

RESOLUTION NO. CR-59-06

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE INN AT PINNACLE LOCATED EAST OF BUCKEYE PARKWAY AND SOUTH OF LAMPLIGHTER WAY

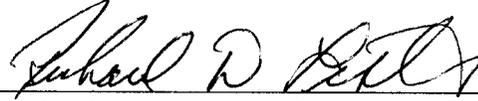
WHEREAS, on August 30, 2006, the Planning Commission recommended approval of the Development Plan for The Inn at Pinnacle, with the following stipulations:

1. Integrated in the approval of the development plan is the approval of the proposed assisted living facility as a permitted use;
2. Sheet 1, Site Statistics, Parking Calculations shall be revised to include the requirement for office space of 1 space per 150 square feet;
3. A separate development plan is required for Sub-Area "B"; therefore approval of this development plan does not approve the proposed density for Sub-Area "B". Also, any reference to Sub-Area "B" on this development plan shall be deleted;
4. Sheet 3/13, knock-down bollards (which could also be lift out or pull out bollards) shall be added to the site plan at the beginning of the fire lane just south of the driveway for the garage;
5. Sheet 7/13, a foot candle summary of the proposed lighting plan shall be provided;
6. The garage shall be finished in brick to match the facility with hardi-plank siding at the gables;
7. A cut sheet for the proposed building lighting shall be submitted;
8. A finish schedule for the building materials shall be provided on a separate 8 1/2" x 11" sheet;
9. A lot split is required for the site;
10. Stormwater drainage shall be worked out with the City's Consulting Engineer;
11. A note shall be added to the plan that the Sanitary line is to be built by others;
12. On the North and Northwest side, the fire hydrants shall be serviced by an 8" water main;
13. Applicant shall submit a detail for the gazebo;
14. At a minimum, four benches and two trash receptacles matching Parkway Centre theme shall be located at the main entrance;
15. Fence to be installed around the recreation area shall be stained to match finish color of hardi-plank siding;
16. Per Section 1137.16, all rooftop mechanicals shall be screened from all views to a height exceeding the rooftop unit;
17. The landscaping along Lamplighter Drive must be similar to the landscaping of the FountainView Condominiums, which consists of mounding with spruce and ornamental deciduous trees;
18. A three foot high mound with spruce and evergreen shrubs shall be installed along the east and west property lines, and denser landscaping around the pond;
19. Curbing shall be required on the fire lane, along the mounding areas on the east and west property lines and southeast corner where mounding is shown on 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 The Inn at Pinnacle, contingent upon the stipulations set by Planning Commission.

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



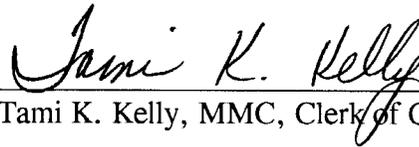
Richard D. Lester, President of Council



Cheryl L. Grossman, Mayor

Passed: 09-05-06
Effective: 09-05-06

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law