

ORDINANCE C-45-13

AN ORDINANCE FOR THE REZONING OF 1.405 ACRES
LOCATED AT 2517 HOME ROAD FROM PSO TO PUD-C WITH TEXT

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 June 04, 2013; 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 PSO to PUD-C with Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of a 2.2 acre tract conveyed to Ralph & Marilyn Garner, as recorded in Official Records, 199806100143 233, 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: 08-05-13
Effective: 09-04-13

Attest:

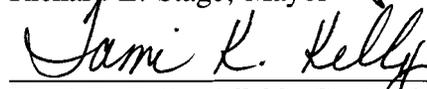
I Certify that this ordinance
is correct as to form.



Ted A. Berry, President of Council



Richard L. Stage, Mayor



Tami K. Kelly, MMC, Clerk of Council



Stephen J. Smith, Director of Law

C-45-13

Exhibit A

APR 01 2013

GC PLANNING COMMISSION

Description for a 1.4059 Ac. Tr. in
V.M.S. # 1388, City of Grove City, Franklin Co., Ohio for:
Ralph & Marilyn Garner.

Situated in the City of Grove City, County of Franklin, State of Ohio, in Virginia Military Survey Number 1388, and being a part of a 2.406 acre tract conveyed to Ralph & Marilyn J. Garner as recorded in Inst. No. 199806100143 233, Recorder's Office, Franklin County, Ohio, more particularly bounded and described as follows:

beginning at a railroad spike set on the C/L of Home Road, which bears N 84° 06' 30" W, 135.00 feet from the northeasterly corner of the aforesaid 2.406 acre tract and VMS 1388, found at the intersection of Home Road with Hoover Road, thence said point of beginning, S 05° 53' 30" W, 272.41 feet, crossing said 2.406 acre tract to a 3/4" IP set in the southerly line of the 2.406 acre tract and the northerly line Re-located Home Road, passing a 3/4" IP at 20.00 feet

thence northerly along the line between the aforesaid 2.406 acre tract & Re-located Home Road, along a curve to the right, having a radius of 470.00 feet, the chord of which bears N 57° 56' 02" W, 212.52 feet, to a 3/4" IP set in said line, at the end of said curve;

thence N 44° 52' 00" W, 140.91 feet, continuing with the line between the aforesaid 2.406 acre tract & Re-located Home Road, to a 3/4" IP found at the beginning of a curve in said line;

thence northerly continuing with the line between the aforesaid 2.406 acre tract & Re-located Home Road, along a curve to the left, having a radius of 530.00 feet, the chord of which bears N 46° 13' 26" W, 25.11 feet, to a 3/4" IP set at point of reverse curve in said line;

thence northerly continuing with the line between the aforesaid 2.406 acre tract and Re-located Home Road, along a curve to the right, having a radius of 30.00 feet, the chord of which bears N 13° 37' 15" E, 52.58 feet, to a 3/4" IP set at the end of said line;

thence N 05° 53' 30" E, 22.01 feet, continuing with the line between the aforesaid 2.406 acre tract and Re-located Home Road, to a P K set at a common corner of said tracts, in the northerly line of the 2.406 acre tract and VMS 1388 on the C/L of Home Road;

thence S 84° 06' 30" E, 312.60 feet, with the northerly line of the aforesaid 2.406 acre tract, VMS 1388 & C/L, to the place of beginning;

to contain 1.4059 acres, be the same more or less and being subject to all legal easements, restrictions and conditions, as the same may be of record.

DESCRIPTION VERIFIED	
DEAN C. RINGL	
BY: <u>FRA</u>	
DATE: <u>6/29/2012</u>	

0-029-C
AM OF
(040)
11820

040-008693
2500 HOME RD
SMITH ROBERT A SMITH CAROL E

160-001160
2490 HOME RD
MAUREY JACK R MAUREY MARGARET L

160-001106
HOME RD
MAUREY JACK R & MARGARET L

160-001409
2432 HOME RD
GARNER RALPH TOD

040-013416
HOME RD
GARNER RALPH TOD

040-013415
HOOVER RD
GARNER RALPH TOD

6.78

140

70

80

60

72.43

22.01

312.60

135.00

CH=

CH=

040-010151
3082 PINE MANOR BL
MEADE HAROLD E TR MEADE GLENNA R TR

040-011820
HOME RD
GARNER STEVEN C

140.91

272.41

040-007563
2517 HOME RD
GARNER STEVEN C TOD

SIMSBURY BLVD

10.0

CH=212.52

CH=
31.70

140.95

C-45-13

CH=279.52

Disclaimer

PID 040- 011820 (Proposed Old Home Market)



1 inch = 50 feet

Feet

0 10 20 40

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from landfield surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

Property information obtained from Franklin County Auditor, May 2013

C-45-13

MAY 29 2013
GC PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)
ZONING and DEVELOPMENT STANDARDS
PID 040-011820
(Corner of Old Home Rd. and Home Rd.)

I. PROPERTY

The property ("Property") consists of 1.40+/- acres located north of Home Road, west of Hoover Road as further described on the attached Exhibit A (legal description), hereinafter referred to as the "Old Home Market".

II. GENERAL PROVISIONS

- A. The provisions outlined within these zoning and development standards shall apply to the 1.40± acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text & Development Standards do not address such matters.
- B. For the purposes of this Zoning & Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- C. All provisions of this Zoning & Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
- D. Unless expressly contained herein, uses shall not be considered permitted by right.
- E. Deviations from the standards and requirements set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Property.

III. PERMITTED USES

- A. Small scale agriculture, limited to the growing and delivering of fruits, vegetables, plants, flowers, or herbs
- B. Establishments such as farm markets that are primarily engaged in the retail sale of local unprocessed food products including fresh produce (fruits, vegetables, herbs), and home processed food products such as jams, jellies, pickles, sauces, or baked goods, as well as

the accessory sale of plants and flowers, deli meats, cheeses, and homemade handicrafts. The floor area devoted to the sale of accessory items shall not exceed 40 percent of the total indoor sales area.

- C. Outdoor sales of seasonal items shall be permitted within designated areas as illustrated on the site plan as approved by Planning Commission and City Council.

IV. DEVELOPMENT STANDARDS

A. BUILDING ARCHITECTURE:

Any structure constructed on site shall be designed in a manner to be compatible with the surrounding residential character of the area in terms of building design and materials. Review of the structure's architecture will be conducted as part of the final development plan process. The use of mansard or flat roofs shall be prohibited. Additionally, the use of split face block, exterior finish and insulation systems (efis), synthetic stucco, and concrete block as an exterior finish material shall be prohibited. The overall height and lot coverage shall comply with Grove City Code requirements, Table 1135.14-III.

B. YARD AND SET BACK REQUIREMENT:

Building setbacks shall be 40' from Home Road and Old Home Road property lines and 10' from the remaining lot line. Parking lots and drive aisles shall be set back a minimum of 15' from all property lines.

C. PARKING AND LOADING:

At minimum, one parking space shall be provided for every 200 square feet, but shall not exceed a ratio of 2 spaces per 200 square feet of building area. All vehicular areas shall be setback a minimum of 15' from all property lines and be screened as regulated by Chapter 1136 of the Grove City Code.

D. WASTE AND REFUSE:

All waste and refuse shall be containerized and screened from view in accordance with Grove City Code.

E. UTILITIES:

Existing utility services including water supply, sanitary sewer service, electricity, telephone, and gas shall be retained and any enlargement or extensions required shall be regulated by Grove City Code. Ground and rooftop mounted service mechanical equipment shall be screened in accordance with Grove City code.

F. SIGNAGE AND GRAPHICS:

No more than one (1) monument sign shall be permitted on the site with a maximum area of 30 square feet (per side) and a height not to exceed 8' above the natural grade. The monument sign shall have a brick or stone base and is to be set within a landscape area.

All other signage and graphics shall comply with the Grove City Code. There shall be no "flags, spinners, flashers or any attention getting devices" utilized on the premises.

G. LANDSCAPING:

All landscaping shall conform to Chapter 1136 of the Grove City Code. All landscaping or agriculture grown on the site shall not interfere with sight distance onto Home Road at the site's entrance drive.

H. CURB CUTS AND TRAFFIC CIRCULATION:

One curb cut shall be permitted accessing the site, to be located on Home Road. No cut shall be located on Old Home Road. The location of the cut shall be located to ensure proper lines of sight are maintained onto Home Road

I. LIGHTING:

Lighting shall be in accordance with Grove City Code.