

RESOLUTION NO. CR-68-14

A RESOLUTION TO APPROVE AN AMENDMENT TO SUBAREA A OF
THE DEVELOPMENT PLAN FOR THE PINNACLE CLUB OF GROVE CITY
LOCATED SOUTH OF WHITE ROAD AS APPROVED BY RESOLUTION CR-24-04

WHEREAS, on March 15, 2004, Council approved a Development Plan for The Pinnacle Club of Grove City by Resolution No. CR-24-04; and

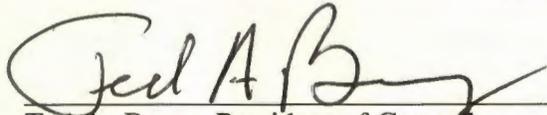
WHEREAS, on August 15, 2005, Council approved an Amendment to Subarea "C" of this Plan by Res. CR-64-05 and on May 1, 2006, Council approved an Amendment to Subarea "E" of this Plan by Res. CR-28-06, and on May 7, 2007, Council approved Amendments to the Development Text by Res. CR-20-07; Council approved Amendments to Subarea "E" by Res. CR-45-09, Res. CR-41-12 and Res. CR-28-14; and

WHEREAS, on November 04, 2014, the Planning Commission recommended approval of an amendment to Subarea A - Lot 884 of the Development Plan, as submitted.

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 amendment to the Development Plan Standards Text, approved by Resolution CR-24-04, for The Pinnacle Club of Grove City, as submitted and shown in Exhibit "A" attached hereto and made a part hereof.

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



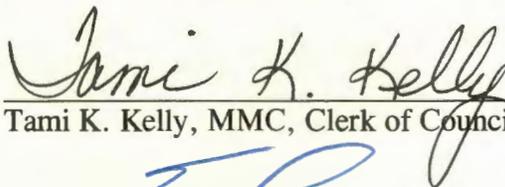
Ted A. Berry, President of Council



Richard L. Stage, Mayor

Passed: 11-17-14
Effective: 11-17-14

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Stephen J. Smith, Director of Law

EXHIBIT "A"

**THE PINNACLE CLUB OF GROVE CITY
620+ ACRES**

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicants:

**Pinnacle Development Company
567 Lazelle Road
Westerville, OH 43081**

**M/I Schottenstein Homes, Inc.
3 Easton Oval
Suite 540
Columbus, OH 43219**

DEVELOPMENT STANDARDS TEXT

**February 11, 2004
Revised February 24, 2004
Revised March 2, 2004
Revised March 11, 2004
Revised March 15, 2004
Revised May 2, 2007
Revised September 3, 2009
Revised October 30, 2012
Revised _____, 2014**

B. Yard Dimensions; Building Height.

- (1). Front Yard. The front yard building setback shall be a minimum of 25 feet.
- (2). Rear Yard. The minimum required rear yard shall be 30%, except Lot 884 which shall be reduced to 25 feet.
- (3). Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.
- (4). Building Height. The maximum building height shall be 48 feet measured from the grade of the front elevation of the building.

C. Design Manual. Attached hereto as Exhibit A is the Design Review Manual for the Estate Lots of The Pinnacle Club or Grove City. The Design Review Manual will be enforced by architectural review board and addresses development standards over and above those minimum standards for the Estate Lots set forth in this Text.

D. Pinnacle Club Drive. The front elevations of homes on lots with Pinnacle Club Drive frontage shall face Pinnacle Club Drive.

III. Subarea B. Subarea B shall be developed with single-family homes as an expansion of the existing M/I Home, Creekside Subdivision.

A. Lot Size; House Size; Exterior Materials.

- (1). Lot sizes shall be a minimum of 80' width at the building line and 120' depth.
- (2). Homes shall be a minimum of 1,600 square feet for ranch homes and 1,800 square feet for two story homes, excluding garage and basement areas.
- (3). Exterior Materials: Exterior materials of homes shall be brick, stone, stucco stone, wood, hardy plank and vinyl.

B. Yard Dimensions; Building Height.

- (1). Front Yard. The front yard building setback shall be a minimum of 25 feet. (2). Rear Yard. The minimum required rear yard shall be 15%.
- (2) Rear Yard. The minimum required rear yard shall be 15%.