

RESOLUTION NO. CR-18-04

A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN FOR
PARKWAY CENTRE NORTH LOCATED NORTH OF STRINGTOWN ROAD AND EAST OF
INTERSTATE I-71 TO INCLUDE DEVELOPMENT STANDARDS TEXT FOR THE OUT-PARCELS

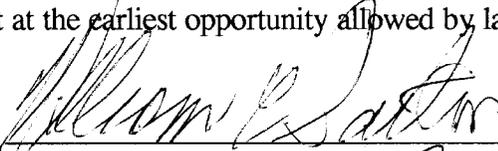
WHEREAS, on June 02, 2003, Council approved the Development Plan for Parkway Centre North, by resolution No. Cr-40-03; and

WHEREAS, on February 10, 2004, the Planning Commission recommended approval of an Amendment to this Resolution to include Development Standards Text for all Out-Parcels within the Parkway Centre North retail development.

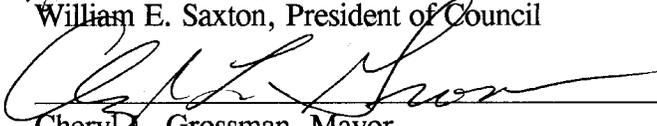
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the amendments to the Development Plan, approved by resolution CR-40-03, for Parkway Centre North to include Development Standards Text for all Out-Parcels within Parkway Centre North, attached hereto as Exhibit "A".

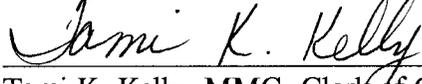
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



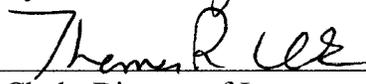
William E. Saxton, President of Council



Cheryl L. Grossman, Mayor

Attest: 

Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

Passed: 3-01-04
Effective: 3-01-04

I Certify that this resolution
is correct as to form.

CR-18-04

EXHIBIT "A"

DRAFT

DEVELOPMENT STANDARDS TEXT

PARKWAY CENTRE NORTH OUT-PARCELS
Subarea A₁ – A₉ (PUD-C)

Grove City, Ohio

January 21, 2004

SUBAREA A₁-A₉

I. INTRODUCTION

Subarea A₁ – A₉ is part of a multi-use development project divided into two (2) Subareas, A, and A₁ – A₉, approved by Council on January 21, 2003 (Ordinance C-119-02). The development is proposed to be a mixed-use community with regional and local retail, and potential office uses. Subarea A₁ – A₉ is to contain up to nine (9) subareas, which may be combined resulting in fewer, but larger subareas.

The out-parcels are bounded by a regional shopping center to the north, a regional shopping center to the south, C-2 property to the west, and township zoned property to the east.

Prior to construction on any out-parcel, a development plan with this Development Text, which contains the minimum development standards for the out-parcels shall be incorporated onto the title page of the plan, along with a signature block.

The title page shall include the project name, the Development Text, location map, north arrow, project narrative, title block (located at the lower right-hand corner), and a signature block.

In addition, The Parkway Centre Design Guide, dated February 2002, attached hereto, shall be incorporated as part of this text and be used as a guide for the development of the out-parcels.

II. DEVELOPMENT STANDARDS

Unless otherwise approved by City Council, the following development standards shall apply to Subarea A₁-A₉.

- (1). Yard and Setback Requirements:
 - (a). Minimum setbacks for out-parcels abutting Stringtown Road, and Thistlewood Road right-of-ways, shall be 25' for parking and 50' for buildings. Setbacks for out-parcels abutting Buckeye Parkway right-of-way shall be 15' for parking and 50' for buildings.
 - (b). Minimum setbacks for all out-parcels from the interior center roads shall be 10' for parking and 25' for buildings measured from the back of the curb.
 - (c). Sharing of curb cuts is encouraged.
 - (d). Sidewalks shall connect adjacent out-parcels and be incorporated within the development plan for each out-parcel.
 - (e). A minimum of a 7 ½ foot side-yard green-space shall be provided on the interior lot lines of each out-parcel.

(2). Parking, Loading and Vehicular Access:

- (a). Parking shall be calculated in accordance with the code except for restaurant uses which shall be one (1) parking space per every 125 square feet of gross floor area. Notwithstanding zoning code provisions to the contrary, parking spaces may be installed measuring 9' x 18'.
- (b). Loading docks are prohibited.
- (c). Vehicular access for all outparcels shall be from the unnamed service road located north of the outparcel areas.

(3). Building Design and Materials:

- (a). No building in Subarea A₁-A₉ shall exceed 28' in height except for building parapets and architectural features, which shall not exceed 35' in height.
- (b). All buildings constructed on the out-parcels will have their own character and identity. Each individual building shall be constructed with consistent materials and architectural elements on all four sides, and shall be a minimum of 50 percent brick. Stucco, stone, Exterior Insulation and Finish Systems (E.I.F.S.), brick, split-face block and glass are approved building materials. Alternative building materials may be permitted, subject to the approval of the City Council through the development plan process.
- (c). The configuration of buildings, structures and appurtenances thereto shall be subject to the approval of the City Council through the development plan process.
- (d). Outdoor seating associated with eating and drinking establishments may be permitted, subject to the approval of the City Council through the development plan process.
- (e). All mechanicals, including roof top units, shall be screened from off-site views by either parapet, walls, landscaping or buildings, individually or in combination thereof.
- (f). Transformers shall be screened.
- (g). No materials, supplies, equipment, vending machines or products shall be stored or permitted to remain on any portion of an out-parcel outside a permitted structure.

- (h) Exterior building details, including but not limited to, awnings, gutters and down-spouts, shutters, cupolas, dormers, and “wall art” shall be subject to the approval of the City Council through the development plan process.
- (4). Waste and Refuse:
- (a). All waste and refuse shall be containerized and screened from view by a solid wall and landscaping on three sides and shall have an access gate. All dumpster areas shall be of the same material as the building and shall be incorporated into the design of the building.
 - (b). Architecturally attractive and adequate trash containers utilizing the “theme” design shall be provided at the front entrance of each building.
- (5). Utilities:
- (a). All new utility lines including water supply, sanitary sewer service, electricity, telephone, gas, and feeder lines shall be placed underground and their connections shall be screened.
 - (b). Sharing of utility boxes is encouraged.
- (6). Signage and Graphics:
- (a). Signage shall be approved as part of the Development Plan approval process for each out-parcel and may vary from the requirements of Section 1145 of the Codified Ordinances, but will meet “theme” signage detail as depicted on the NBBJ drawings.
 - (b). One (1) pole-mounted “gas light-type” fixture shall be located within the front landscape setback area of each outparcel, to enhance the Centre’s “theme” concept.
 - (c). Directional signage shall be installed as required and approved through the development plan process.
- (7). Lighting:
- (a). Parking lot lighting shall be consistent with the light pole and fixture approved for Parkway Centre South. All light poles shall be located within a landscape area, and be a maximum of 28’ in height.

- (b). All lights shall be arranged to reflect light away from any street or adjacent property.
- (c). Direct or indirect glare into the eyes of motorists or pedestrians shall be prohibited.
- (d). Cut-off type landscape and building up-lighting shall be permitted, and shall be from concealed sources.
- (e). Accent lighting, including but not limited to, neon, may be permitted on the building subject to the approval of City Council through the development plan process.

(8). Landscaping:

- (a). A landscape treatment along Stringtown Road shall be in compliance with the NBBJ typicals, and in accordance with City's approved "theme" (See Exhibit "1").
- (b). Landscape areas along Stringtown Road and Thistlewood Road shall be irrigated.
- (c). Landscaping within each out-parcel shall, at a minimum, comply with Chapter 1136 of the Grove City Code entitled "Landscaping," unless otherwise specified. Approval of the landscaping shall be incorporated in the development plan process.
- (d). Items such as pavers, scored concrete, benches, bollards, planters and lighting fixtures shall be incorporated in the site plan to link the "theme" concept of the entire Parkway Centre.
- (e). The Master Landscape Plan shows the general perimeter landscape design for the Property and the NBBJ landscape plan details specific "theme" elements to be incorporated into the individual out-parcel landscape plan (See Exhibit "2").
- (f). 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 or other ground cover shall be planted in areas awaiting development.
- (g). Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.
- (h). Coordinated landscaping with adjoining out-parcels is required.

- (i). Any area not developed is to be maintained in a neat and orderly fashion. Storage of soil and other building materials is not permitted.

III. PENALTY

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