

ORDINANCE NO. C-89-73

AN ORDINANCE TO REZONE CERTAIN PREMISES AND TO AMEND ORDINANCE NO. C-68B-60, AN ORDINANCE TO ADOPT A ZONING MAP AND TO AMEND EXISTING ORDINANCES

Whereas, a petition has been filed with the Planning Commission of the City of Grove City by Roland L. Edwards, representing Nationwide Development Company, praying for the recommendation of said commission in regard to the rezoning of certain premises hereinafter described; and

Whereas, a notice of public hearing has been published in accordance with the provisions of Section 713.12 of the Ohio Revised Code; 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 examination.

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 1-B Residential to 2-A Apartment Residential:

Parcel 1. Situate in the State of Ohio, County of Franklin and in the City of Grove City and being part of a 27.17 Acre tract conveyed to Nationwide Development Company and by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the northeasterly corner of said 27.17 Acre tract and at the southeasterly corner of the Don H. and B. J. Weygandt 7.72 Acre tract;

thence N-86°-39'-W along the northerly line of said 27.17 Acre tract and along the southerly line of said 7.72 Acre tract a distance of 50.01 feet to the point of true beginning;

thence S-4°-23'-41" W, parallel to the centerline of Demorest Road and 50 feet westerly therefrom; a distance of 120.02 feet to a point;

thence N-86°-39'-W a distance of 130.02 feet to a point;

thence N-3°-21' E a distance of 120 feet to a point;

thence S-86^o-39'-E along the northerly line of said 27.17 Acre tract and along the southerly line of said 7.72 Acre tract a distance of 132.39 feet to the point of beginning.

Containing 0.361 Acres, more or less.

Parcel 2.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 27.17 Acre tract and part of a 40.58 Acre tract conveyed to Nationwide Development Company, by deed shown of Record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the northeasterly corner of said 27.17 Acre tract and at the southeasterly corner of the Don H. and B. J. Weygandt 7.72 Acre tract;

thence N-86^o-39'-W along the northerly line of said 27.17 Acre tract and along the southerly line of said 7.72 Acre tract a distance of 50.01 feet to a point;

thence S-4^o-43'-41" W parallel to the centerline of Demorest Road and 50 feet westerly therefrom a distance of 180.03 feet to the point of true beginning;

thence S-4^o-43'-41" W, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 1021.83 feet to a point;

thence N-86^o-10'-18" W a distance of 130.01 feet to a point;

thence N-4^o-43'-41" E, parallel to the centerline of Demorest Road and 180 westerly therefrom, a distance of 1018.93 feet to a point;

thence S-86^o-39' E a distance of 130.02 feet to the point of beginning; containing 3.045 Acres, more or less.

Parcel 3.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86⁰-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 Acre tract a distance of 50 feet to a point;

thence N-4⁰-23'-41" E, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 1080.05 feet to the point of true beginning;

thence N-86⁰-10'-18" W a distance of 130.01 feet to a point;

thence N-4⁰-23'-41" E, parallel to the centerline of Demorest Road and 180 feet westerly therefrom, a distance of 260 feet to a point;

thence S-86⁰-10'-18" E a distance of 130.01 feet to a point;

thence S-4⁰-23'-41" W, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 260 feet to the place of beginning;

containing 0.776 Acres, more or less.

Parcel 4.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 40.58 Acre tract conveyed to Nationwide Deveopment Company by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86⁰-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 Acre tract a distance of 50 feet to a point;

thence N-4⁰-23'-41" E, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 180.01 feet to the point of true beginning;

thence N-86⁰-10'-18" W a distance of 130.01 feet to a point;

thence N-4⁰-23'-41" E, parallel to the centerline of Demorest Road and 180 feet westerly therefrom, a distance of 840.04 feet to a point;

thence S-86⁰-10'-18" E a distance of 130.01 feet to a point;

thence S-4⁰-23'-41" W, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 840.04 feet to the point of beginning;

containing 2.507 Acres, more or less.

Parcel 5.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the Southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of the E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86⁰-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 Acre tract a distance of 50 feet to the point of true beginning;

thence N-86⁰-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 Acre tract a distance of 128.81 feet to a point;

thence N-3⁰-49'-42" E a distance of 120 feet to a point;

thence S-86⁰-10'-18" E a distance of 130 feet to a point;

thence S-4⁰-23'-41" W, parallel to the centerline of Demorest Road and 50 feet westerly therefrom a distance of 120.01 feet to the place of beginning.

Containing 0.356 Acres, more or less.

SECTION 2.

The following described premises are rezoned from 1-B Residential to 2-B Apartment Residential

Parcel 1.

Situate in the State of Ohio, County of Franklin and in the City of Grove City and being part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of the E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86°-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 Acre tract a distance of 50 feet to a point;

thence N-4°-23'-41" E, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 1080.05 feet to a point;

thence N-86°-10'-18" W a distance of 130.01 feet to the point of true beginning;

thence N-86°-10'-18" W a distance of 384.96 feet to a point;

thence N-4°-23'-41" E, parallel to the centerline of Demorest Road, a distance of 260 feet to a point;

thence S-86°-10'-18" E a distance of 384.96 feet to a point;

thence S-4°-23'-41" W, parallel to the centerline of Demorest Road and 180 feet westerly therefrom, a distance of 260 feet to the point of beginning;

Containing 2.297 Acres, more or less

Parcel 2.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of a 51.85 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 180, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Big Run South Road at the northwesterly corner of said 51.85 Acre tract;

thence S-4°-11'-47" W, along the westerly line of said 51.85 Acre tract, a distance of 44.57 feet to the point of true beginning;

thence N-68⁰-01'-46" E, parallel to the center-line of Big Run South Road and 40 feet southeasterly therefrom, a distance of 79.65 feet to a point;

thence S-21⁰-58'-14" E a distance of 511.19 feet to a point;

thence with a curve to the left having a radius of 550 feet the long chord of which bears S-23⁰-25'-19" E a distance of 27.86 feet to a point;

thence S-62⁰-00'-W a distance of 97.35 feet to a point;

thence with a curve to the left having a radius of 230 feet the long chord of which bears S-33⁰-05'-53" W a distance of 222.32 feet to a point;

thence S-4⁰-11'-47" W a distance of 73.03 feet to a point;

thence N-85⁰-48'-13" W a distance of 120 feet to a point in the westerly line of said 51.85 Acre tract;

thence N-4⁰-11'-47" E, along the westerly line of said 51.85 Acre tract, a distance of 767.89 feet to the point of beginning;

containing 3.281 Acres, more or less.

SECTION 3.

The following premises are to be rezoned from 1-B Residential to 2-D Apartment Residential

Parcel 1.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City, and being part of a 27.17 Acre and part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road, at the southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of the E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86°-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 Acre tract a distance of 50 feet to a point;

thence N-4°-23'-41" E, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 1799.82 feet to a point;

thence N-86°-10'-18" W a distance of 130.01 feet to the point of true beginning;

thence N-86°-10'-18" W a distance of 720.04 feet to a point;

thence N-4°-23'-41" E a distance of 250 feet to a point;

thence S-86°-10'-18" E a distance of 720.04 feet to a point;

thence S-4°-23'-41" W, parallel to the centerline of Demorest Road and 180 feet westerly therefrom, a distance of 250 feet to the place of beginning;

containing 4.132 Acres, more or less.

Parcel 2.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 27.17 Acre and part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, and part of a 51.85 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 180, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at a point in the centerline of Big Run South Road at the northwesterly corner of said 51.85 Acre tract;

thence S-4^o-11'-47" W, along the westerly line of said 51.85 Acre tract a distance of 44.57 feet to a point;

thence N-68^o-01'-46" E, parallel to the center-line of Big Run South Road and 40 feet southeasterly therefrom, a distance of 179.65 feet to the point of true beginning;

thence N-68^o-01'-46" E, parallel to the center-line of Big Run South Road and 40 feet southeasterly therefrom, a distance of 320.35 feet to a point;

thence S-21^o-58'-14" E a distance of 130 feet to a point;

thence with a curve to the right having a radius of 185 feet the long chord of which bears S-8^o-47'-17" E a distance of 84.38 feet to a point;

thence S-4^o-23'-41" W a distance of 132.98 feet to a point;

thence with a curve to the left having a radius of 150 feet the long chord of which bears S-40^o-53'-19" E a distance of 213.18 feet to a point;

thence S-86^o-10'-18" E a distance of 148.52 feet to a point;

thence S-4^o-23'-41" W a distance of 370 feet to a point;

thence N-86^o-10'-18" W a distance of 29.33 feet to a point;

thence with a curve to the right having a radius of 450 feet, the long chord of which bears N-54^o-04'-16" W a distance of 478.27 feet to a point;

thence N-21^o-58'-14" W a distance of 511.19 feet to the place of beginning;

containing 5.994 Acres, more or less.

Parcel 3.

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, and part of a 51.85 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 180, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of the E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86°-10'-18" W along the southerly line of said 40.58 Acre tract and the northerly line of said 13 Acre tract a distance of 50 feet to a point;

thence N-4°-23'-41" E, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 1699.82 feet to a point;

thence N-86°-10'-18" W a distance of 910.05 feet to the point of true beginning;

thence S-4°-23'-41" W a distance of 199.76 feet to a point;

thence N-86°-10'-18" W a distance of 641.77 feet to a point;

thence N-4°-11'-47" E a distance of 239.95 feet to a point;

thence with a curve to the right having a radius of 170 feet the long chord of which bears N-33°-05'-53" E a distance of 164.32 feet to a point;

thence N-62°-00' E a distance of 97.35 feet to a point;

thence with a curve to the left having a radius of 550 feet the long chord of which bears S-58°-38'-57" E a distance of 508.31 feet to a point;

thence S-86°-10'-18" E a distance of 28.35 feet to the place of beginning;

containing 4.327 Acres, more or less.

SECTION 4.

The following described premises are rezoned from 1-B Residential to 3-C Commercial:

Situate in the State of Ohio, County of Franklin, and in the City of Grove City and being part of a 40.58 Acre tract conveyed to Nationwide Development Company by deed shown of record in Deed Book 3289, Page 182, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline of Demorest Road at the Southeasterly corner of said 40.58 Acre tract and at the northeasterly corner of the E. Rush and Opal M. Thomas 13 Acre tract;

thence N-86^o-10'-18" W along the southerly line of said 40.58 Acre tract and along the northerly line of said 13 acre tract a distance of 50 feet to a point;

thence N-4^o-23'-41" E, parallel to the centerline of Demorest Road and 50 feet westerly therefrom, a distance of 1340.05 feet to the point of true beginning;

thence N-86^o-10'-18" W a distance of 850.05 feet to a point;

thence N-4^o-23'-41" E a distance of 359.77 feet to a point;

thence S-86^o-10'-18" E a distance of 850.05 feet to a point;

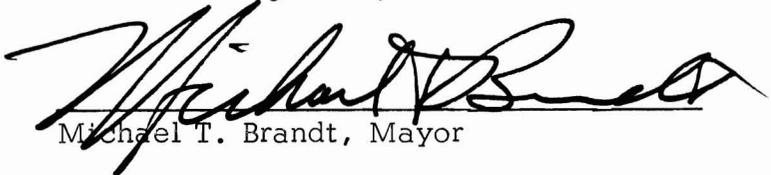
thence S-4^o-23'-41" W, parallel to the centerline of Demorest Road and 50 feet westerly therefrom a distance of 359.77 feet to the point of beginning;

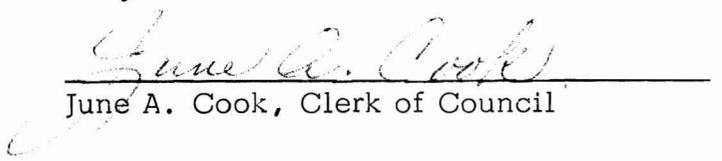
Containing 7.021 Acres, more or less.

- SECTION 5. This land being subject to all restrictions, rights-of-way and easements, if any of previous record.
- SECTION 6. Comprehensive Zoning Map No 1 is hereby amended to conform to the provisions of Section 1., Section 2., Section 3. and Section 4 herein.
- SECTION 7. Beginning of construction on any of the land described in Section 1, Section 2, Section 3, or Section 4, herein within one year of the effective date of this ordinance shall constitute compliance with Section 150.19 (C) of the Grove City Code of Ordinances (Ord. C-13-72) as it applies to this ordinance.
- SECTION 8. This ordinance shall take effect at the earliest opportunity allowed by law.

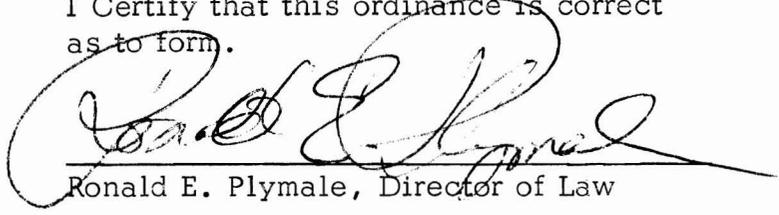
Submitted: 11/5/73
 Passed: 12/17/73
 Effective: 1/17/74


 Gerald L. Kingsmore, President of Council


 Michael T. Brandt, Mayor


 June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form.


 Ronald E. Plymale, Director of Law