

ORDINANCE NO. C-50-84

AN ORDINANCE TO REZONE CERTAIN PREMISES IN THE MEADOW GROVE SUBDIVISION FROM PLANNED UNIT DEVELOPMENT, RESIDENTIAL TO R-2, RESIDENTIAL; R-2, MODIFIED, RESIDENTIAL; AND SD-3, RECREATIONAL

WHEREAS, Section 2.08 of the Charter of the City of Grove City vests in Council the power to rezone land; and

WHEREAS, this Council desires to rezone 9.075 acres south of Holton Road and East of Hoover Road from PUD-R to R-2, single family residential, 3.842 acres south of Holton Road, East of Hoover Road from PUD-R to R-2 (Modified) single family residential, 8.550 Acres south of Holton Road and east of Hoover Road from PUD-R to SD-3, recreational and 7.170 acres south of Holton Road and east of Hoover Road from PUD-R to R-2 (Modified) single family residential to eliminate the Planned Unit Development zoning in this Subdivision; and

WHEREAS, a petition has been filed with the Planning Commission of the City by this Council, praying for the recommendation of said commission in regard to the rezoning of these certain premises hereinafter described; 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 hereby rezoned from PUD-R to R-2, single family:

Beginning at a point at the southeasterly corner of Meadow Grove, Section No. 1

thence S 74° 04'13" W, along the southerly line of Meadow Grove, Section No. 1, a distance of 1057.71 feet to a point at the southwesterly corner of Lot No. 3 of said subdivision;

thence N 4° 15'E. along a line that is 200 feet easterly of and parallel to the centerline of Hoover Road, a distance of 174.86 feet to a point in the centerline of Clover Blossom Court;

thence N 85° 45'W, along the centerline of Clover Blossom Court, a distance of 20 feet to a point;

thence N 4° 15' E, along a line that is 180 feet easterly of and parallel to the centerline of Hoover Road, a distance of 509.97 feet to a point;

thence along the northerly and easterly lines of Meadow Grove, Section No. 1, S 85° 45' E a distance of 249.43 feet to a point; S 15° 55'47" E a distance of 263.64 feet to a point; S 74° 04' 13" E a distance of 532.13 feet to a point; S 60° 55'47" E a distance of 104.66 feet to a point, and S 15° 55' 47" E a distance of 226 feet to the place of beginning
containing 9.075 acres, more or less.

SECTION 2. The following described premises are hereby rezoned from PUD-R to R-2, (Modified), Single family:

Beginning at a point in the centerline of Hoover Road at the southwesterly corner of Meadow Grove, Section No. 1,

thence N 4° 15' E, along the centerline of Hoover Road, a distance of 943 feet to a point;

thence S 85° 45' E a distance of 180 feet to a point;

thence S 4° 15' W, along a line that is 180 feet easterly of and parallel to the centerline of Hoover Road a distance of 694.64 feet to a point in the centerline of Clover Blossom Court;

thence S 85° 45' E. along the centerline of Clover Blossom Court, a distance of 20 feet to a point;

thence S 4° 15' W, along a line that is 200 feet easterly of and parallel to the centerline of Hoover Road, a distance of 174.86 feet to a point in the southerly line of Meadow Grove, Section No. 1;

thence S 74° 04' 13" W, along the southerly line of Meadow Grove, Section No. 1, a distance of 213.08 feet to the place of beginning; containing 3.842 acres, more or less.

The requirements of the R-2 zoning of the City of Grove City as applied to the herein described 3.842 acre tract shall be modified as follows:

1. All interior lots shall have a width at the building line of 75 feet or more.
2. The side of the house on which the garage is located shall be at least 10 feet from the nearest side lot line.

SECTION 3. The following described premises are hereby rezoned from PUD-R to SD-3, Recreational Facilities:

Being part of the property owned by Green Meadows Land Company east of Hoover Road, adjacent to Meadow Grove, Section No. 1.

Beginning at a point at the southeasterly corner of Meadow Grove, Section No. 1;

thence along the easterly and northerly sides of Meadow Grove, Section No. 1, N 15° 55'29" W a distance of 266 feet to a point; N 60° 55'29" W a distance of 104.66 feet to a point; N 74° 04'31" W a distance of 532.13 feet to a point; N 15° 55'29" W a distance of 263.64 feet to a point, and N 85° 45' W a distance of 249.43 feet to a point;

thence N 4° 15' E, along a line that is 180 feet east of and parallel to the centerline of Hoover Road, a distance of 184.67 feet to a point;

thence N 85° 45' W a distance of 180 feet to a point;

thence N 4° 15' E, along the centerline of Hoover Road, a distance of 199.87 feet to a point;

thence S 85° 45' E a distance of 200 feet to a point;

thence S 59° 07' 58" E a distance of 216.09 feet to a point;

thence with a curve to the left having a radius of 3100 feet the long chord of which bears S 66° 39' 33" E a distance of 812.09 feet to a point;

thence S 81° 24'41" E a distance of 128.29 feet to a point;

thence S 15° 55'29" E a distance of 279.04 feet to a point in the southerly line of the Green Meadow Land Company property;

thence S 74° 04' 31" W, along the southerly line of the Green Meadows Land Company property a distance of 204.50 feet to the place of beginning; containing 8.550 acres, more or less.

SECTION 4. The following described premises are hereby rezoned from PUD-R to R-2 (Modified) Single family:

Beginning at a point that is S 4° 15' W, along the centerline of Hoover Road, a distance of 735.94 feet from the point of intersection of the centerlines of Hoover Road and Holton Road;

thence S 85° 45' E a distance of 200 feet to a point;

thence S 4° 15' W, along a line that is 200 feet easterly of and parallel to the centerline of Hoover Road, a distance of 1561.57 feet to a point;

thence N 85° 45' W a distance of 200 feet to a point in the centerline of Hoover Road;
thence N 4° 15' E, along the centerline of Hoover Road, a distance of 1561.57 feet to the place of beginning;
containing 7.170 acres, more or less.

The requirements of the R-2 zoning of the City of Grove City as applied to the herein described 7.170 acre tract shall be modified as follows:

1. All interior lots shall have a width at the building line of 75 feet or more.
2. The side of the house on which the garage is located shall be at least 10 feet from the nearest side lot line.

SECTION 5. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 6. This ordinance shall take effect at the earliest opportunity allowed by law.



Jack E. Weygandt, President of Council



Robert E. Evans, Mayor

Submitted: 8/6/84
Passed: 9/4/84
Effective: 10/4/84

Attest:


June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.



R. E. Gunderman, Director of Law

Buckeye Boys Ranch

Colt. Lodge No. 37 @ P.O.E

Retold

Boast

Edman

Kerns

Mere Enterprises

Lewellyn

Rice

Rice

Erwin

Mere Enterprises



HOOVER ROAD

PROP.

R-2 (Modified)
3.842 Ac.

R-1, @ C-1
MCCOY
0.588 Ac.

(75' Lots)

John J. &
Rosie
Jenn
1.48 Ac.

J.F. & D.L.
Stear
0.918 Ac.

PROP. R-2 (Modified) (75' Lots)
7.170 Ac.

692'

CLOVER LEAF COURT

CLOVER BLOSSOM COURT
9.075 Ac.

PROP. R-2

PROP. SD-3
PARK
8.580 Ac.

11.571 Ac.

R-2 (Modified) (65' Lots)

SPRING

R-3 (Modified) (60', 63', 65' Lots)
49.996 Ac.

ROSEWOOD

7.645 Ac.

DEERFIELD

D-2

C.E. & E.B.
JUNST
1.0 Ac.

HOLTON ROAD

FOREST GLEN

PROPOSED REZONING

RES. CR-18-84