

# ORDINANCE C-2-91

AN ORDINANCE FOR THE REZONING OF 6.28 ACRES BETWEEN  
MCDOWELL ROAD AND PARKMEAD DRIVE SOUTH OF STRINGTOWN ROAD  
FROM C-2 TO PUD-R

-----

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 December 18, 1990; 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 C-2 - Retail Commercial to PUD-R - Residential:

Situated in the State of Ohio, County of Franklin, City of Grove City and being in Virginia Military Survey No. 8331 and containing 6.304 acres of land, more or less, said 6.304 acres of land being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. This Ordinance shall be approved in accordance with the conditions described in Exhibit "B" attached hereto and made a part hereof.

SECTION 3. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 4. This Ordinance shall take effect at the earliest opportunity allowed by law.

Earl R. Nicholson  
Earl R. Nicholson, President of Council

Passed: 2/18/91

Richard L. Stage  
Richard L. Stage, Mayor

Effective: 3/18/91

Attest:

Tami K. Kelly  
Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

Thomas Clark  
Thomas Clark, Director of Law

DESCRIPTION OF 6.304 ACRES OF LAND LOCATED  
SOUTH OF STRINGTOWN ROAD BETWEEN MCDOWELL ROAD  
AND PARKMEAD DRIVE IN THE CITY OF GROVE CITY,  
COUNTY OF FRANKLIN, STATE OF OHIO

TO BE REZONED TO A-1 MULTI-FAMILY

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 8331 and containing 6.304 acres of land, more or less, said 6.304 acres of land being more particularly described as follows:

Beginning, for reference, at the point of intersection of a southerly right-of-way line of Stringtown Road and a westerly right-of-way line of McDowell Road; thence southwardly, with the westerly right-of-way boundary of said McDowell Road, the following five (5) courses and distances; 1) S-8°35'45"W, a distance of 61.49 feet to a point of curvature; 2) with the arc of a curve to the right having a radius of 265.00 feet, a central angle of 26°00'21" and a chord that bears S-21°35'56"W, a chord distance of 119.25 feet to a point of tangency; 3) S-34°36'06"W, a distance of 74.63 feet to a point of curvature; 4) with the arc of a curve to the left having a radius of 335.00 feet, a central angle of 26°03'19" and a chord that bears S-21°34'27"W, a chord distance of 151.03 feet to a point of tangency; 5) S-8°32'47"W, a distance of 456.06 feet to the true point of beginning;

Thence, from said true point of beginning, S-8°32'47"W, with a westerly right-of-way line of said McDowell Road, a distance of 230.00 feet to a point in the northerly line of Keller Farm East Section One, the subdivision plat of same being shown of record in Plat Book 69, Page 63, Recorder's Office, Franklin County, Ohio;

Thence N-81°27'13"W, with the northerly line of said Keller Farm East Section One, a distance of 635.23 feet to the northwesterly corner of said Keller Farm East Section One;

Thence S-6°57'48"W, with the westerly line of said Keller Farm East Section One, a distance of 35.04 feet to the northeasterly corner of Keller Farm Subdivision Section Five, the subdivision plat of same being shown of record in Plat Book 66, Page 87, Recorder's Office, Franklin County, Ohio;

Thence N-81°24'36"W, with the northerly line of said Keller Farm Subdivision Section Five, a distance of 227.37 feet to a point in an easterly line of Parkmead Drive;

Thence northwardly, with the easterly right-of-way boundary of said Parkmead Drive, the following three (3) courses and distances;

- 1) N-9°35'34"E, a distance of 370.98 feet to a point of curvature;
- 2) with the arc of a curve to the left having a radius of 1,030.00 feet, a central angle of 2°11'29" and a chord that bears N-8°29'52"E, a chord distance of 39.39 feet to a point of tangency;
- 3) N-7°24'07"E, a distance of 71.87 feet to a point;

## DESCRIPTION OF 6.304 ACRES OF LAND-REZONING DERBY SQUARE (con't)

Thence S-82°35'53"E, a distance of 139.37 feet to a point;

Thence S-37°35'53"E, a distance of 58.71 feet to a point;

Thence S-82°35'53"E, a distance of 160.00 feet to a point;

Thence S-37°35'53"E, a distance of 25.46 feet to a point;

thence S-7°24'07"W, a distance of 170.00 feet to a point;

Thence S-81°27'13"E, a distance of 328.00 feet to a point;

Thence S-83°11'24"E, a distance of 165.00 feet to the true point of beginning and containing 6.304 acres of land, more or less.

# BAUER, DAVIDSON & MERCHANT, INC.

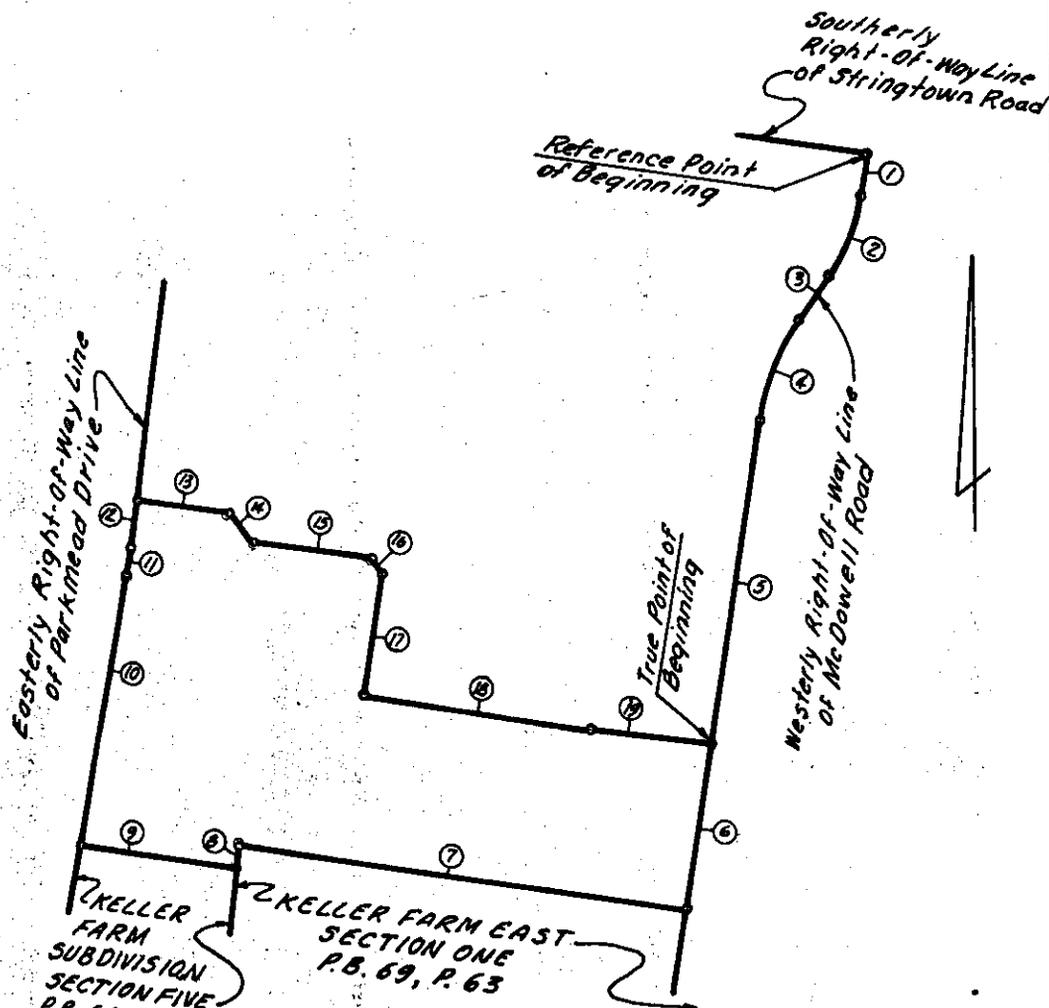
CONSULTING ENGINEERS

255 GREEN MEADOWS DRIVE SOUTH

PO. BOX 370

POWELL OHIO 43065

**REZONING MAP OF 6.304 ACRES OF LAND  
LOCATED SOUTH OF STRINGTOWN ROAD  
BETWEEN PARKMEAD DRIVE AND McDOWELL  
ROAD, IN THE CITY OF GROVE CITY, COUNTY  
OF FRANKLIN, STATE OF OHIO**



- |  |  |                                   |
|--|--|-----------------------------------|
| ① $58^{\circ}35'45''$ W, 61.49'  | ⑥ $58^{\circ}32'47''$ W, 230.00'   | ⑫ $N7^{\circ}24'07''$ E, 71.87'   |
| ② $\Delta = 26^{\circ}00'21''$ R = 265.00'<br>ch = $521^{\circ}35'56''$ W, 119.25'     | ⑦ $N81^{\circ}27'13''$ W, 635.23'  | ⑬ $S82^{\circ}35'53''$ E, 139.37' |
| ③ $534^{\circ}36'06''$ W, 79.63'   | ⑧ $56^{\circ}57'48''$ W, 35.04'  | ⑭ $S37^{\circ}35'53''$ E, 58.71'  |
| ④ $\Delta = 26^{\circ}03'19''$ R = 335.00'<br>ch = $21^{\circ}34'27''$ W, ch = 151.03' | ⑨ $N81^{\circ}24'36''$ W, 227.37'  | ⑮ $S82^{\circ}35'53''$ E, 160.00' |
| ⑤ $58^{\circ}32'47''$ W, 456.06'   | ⑩ $N9^{\circ}35'34''$ E, 370.98'   | ⑯ $S37^{\circ}35'53''$ E, 25.46'  |
|  | ⑪ $\Delta = 2^{\circ}11'29''$ R = 1030.00'<br>ch = $N8^{\circ}29'52''$ E ch = 39.39' | ⑰ $S7^{\circ}24'07''$ W, 170.00'  |
|  |  | ⑱ $S81^{\circ}27'13''$ E, 328.00' |
|  |  | ⑲ $S83^{\circ}11'24''$ E, 165.00' |

Order No. 2650-90  
Scale: 1" = 200'  
December 12, 1990

EXHIBIT "B"  
ORDINANCE C-2-91  
CONDITIONS OF APPROVAL  
FEBRUARY 18, 1991

1. Applicant agrees to make the approval and development of this project subject to the development of the commercial tract of land, located directly to the north of this tract, as identified on the Preliminary Development Plan dated February 11, 1991 and scheduled to be heard by Grove City Planning Commission on February 19, 1991 and Grove City City Council on March 4, 1991.
2. Applicant is committed to build project as illustrated on the Development Plan, dated January 2, 1991, and submitted as part of this application, which includes 80 ranch style units on 6.30 acres, 161 parking spaces, and parking and building setbacks, dumpster locations, fencing and landscaping as indicated on the plan.
3. Applicant agrees to follow requirements of Section 1135.10(j) of the City of Grove City Planning & Zoning Code which permits up to 21 units/acre when "any building or premises that is to be used, or any building that is to be erected which is arranged, intended, or designed to be used for elderly housing...".
4. Applicant agrees to filling in ditch along southern property line and to integrate storm water runoff associated with ditch into a master storm water management plan for entire project in accordance with Storm Water Management Criteria outlined in Section 1101.05(g) of the Grove City Planning & Zoning Code.
5. Applicant agrees to deed restrict any future owner of project to insure that landscaping put in by applicant will be maintained and replaced if lost.