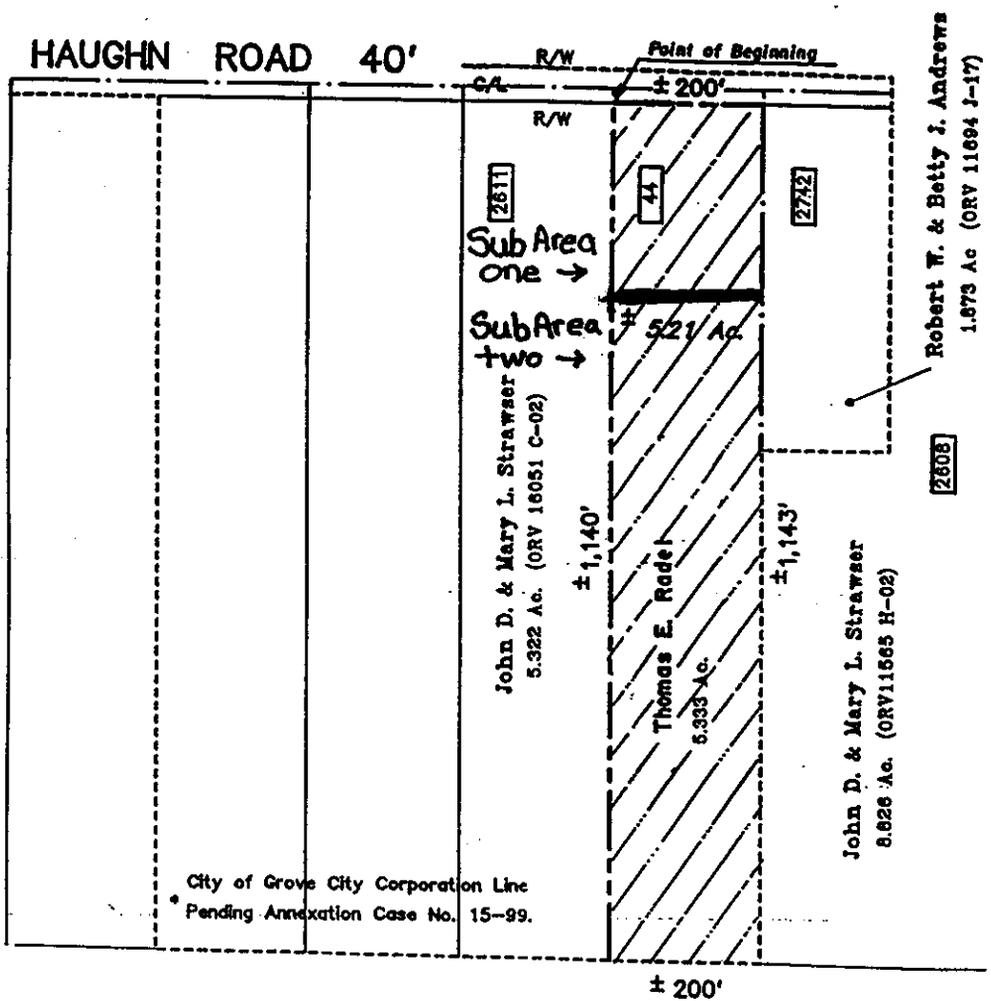
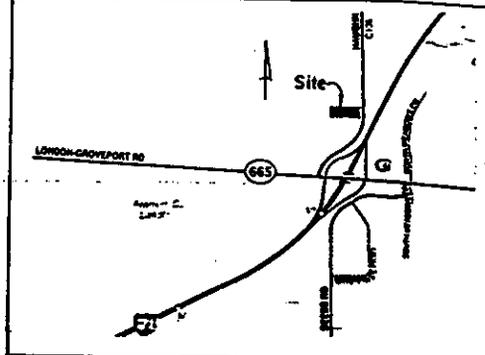
Situated in the State of Ohio, County of Franklin, being Approximately 5.21 Acres located in Virginia Military Survey No. 1434, Jackson Township, to be annexed to City of Grove City, Ohio.

200' 100' 0' 200'



Scale: 1" = 200'

Date: May 27, 1999



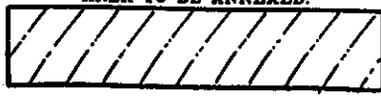
44 Auditor's Parcel Number

Concrete Construction Company, Inc.
60.665 Ac. (DB 3133, PG 8; First Tract)

EXISTING CITY OF GROVE CITY CORP. LINE *

PROPOSED CITY OF GROVE CITY CORP. LINE

AREA TO BE ANNEXED:



THIS PLAT PREPARED FOR ANNEXATION PURPOSES ONLY.

C-24-60

EXHIBIT A

DESCRIPTION OF APPROXIMATELY 5.21 ACRES
LOCATED IN JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO,
TO BE ANNEXED TO THE CITY OF GROVE CITY, OHIO.

Situated in the State of Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey No. 1434, being part of the 5.333 Acre tract conveyed to Thomas E. Radel and being more particularly described as follows:

Beginning at the intersection of the north line of said 5.333 Acre tract (also being the south line of the John D. and Mary L. Strawser 5.322 Acre tract, Official Records Volume 16051 C-02, said Recorder's Office), with the west right-of-way line of Haughn Road (40 feet wide);

Thence, southerly, across said 5.333 Acre tract and along said west line of Haughn Road, approximately 200 feet to the intersection of said line with the south line of said 5.333 Acre tract (also being the north line of the Robert W. and Betty J. Andrews 1.873 Acre tract; Official Records Volume 11694 J-17, said Recorder's Office);

Thence, westerly, along part of the south line of said 5.333 Acre tract, the north line of said 1.873 Acre tract, north line of the John D. and Mary L. Strawser 8.826 Acre tract (Official Records Volume 11565 H-02, said Recorder's Office), and along a City of Grove City Corporation Line (Pending Annexation Case No. 15-99), approximately 1,143 feet to the southwest corner of said 5.333 Acre tract, northwest corner of said 8.826 Acre tract, and in the east line of the Concrete Construction Company, Inc. 60.665 Acre tract (Deed Book 3133, Page 8; First Tract);

Thence, northerly, along part of the east line of said 60.665 Acre tract and said corporation line, approximately 200 feet to the northwest corner of said 5.333 Acre tract (southwest corner of said Strawser 5.322 Acre tract);

Thence, easterly, along part of the north line of said 5.333 Acre tract (part of the south line of said 5.322 Acre tract) approximately 1,140 feet to the place of beginning
CONTAINING APPROXIMATELY 5.21 ACRES.

C-24-00

AMENDMENT TO TEXT SUBMITTED JANUARY 11, 2000
PURSUANT TO GROVE CITY PLANNING COMMISSION MEETING
DATED MARCH 15, 2000

PUD-I DEVELOPMENT STANDARDS
RADEL PROPERTY FRONTING HAUGHN ROAD
JACKSON TOWNSHIP

Uses shall consist of those described in Sections 1135.14(i) of the Grove City Planning and Zoning Code.

TWO SUB AREAS

This property is a 5.2 acre tract as described by meets and bounds on Exhibit A attached. A plat of the property is set forth Exhibit B which also illustrates the intent to divide the property into two sub areas in order to simplify the review of this application.

Sub Area One will be commercial/retail and there will be a Special Use Permit for construction of the building as set forth on Exhibit C.

Sub Area Two will consist of six mini-store buildings as described on Exhibit C attached. The construction of one of the buildings (Building A) has been completed.

AS TO SUB AREA ONE

BUILDING:

There will be a 60 by 80 foot free standing building as described on Exhibit C attached. This building shall house a garage for automobile maintenance and repair as permitted under Section 1135.14 sub 1 sub 5.

Attached to the above described building will be a 50 by 40 foot office building as described on Exhibit C attached including an on site resident manager's apartment.

Applicant acknowledges that auto body work use will require a Special Use Permit and the building itself will have to come through for development plan approval.

YARD AND SET BACK REQUIREMENT:

The free standing building and pavement areas shall be at least 100' from the center line of Haughn Road

PARKING AND LOADING:

Parking and loading facilities shall be regulated by Grove City Code.

ARCHITECTURE:

Structure shall be less than 35 feet in height.

The building shall have an all brick front with a combination of brick, stucco and wood exterior on the other three sides.

The orientation of the building shall be to present a building "front" to Haughn Road.

WASTE AND REFUSE:

All waste and refuse shall be containerized and screened from view by a fence and landscaping on three sides with a gate.

RETENTION POND:

A retention pond of an approximate inside dimension of 100 feet by 160 feet shall be constructed. The pond is a dry retention basis. Landscaping shall be approved by Urban Forrester to maximize the aesthetics for those traveling along Haughn Road.

UTILITIES:

All new utility lines including water supply, sanitary sewer service, electricity, telephone, 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 Grove City Code.

SIGNAGE AND GRAPHICS:

The signage shall comply with the signage code unless varied by the Board of Zoning Appeals.

LANDSCAPING:

All landscaping shall conform to the Grove City Landscaping Code.

AS TO SUB AREA TWO

DEVELOPMENT LAND:

The property in Sub Area Two shall conform to the plat attached hereto which reflects the original construction of Building A containing 12,000 square feet (see photograph attached) and as a part of the original site plan for six storage buildings. This site plan was approved by Jackson Township on January 15, 1999 (Exhibit D). It is anticipated that the additional five buildings shall be located within Sub Area Two and each shall contain the square footage as set forth Exhibit C. No storage will be permitted either internally or externally of illegal materials, contraband, explosives or hazardous materials.

WASTE AND REFUSE:

All waste and refuse shall be containerized and screened from view by a fence and landscaping on three sides with a gate.

UTILITIES:

All new utility lines including water supply and 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 Grove City Code.

SIGNAGE AND GRAPHICS:

The signage shall comply with the signage originally approved by Jackson Township under the permit, a copy of which is attached marked Exhibit D. This sign shall be reduced to a maximum of twenty three feet from its pedestal height located at the bottom of the three foot retention basis, for an effective road comparative height of twenty feet.

ARCHITECTURE:

Structure shall be less than 35 feet in height.

LANDSCAPING:

Landscaping shall be approved by Urban Forrester using original site plan of January 15, 1999 and the Grove City Landscaping Code as a guideline. Landscaping shall be approved prior to issuing an occupancy permit for Building B or C.

PAVING:

Upon the issuance of an occupancy permit for Building B or C all paving for Sub Area Two will be completed. Paving is to be three inch asphalt unless another standard is in effect.

OUTDOOR STORAGE:

The outdoor storage will not include storage of disabled or damaged vehicles, illegal materials, contraband, explosives or hazardous materials.