

ORDINANCE C-39-96

AN ORDINANCE FOR THE REZONING OF 112.026 ACRES LOCATED ON STATE ROUTE 665, PARCELS 4961 & 4975, FROM SD-3 & C-2 TO PUD-C AND PUD-I

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 April 23, 1996, contingent upon: 1. a 60' setback for outlots on State Route 665 in Sub-Area 1; 2. Sub-Area 3 to be IND only; and 3. Right-of-way on State Route 665 be increased to 50' from centerline; 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 SD-3 - Recreational & C-2 - Retail Commercial to PUD-C - Planned Unit Development - Commercial and PUD-I - Planned Unit Development - Industrial, contingent upon the stipulations set forth by Planning Commission, *except for Stipulation #1 which shall read "a 50' setback for outlots on State Route 665 in Sub-area 1" as amended by Council:*

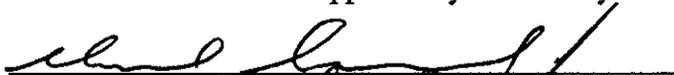
Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No's. 1434 and 6115, containing 112.026 acres of land, more or less, and being part of Tract 1 and 71.519 acres of land conveyed to Ironwood Properties, II, LTD., by deed shown of record in Official Record 216, G-05 and 555, I-19), Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.

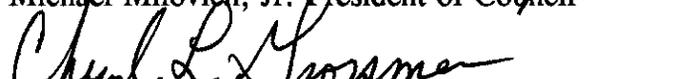
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

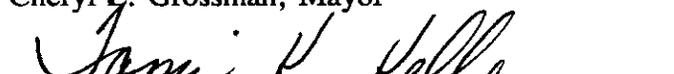
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 6-17-96
Effective: 7-17-96

Attest:


Michael Milovich, Jr. President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.


Thomas Clark, Director of Law

C-39-96
Exhibit "A"

FOR ZONING PURPOSES

**DESCRIPTION OF A 112.026 ACRE TRACT OF LAND,
EAST OF INTERSTATE 71, NORTH OF ST. RT. 665,
AND WEST OF HOOVER ROAD, GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, and being part of Survey No.'s 1434 and 6115 in the Virginia Military District, and being parts of a Tract 1 and 71.519 acres as described in deeds to Ironwood Properties, II, Ltd, an Ohio Limited Partnership, of record in Official Records 216, G-05, and 555, I-19, respectively, all records at the Recorder's Office, Franklin County, Ohio, and said 112.026 acre tract being bounded and more particularly described as follows:

Beginning at a point marking the northwest corner of Lot 6 in MEADOW SHIRE SUBDIVISION, as shown and delineated in Plat Book 29, Page 34;

thence South $0^{\circ}51'39''$ West, 240.30 feet with the west line of said Lot 6 to a point in the present north line said London-Groveport Road, passing an iron pin at 220.00 feet;

thence North $83^{\circ}31'38''$ West, 791.05 feet with the present north line of said London-Groveport Road to a iron pin found marking a northeast corner of the limited access right-of-way line of Interstate 71, as shown and delineated on the Ohio Department of Transportation plans FRA-62-2.12;;

thence North $78^{\circ}13'1''$ West, 126.33 feet with said limited access line to a point marking the southeast corner of a 1.356 acre parcel of land described to David and B.A. Masters in Official Record 9808, A-13;

thence North $6^{\circ}38'18''$ East, 231.21 feet with the east line of said 1.356 acre Masters' parcel to an iron pin found;

thence North $83^{\circ}23'16''$ West, 282.46 feet with the north line of said 1.356 acre Masters' parcel to an iron pin found;

thence South $0^{\circ}13'35''$ West, 210.00 feet with the west line of said 1.356 acre Masters' parcel to an iron pin found in the limited access line of said Interstate I-71;

thence with the easterly limited-access line of said Interstate 71 the following five (5) courses and distances:

1. North $79^{\circ}18'55''$ West, 78.38 feet to a monument found;
2. North $4^{\circ}03'49''$ East, 551.09 feet to a monument found 210 feet right of the Station 253+00 in the centerline of said Interstate 71;
3. North $24^{\circ}17'26''$ East, 499.77 feet to a monument found 150 feet right of the Station 257+96 in the centerline of said Interstate 71, said monument marking the northwest corner of said Tract 1 and the southwest corner of said 71.519 acre Ironwood parcels;
4. North $31^{\circ}09'55''$ East, 1226.49 feet to a monument found 150 feet right of the Station 270+22.83 in the centerline of said Interstate 71;
5. with the arc of a curve to the right having a radius of 11704.20 feet the

chord of which bears North 34°38'44" East, 1421.07 feet to a point in said line marking a northwest corner of said 71.519 acre parcel;

thence South 87°55'55" East, 66.87 feet with a north line of said 71.519 acre parcel to an iron pin found marking a northwest corner of a 0.697 acre parcel described in a deed to Mara Enterprises, Inc. of record in Deed Book 3325, Page 153;

(continued)

**DESCRIPTION OF 112.028 ACRES FOR REZONING PURPOSES
PAGE 2**

thence **South 36°53'31" East, 136.16 feet** with a north line of said 71.519 acre parcel, said line also being a south line of said 0.697 acre Mara parcel, to an iron pin found;

thence **South 81°39'30" East, 229.76 feet** with a north line of said 71.519 acre parcel, said line also being a south line of said 0.697 acre Mara parcel, to a point in the west line of a 25 acre parcel described in a deed to Women's Juvenile Service Board of Franklin County in Deed Book 2880, Page 371

thence **South 1°09'23" West, 1307.55 feet** with an east line of said 71.519 acre Ironwood parcel, said line also being a west line of said 25 acre Women's Juvenile Board parcel, to a point marking a corner of said 71.519 acre Ironwood parcel;

thence **South 87°13'43" East, 759.66 feet** with a northerly line of said 71.519 acre Ironwood parcel, said line also being a south line of said 25 acre Women's Juvenile Board parcel, to a point marking a northeast corner of said 71.519 acre Ironwood parcel, said point also marking the southeast corner of said 25 acre Women's Juvenile Board parcel, the southwest corner of a 50 acre parcel described in a deed to the Women's Juvenile Board of Franklin County of record in Deed Book 2880, Page 371, and the northwest corner of a 29.596 acre parcel described in a deed to Buckeye Boys Ranch, Inc. of record Official Record 28890, J-07;

thence **South 1°22'11" West, 800.42 feet** with an east line of said 71.519 acre Ironwood parcel, said line also being the west line of said 29.596 acre Buckeye Boys Ranch parcel, to a point marking a southeast corner of said 71.519 acre Ironwood parcel, said point also marking the northeast corner of a 20.821 acre parcel described in a deed to Donald J. Rings, Trustee in Official Record 1706, E-01;

thence **North 88°27'42" West, 922.79 feet** with a south line of said 71.519 acre Ironwood parcel, said line also being the north line of said 20.821 acre Rings parcel, to an iron pin found marking northwest corner of said 20.821 acre Rings parcel, said iron pin also marking the northeast corner of said Tract Ironwood parcel;

thence **South 0°55'06" West, 972.69 feet** with an east line of said Tract 1 Ironwood parcel, said line also being the west line of said 20.821 acre Rings parcel, to an iron pin found marking a corner of said Tract 1 Ironwood parcel, and said pin also marking the northeast corner of Lot 1 in said Meadow Shire Subdivision;

thence **North 83°30'11" West, 602.88 feet** with a south line of said Tract 1 Ironwood parcel, said line also being the north line of said Meadow Shire Subdivision, to the point of beginning, containing **112.026 acres**.

This description was prepared by Pomeroy and Associates, Inc., Consulting Engineers and Surveyors, Worthington, Ohio, from a survey of the premises in January 1995 and a compilation of the aforementioned plats and deeds.

SUBAREA STANDARDS

The following Subarea Descriptions and Development Standards by subarea shall be made part of the PUD-C and PUD-I zoning as well as the landscape plans and subarea plan attached as exhibits.

SUBAREA 1 STATE ROUTE 665 AND NORTH MEADOWS DRIVE OUTPARCELS

Typically found along a major arterial between and around an interchange and the first major intersection, this area contains smaller outparcels that are more local service oriented and usually contain restaurant, banks, auto service/gas and other service related uses, but may contain freestanding uses on individual lots that require a highly visible orientation and immediate access. Architecture, signage and site planning/traffic elements are coordinated through various controls to assure a unified development appearance.

SUBAREA 2 RETAIL CENTER

This area contains a mix of retail/commercial uses in an integrated shopping environment.

SUBAREA 3 INDUSTRIAL

This subarea may consist of light manufacturing or warehousing as described in IND-1 in Chapter 1135 of the Grove City Code.

Subarea 1 - Outlots along North Meadows Drive

Permitted Uses:

The following uses shall be permitted in Subarea 1:

- a) Those uses listed in Section 1135.14(h) (presently in effect or as subsequently amended) of the Grove City Zoning Code.
- b) Those uses listed in Section 1135.09 (12) (presently in effect or as subsequently amended) subject to special use permit approved by City Council

Yard and Setback Requirements:

1. Setback from State Route 665 shall be 25' for all pavement areas and 50' for buildings.
2. Setback from North Meadows Drive shall be 20' for all pavement areas and 30' for buildings.
3. Setback from east property line of the subarea shall be 30 feet for pavement areas and 50 feet for building setback.
4. 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 (presently in effect or as subsequently amended).
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 in accordance with chapter 1136 of the City Code.

Circulation:

1. North Meadows Drive shall have a right-of-way as design and construction as approved by the City.
2. Curb cut spacing shall adhere to Chapter 1105 of the Grove City Code.
3. Outparcels will have curb cuts off of North Meadows Drive only. The only curb cut on S.R. 665 will be North Meadows Drive.

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 Grove City Code.

Landscaping:

1. A street tree planting program shall be established along both sides of North Meadows Drive providing one tree every thirty-five (35') feet on center.
2. Seventy-five percent of the street frontage of each parcel (excluding access point) contiguous to North Meadows Drive shall have screening parallel to the frontage with a minimum height of thirty (30") inches 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. (See landscape master plan)
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, wherever practicable.
5. A minimum green belt of ten (20) feet shall be maintained along each adjoining property line.
6. The Master Landscape Plan shows the landscape buffer for North Meadows Drive and State Route 665.
7. Minimum tree sizes at installation should adhere to Chapter 1136 of the Grove City Code. Evergreens shall be (8) eight feet in height.

Signage and Graphics

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

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 cutoff fixture 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 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 cut-off style fixtures, shall be used in pedestrian areas of the site and in front of the buildings wherever feasible.

Height:

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

Building Materials:

1. The building shall have the same level of exterior finish on all sides. Building materials for this development 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 thirty (30%) percent in area of each facade.
2. Roof top mechanicals shall be screened from off-site views.
3. On the parcels which are adjacent to North Meadows Drive and State Route 665 the orientation of the buildings shall be to present a building "front" to North Meadows Drive and State Route 665.

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(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 and State Route 665 shall be 25' for all pavement areas and 50' for buildings.
2. Setback from east property line of the subarea shall be 30 feet for pavement areas and 30 feet 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 (presently in effect or as subsequently amended).
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 adhere to Chapter 1105 of the Grove City Code.

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 and along State Route 665 providing one tree every thirty-five (35') feet on center.
2. One Hundred percent of the street frontage of each parcel (excluding access point) North Meadows Drive or State Route 665 shall have screening parallel to frontage with a minimum height of thirty (30") inches 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. (See Landscape Master Plan).
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 ten (10) feet shall be maintained along each adjoining property line.
6. The Master Landscape Plan shows the landscape buffer for the south and east property lines of the subarea.
7. Minimum tree sizes at installation: shade two inches caliper, ornamental one inch caliper, and evergreens five feet in height.

Signage and Graphics:

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

Lighting:

Except as otherwise herein stated:

- a. External lighting except for period lighting fixtures within subarea shall be cut off type fixtures.
- b. All types of parking and other exterior lighting shall be on poles or wall mounted cutoff fixture 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. Cutoff 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 motorist 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. If any landscape lighting is installed along White Road those lights shall be ground mounted with a low level of illumination.
- j. 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, 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 thirty (30%) percent in area of each facade.

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 thirty (30%) percent in area of each facade.
3. Roof top mechanicals shall be screened from off-site views.

Subarea 3 - Commercial and Industrial

Permitted Uses:

The following uses shall be permitted within Subarea 3:

Uses as described in Chapter 1135 of the Grove City Code under IND-1.

Yard and Setback Requirements:

1. Along North Meadows Drive pavement setbacks shall be 25' and building setback 50'.
2. Total ground covered by all buildings shall not exceed 80% of the total lot area, in the aggregate.

Height Requirements:

1. Maximum height for buildings in Subarea 3 shall be 35'.

Parking and Loading:

1. All parking and loading shall be regulated by the Grove City Code (presently in effect or as subsequently amended.)

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.

Landscaping:

1. All landscaping shall conform to the Grove City Landscaping Code (presently in effect or as subsequently amended).

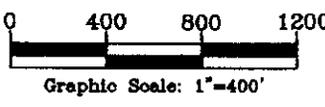
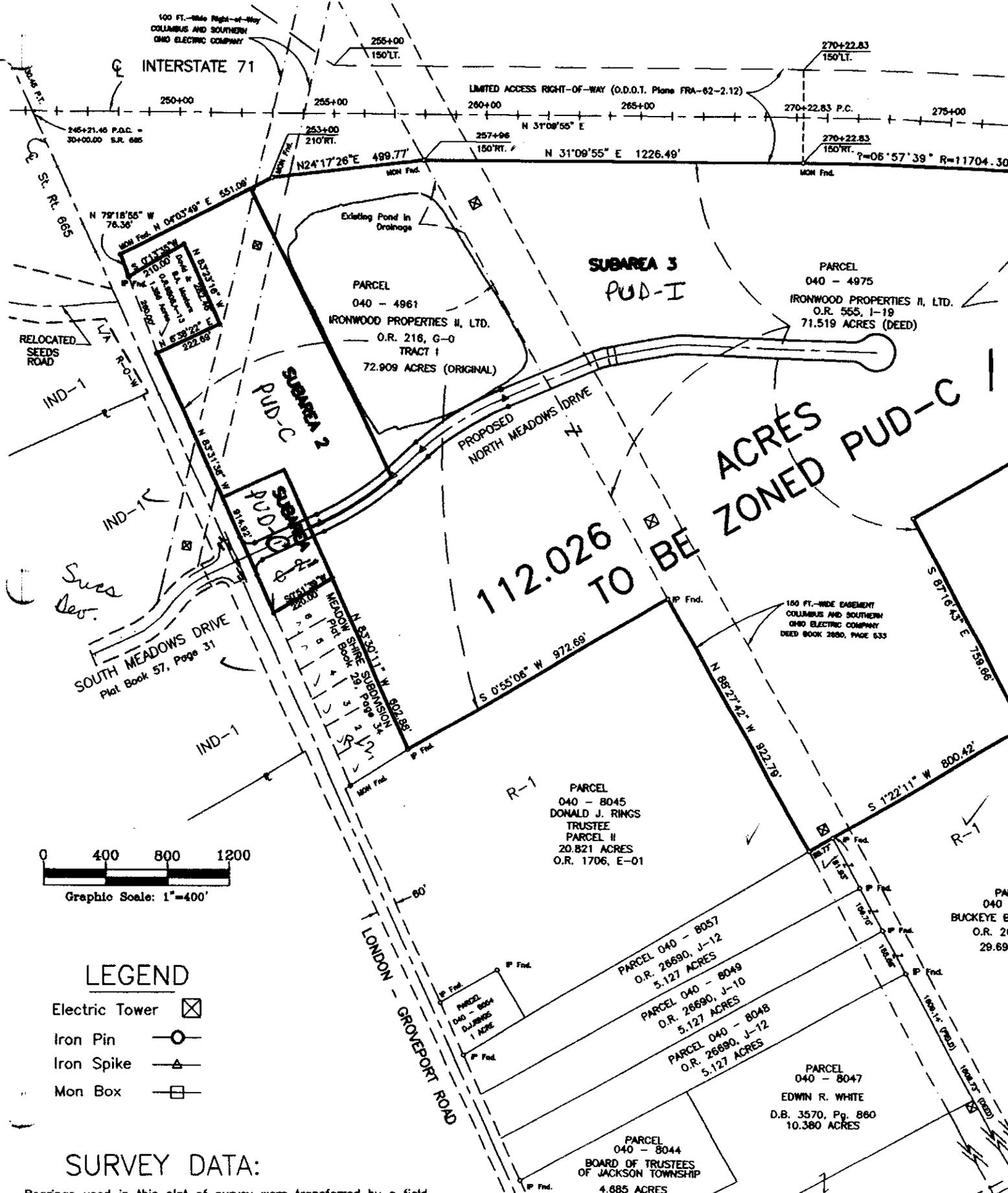
Architecture:

1. The building materials may be precast or structural concrete (glass, stucco, brick or block). No unpainted block or concrete panels shall be permitted, unless such panels have permanently imbedded color. A mix of exterior materials is encouraged.

zonetxt.
3/22/96

IRONWOOD PRO

in THE CITY OF GROVE CITY



LEGEND

- Electric Tower
- Iron Pin
- Iron Spike
- Mon Box

SURVEY DATA:

Bearings used in this plot of survey were transferred by a field traverse originating from Franklin County survey control monuments "FCGS Jackson" and "FCGS Jackson Azimuth", and are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983.