

RESOLUTION NO. CR-26-02  
A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR  
PARKWAY CENTRE SOUTH LOCATED SOUTH OF STRINGTOWN ROAD

---

WHEREAS, on March 14, 2002, the Planning Commission approved the development plan for Parkway Centre South, with the following stipulations:

1. Prior to being heard by City Council, applicant to work with Staff to bring additional definition and detail to plan regarding theme of Centre;
2. Prior to being heard by City Council, applicant to work with Staff to modify text (delete duplications, conflicting text, etc.) when compared with schematic portion of plan;
3. Prior to being heard by City Council, applicant to work with Urban Forester & NBBJ to refine landscaping plan;
4. Prior to being heard by City Council, a concept plan for common meeting area between buildings "A" and "B" to be submitted.
5. Northwest wrapping of building "B" to be a minimum of 100 feet, as measured from the northern corner of building, and to be shown on plans;
6. Color of light posts, bike racks, sign color, accent, etc. to be black (green was previously noted); and

WHEREAS, on April 9, 2002 revised drawings were submitted to the Development Department for staff review and they found that all stipulations of the Planning Commission had been met except for the following:

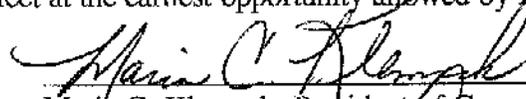
1. Applicant to work with Staff to bring additional definition and detail to plan regarding theme of Centre;
2. Applicant to work with Urban Forester and NBBJ to refine landscape plan.

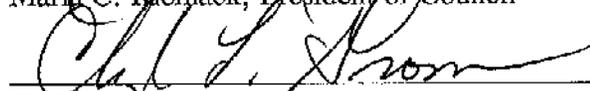
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the development plan for Parkway Centre South, located South of Stringtown Road, contingent upon the remaining stipulations set by Planning Commission and staff, with the following amendments thereto:

1. Applicant to work with Staff to bring additional definition and detail to plan regarding theme of Centre, *including lighting & lighting fixtures*;
2. Applicant to work with Urban Forester and NBBJ to refine landscape plan, *including retention ponds*.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

  
\_\_\_\_\_  
Maria C. Klemack, President of Council

  
\_\_\_\_\_  
Cheryl L. Grossman, Mayor

  
\_\_\_\_\_  
Tami K. Kelly, CMC/A/E, Clerk of Council

  
\_\_\_\_\_  
Thomas R. Clark, Director of Law

Passed: 4-15-02

Effective: 4-15-02

Attest:

I Certify that this resolution  
is correct as to form.

DEVELOPMENT STANDARDS TEXT

For South Subarea A (PUD-C)

As of April 3, 2002

**PARKWAY CENTRE SOUTH**

Grove City, Ohio

FOR:

Stringtown Partners South, LLC  
150 East Broad Street, 8<sup>th</sup> Floor  
Columbus, Ohio 43215

Greenlawn Partnership  
555 Greenlawn Avenue  
Columbus, Ohio 43223

## INTRODUCTION

Subarea A is part of a multi-use development project divided into five (5) Subareas, A, A<sub>1</sub>-A<sub>10</sub>, B, C and D, approved November 16, 2001 as part of the Younkin Zoning Text. The development is proposed to be a mixed-use community with regional and local retail, condominium, multi-family, and potential office/hotel uses. Subarea A is proposed to be a regional shopping center, and is bounded by proposed multi-family residential uses to the south and Township single-family residential to the east developed on septic tanks and wells. Existing highway uses and Stringtown Road form the west and north boundaries respectively.

The development will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers between the residential uses and commercial development, and open spaces to provide visual image, reference points and identity. The development will also accommodate street and pedestrian connections to unify each individual development to minimize traffic on the arterial streets. Unified elements, character and general design must be coordinated and compatible throughout the property. The proposed road system, designed to serve existing and future development, will consist of the construction of Buckeye Parkway from the south to north property lines of the Property, three (3) east/west roads and the improvement of White and Stringtown Roads, including full signalization at Buckeye Parkway/Stringtown Road and at Stringtown Road and the entrance road to Sub area A (the "Interior Road"). The 138 KV power transmission lines running through the Property will be relocated. The proposed existing road system provides logical boundaries for this Subarea, which is considered an independent district for zoning and development purposes. Proposed Buckeye Parkway is the north-south axis through the property.

The Master Landscaping Plan has been submitted establishing a general-landscaping plan for the entire Property. The landscaping plan filed as part of the Development Plan submittal for Subarea A shall supplement the Master Landscaping Plan and will be coordinated with the City's "theme" concept. An architectural feature at Buckeye Parkway and Stringtown Road will be provided and will be complimented by a future feature at White Road and Buckeye Parkway to the south, as Subareas B and C are developed.

**SUBAREA A** (36.19 Acres)

The retail center will consist of approximately 395,000 square feet and may be developed in phases. Special attention will be provided to the design of all elevations of the center to maintain an established architectural theme with good aesthetic quality throughout the development of the retail center and its service areas. The same or compatible building materials and a common lighting, signage and landscaping ethic will also be incorporated to blend with the surrounding proposed uses for total site compatibility. Future phasing will be controlled by market demand.

This sub area contains a mix of retail/commercial uses in an integrated shopping center environment with one or more well-connected anchor commercial user(s). Architecture, signage and landscaping elements will create a unified development appearance which shall result in a high quality site. A minimum of three (3) curb cuts will be permitted on Buckeye Parkway. A minimum of two (2) curb cuts from Stringtown Road will be permitted, two (2) with full signalization. The locations of curb cuts and any additional curb cuts are subject to the approval of the City Engineer.

**A. DEVELOPMENT STANDARDS**

**(1). Yard and Setback Requirements:**

Minimum setbacks from public right of ways shall be 25' for parking and 50' for buildings unless established at greater distances on the Development Plan.

**(2). Parking and Loading**

- (a). Parking shall be one space per every 250 s.f. of building space. Notwithstanding zoning code provisions to the contrary, parking spaces may be installed measuring 9' x 18'.
- (b). Loading areas, including loading dock doors, discard areas and/or display racks shall be screened from view from all public streets, except at access points by landscaping, mounding, walls or other buildings. Building materials for walls shall be consistent with building material for the building. The intent of this restriction is to make the loading dock area appear as an element of the building.
- (c). Parking layout and screening shall be per the Planning and Zoning Code and shall be shown on the Development Plan.
- (d). A COTA bus stop shall be provided.
- (e). Adequate bike racks shall be provided.
- (f). "Anchor(s)", individual stores exceeding 100,000 square footage of building area shall provide, in general, a twenty-five (25) foot sidewalk/pedestrian area from front building façade to curb, and all other stores to provide in general, fifteen (15) foot sidewalk/pedestrian area from front building façade to curb.
- (g). Pedestrian sidewalk(s) to be provided to parking area.

- (h). Cart corrals shall be constructed of tubular steel or aluminum. All cart storage shall be contained within the retail center buildings.

**(3). Building Design and Materials**

- (a). No building on Subarea A shall exceed 35' in height except for building parapets and architectural features.
- (b). The buildings constructed on Subarea A shall comply in principle with the concepts depicted on the Continental elevation(s) attached hereto on sheet A-2.1 of Plans. All buildings shall be finished on the front with stucco, eifs, brick, glass, or precast panels individually or in combination. Exterior color schemes of building fronts shall continue on the side and rear of buildings.
- (c). All mechanicals shall be screened from off-site views by either parapet, landscaping, walls, wood fencing or buildings, individually or in combination thereof.
- (d). The exterior material of any cooler or trash receptacle visible from the exterior of the building shall be of the same material as the building and shall be incorporated into the design of the building.
- (e). A separation of buildings between the southern portion of tenants space and the west portion of tenants space is encouraged, including providing for a walkway to the southwest rear area. Pocket park space along the Center is also encouraged.

**(4). Waste and Refuse**

- (a). All waste and refuse shall be containerized and screened from view with a solid wall on three sides with a gate. Building materials for the wall shall be consistent with building materials for the building.
- (b). Architecturally attractive and adequate trash containers shall be provided along the front façade of the center.

**(5). Utilities**

- (a). 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). The Grove City Code shall govern any cost sharing with the City for over sizing.
- (b). Sharing of utility boxes is encouraged.

**(6). Signage and Graphics**

- (a). Signage shall meet the exhibits as shown on sheets 1 and 2 and may vary from the requirements of Section 1145 of the Codified Ordinances.
- (b). Directional signage shall be installed as required or approved by the City Engineer.
- (c). Signage shall be prohibited on south and west elevation of buildings and allowed on front elevations only. However, signage will be allowed on any store with frontage on Buckeye Parkway.

**(7). Lighting: Except as otherwise herein stated:**

- (a). External lighting shall be cut off type fixtures.
- (b). Parking and other exterior lighting shall be on poles or wall mounted cutoff fixture and shall be from the same luminary metal halide light and be consistent throughout the development of Subarea A, including Buckeye Parkway.
- (c). Parking lot lighting shall be no higher than 35'.
- (d). Cutoff type landscape and building up lighting shall be permitted.
- (e). All lights shall be arranged to reflect light away from any street or adjacent property.
- (f). Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
- (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). Enhanced lighting candlepower to be provided on/at anchor(s).

**(8). Landscaping**

- (a). Landscaping along Buckeye Parkway shall be irrigated.
- (b). A landscape/architectural/identification feature, to be approved as part of the Development Plan approval for Subarea A, and shall be constructed at the Stringtown Road/Buckeye Parkway corner.
- (c). Landscaping shall be in accordance with City's approved "theme".
- (d). The Master Landscape Plan shows the general perimeter landscape design for the Property.

- (e). A street tree planting program shall be established along both sides of Buckeye Parkway, providing one tree every forty (40') feet.
  - (f). As many existing trees as possible shall be preserved.
  - (g). Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development.
  - (h). Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.
  - (i). The landscaping plans submitted as part of the Development Plan approval shall address the landscape/architectural features at public road entrances to the Property and the western most entrance from Stringtown Road to Subarea A and irrigation, lighting, mounding and/or fencing.
  - (j). Ponds shall be constructed, reviewed and approved by City Engineer, and shall be aerated and illuminated in order to maximize impact.
  - (k). Landscaping within the site shall, at a minimum comply with code and be reviewed and approved by the City's Urban Forester.
  - (l). Items such as pavers, scored concrete, benches, bollards, planters and street lamps shall be incorporated to provide variety and interest.
- (9). **Outdoor Sales and Storage shall be limited to the following:**
- (a). Sales on the sidewalk immediately in front of buildings during two periods per year not to exceed seven (7) days each, provided that such sales may not block doors to any building and must be in accordance with Jackson Township Fire regulations.
  - (b). Sales and storage of seasonal items (defined as no more than three (3) sales periods per year not to exceed a six (6) week time frame for each sale period) shall be permitted in that part of the parking lot designated as "Garden Center". A white picket fence, to be provided around sales area, four (4) feet high, enclosing all four sides of the area (with clearly defined entrances and exits). Product located in that area is to be maintained in a neat and clean condition. Sale items stored and sold in such area shall not be stacked to a height greater than six (6) feet. This shall not prevent the storage and sale of individual items, which are more than ten feet (10') high (for example, Christmas trees).
  - (c). No materials, supplies, equipment, vending machines or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure with the exception of a. and b. of this section. Outside storage in the pedestrian spaces shall not be permitted, including carts and retail goods.

- (d). Any outside storage/sales other than the above will be in violation of these development standards.

**B. ROADWAYS**

The granting of right-of-way for and the construction of Buckeye Parkway, the Future West Road, the Future East Road, the realignment of Stringtown Road, the realignment of White Road, an access strip along the west side of Subarea A bordering the BP Station and Ramada Inn, the relocation of the 138 KV power transmission line and the sharing of costs thereof shall be the subject of a separate agreement with the City. The agreement shall address access through Subarea A to the developed properties to the west of Subarea A, Tax Parcel No. 040-005962 and 040-005958.

**C. PENALTY**

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

*Applicant, for itself, its successors and assigns, including successors owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.*

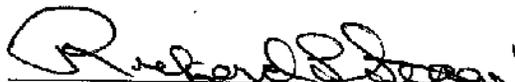
\_\_\_\_\_  
Signature of Applicant                      Date

\_\_\_\_\_  
Signature of Owner                      Date  
STRINGTOWN PARTNERS SOUTH, LLC  
BY: CONTINENTAL STRINGTOWN, LLC  
MANAGER                      4-22-02

\_\_\_\_\_  
Signature of Owner                      Date

\_\_\_\_\_  
Signature of Owner                      Date  
DAVID E. KASS  
MANAGER

Approved:

 4/3/02  
Richard L. Stage, City Administrator      Date