



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – August 4, 2025 at 6:00 PM

CASE NUMBER: #Z-2025-0075

APPLICANT: Addison Properties (Eddie Hunt, Representative)

EXISTING ZONING: R (Rural)

PROPOSED ZONING: PR-18 (Planned High Density Residential)

REQUEST: A request by Addison Properties (Eddie Hunt, Representative) for a Final Development Plan for Parcel #180-000959, #180-000326, #180-001486, #180-000437, #180-000212, and #180-000329.

DESCRIPTION: The applicant is proposing to develop approximately +/-295 acres located east of Ebright Road, north and south of Sims Road, west of the farm / nursery adjacent to Rager Road, and north of the Indiana Ohio Railroad. The applicant is requesting that these parcels be rezoned to Planned High Density Residential (PR-18). The PR-18 zoning designation was recommended to reflect the most dense residential areas of the proposed development, however, much of the area is proposed to be developed in a manner more closely reflect Groveport's Urban Residential (R-6) zoning criteria along with some commercial development. Since the Groveport zoning code does not utilize a planned district classification to cover a variety of uses in a given area, the PR-18 classification was chosen and the different types of development within this proposal are regulated within the text of the development plan. The development plan refers to these different areas as Subarea A through Subarea E as located on sheet 4 of 5 in the proposed development plan.



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The development guidelines for each Subarea were reviewed independently from the other four Subareas, with Section 6 (Section VI) in the text, covering development requirements applicable to all five Subareas and the development plan as a whole.

Subarea A has a total area of +/- 22 acres. The proposed residential density of Subarea A shall not exceed 18 dwelling units per acre. Groveport's PR-18 regulations allow the applicant's design team to create lot sizes conducive to their unique situation and does not specifically govern lot sizes. Subarea A is described as having a minimum building setback of 25 feet from right-of-way, and minimum rear and side yards of 25 feet as well. In addition, Subarea A has a maximum building height limitation of 45 feet. The applicant is proposing +/-13.6 percent of open space in Subarea A.

Subarea B has a total area of +/- 38 acres. The proposed development in Subarea B includes a mix of residential units not exceeding 18 dwelling units per acre along with some commercial uses as identified in the development text. The proposed commercial uses are compatible with the uses allowed in the existing Groveport Commercial zoning districts (SO, CC, and SCPD) with a few exceptions. The applicant has chosen to prohibit some commercial uses as called out in the development text that would otherwise be allowed by code. Subarea B includes specific building setback requirements from the public right-of-way to be 10 feet and 25 feet depending on the use of the structure, with all side and rear yard setbacks along parcel lines to be a minimum of 25 feet. In addition, Subarea B has a maximum building height limitation of 60 feet. The applicant is proposing +/-15.8 percent of open space in Subarea B.

Subarea C has a total area of +/- 124 acres. The proposed development in Subarea C is for single-family residential dwellings with a density not to exceed +/-5.6 dwelling units per gross acre. This proposed residential density is substantially less than the maximum density of the PR-18 zoning allowances and is even less than the maximum density allowed by Groveport's current R-6 Zoning regulations. As previously mentioned in the discussion of Subarea A, Groveport's PR-18 regulations allow the applicant's design team to create lot sizes conducive to their unique situation and does not specifically govern lot sizes. As a way to visualize the size of the proposed lots in this development plan, staff has compared this proposal to the Groveport R-6 minimum lot standards. The minimum lot sizes proposed in Subarea C are 52 feet wide by 125 feet deep equating to 6500 square feet in area. These lot sizes are similar in size, but a little smaller than Groveport's R-6 minimum lot size requirements of 60 foot width and 7200 square feet in area. The side yard setback for primary structures are required to be a minimum of 5 feet with rear yard setbacks set at a minimum of 25 feet.



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Both these setbacks are consistent with Groveport's current R-6 zoning. In addition, Subarea C has a maximum building height limitation of 45 feet. This maximum height complies with Groveport's current R-6 zoning for multifamily dwellings, but is taller than the 35 foot maximum height for R-6 single-family dwellings. The applicant is proposing +/-28 percent of open space in Subarea C.

Subarea D has a total area of +/- 58 acres. The proposed development in Subarea D is for single-family residential dwellings with a density not to exceed +/-5.6 dwelling units per gross acre. This proposed residential density is substantially less than the maximum density of the PR-18 zoning allowances and is even less than the maximum density allowed by Groveport's current R-6 Zoning regulations. As previously mentioned in the discussion of Subarea A, Groveport's PR-18 regulations allow the applicant's design team to create lot sizes conducive to their unique situation and does not specifically govern lot sizes. As a way to visualize the size of the proposed lots in this development plan, staff has compared this proposal to the Groveport R-6 minimum lot standards. The minimum lot sizes proposed in Subarea D are 52 feet wide by 125 feet deep equating to 6500 square feet in area. These lot sizes are similar in size, but a little smaller than Groveport's R-6 minimum lot size requirements of 60 foot width and 7200 square feet in area. The side yard setback for primary structures are required to be a minimum of 5 feet with rear yard setbacks set at a minimum of 25 feet. Both these setbacks are consistent with Groveport's current R-6 zoning. In addition, Subarea D has a maximum building height limitation of 45 feet. This maximum height complies with Groveport's current R-6 zoning for multifamily dwellings, but is taller than the 35 foot maximum height for R-6 single-family dwellings. The applicant is proposing +/-17.2 percent of open space in Subarea D.

Subarea E has a total area of +/- 55 acres. The proposed development in Subarea E is for a maximum of 300 townhouse buildings consisting of three or more attached dwelling units with lots. Each unit / lot will have a separate ownership or condominium. The dimension of each townhouse shall not be less than 22 feet wide by 100 feet deep. These units will create a density not to exceed +/- 7.5 dwelling units per acre. For primary buildings, the side yard setback between separate buildings shall be 20 feet, except that obviously, no side yard setback is required for all units that are attached to each other, and the rear yard setback is to be a minimum of 25 feet. The maximum lot coverage of each townhouse is limited to 50 percent. In addition, each townhouse has a maximum building height limitation of 45 feet, and the applicant is proposing +/-17.2 percent of open space in Subarea E.



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Since some of the townhouse parcels would not have access to the rear of the properties, other than passing through the structure, Subarea E will be developed with easements utilized for the maintenance of rear lots associated with interior building units to facilitate the maintenance of properties if the necessity ever arose. These easements do not allow the construction of any permanent structures.

Section VI (General Requirements Applicable to all Subareas) is applicable development criteria for all five Subareas. Though the proposed open area in some Subareas fall short and other Subareas exceed the 25 percent open space required by Groveport's PR-18 zoning requirements, the overall open area within this development text is proposed to be +/-30.5 percent of the total area developed.

A landscape easement will be installed along Ebright Road, Sims Road, and along the newly constructed North-South Corridor, to act as a buffer between roadways and the rear yards of properties adjacent to these roadways. The buffer plantings are required to be installed before any of the houses adjacent to these roadways are occupied.

Within the development text, a provision for the time frame for recording a plat has been added to prevent the area from reverting back to R Rural (unzoned) zoning. The text allows for the whole area (+/- 295 acres) to remain PR-18 as regulated by this development plan as long as at least one Subarea is platted, recorded, and construction has commenced within a three year time period starting on the effective date of the approval of this development plan and rezoning.

The applicant is also proposing that no basements are to be required for the structures in Subarea C, Subarea D, and Subarea E. The current Groveport general living space requirements include a basement equivalent to a minimum of 60 percent of the first floor living space up to a maximum of 380 square feet be provided in one family dwellings. Due to the amount of regulated floodplain in the +/- 295 acre tract, the applicant feels as though basement construction would not be feasible to houses in this area.

Finally, the last part of the development text states that any Groveport development requirements not explicitly addressed in this development text and plan would ultimately be required to conform to the current Groveport Codified Ordinances.



Department of Development
655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-836-1953
www.groveport.org

MEMORANDUM

Date: July 30, 2025

To: Planning and Zoning Commission Members

From: Michael Loges, Director of Development

Copy: Benjamin ("BJ") King, City Administrator
Kevin Shannon, Law Director
Mike Poirier, Director of Building and Zoning
Steve Farst, PE, CFM Director of Engineering

Re: Case #Z-2025-0075 Application for Final Development Plan Approval

Site Address(es): East of Ebright Road, west of Rager Road, and both north and south of Sims Road, Groveport, Ohio 43125 in Madison Town as of the date of this report

Containing Parcel(s): 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329 (PID nos. at time of this report) (collectively herein the "Site")

Current Zoning: Rural (Madison Township)

Proposed Zoning: Planned High Density Residential (PR-18)

Current Use: Agricultural

Request: The Applicant, Addison Properties (Eddie Hunt, representative), is requesting approval of a Final Development Plan for a new development to be established in Subareas (as defined below) on the Site comprised of approximately 295.86 ± acres. Separate case Z-2025-0074 is being presented with this case for rezoning the Site from Rural (unzoned), upon successful annexation, to Planned High Density Residential (PR-18).

OVERVIEW

This application pertains to the same acreages that are the subject of an annexation approved by Groveport City Council under Ordinance 2025-017 and an application for rezoning under case Z-

2025-0074. The Site is proposed to include development to contain the following five (5) Subareas (A thru E) with uses that will include: multi-family housing (Subarea A), mixed-use (residential and commercial) (Subarea B), single-family residential (Subarea C), single-family residential (Subarea D), and townhomes (Subarea E) (collectively herein the “Development”).

REGIONAL DEMAND FOR HOUSING

The past decade has been one of historic growth for Central Ohio, and that growth is expected to continue for the foreseeable future – with the Mid-Ohio Regional Planning Commission (MORPC) projecting the region to have as many as 3 million residents by 2050. Not only is the region growing; it is changing. Increases in both the young adult and 65 and older populations are shifting housing preferences. Furthermore, the highly competitive real estate market and a persistently high poverty rate have led to more vulnerable groups struggling to find housing in neighborhoods of their choice.

Relative to demand, the availability and production of homes in Central Ohio has reached an all-time low, creating increased competition among both homeowners and renters. Increased competition is the result of several related factors: recent unprecedented population growth; historically low rates of housing production; and lingering effects of The Great Recession. Central Ohio’s tight housing market can make finding and maintaining housing a challenge for anyone.

HOUSING ANALYSIS EXCERPT

As the City of Groveport plans for its future, it solicited proposals from qualified firms in late 2023 to develop a targeted plan for future commercial, industrial, and residential growth for this area. The City awarded a contract for professional services in 2024 to OHM Advisors (“OHM”), which partnered with DiSalvo Development Advisors (“DDA”). Ultimately, the resulting study and action plan will help guide decision-making in regards to future annexation, capital improvements, development, business attraction, and may support new housing options – including multi-family development – in our community.

Conclusions about the market feasibility of varying types of development are based on analyses of the existing and anticipated markets within a Primary Market Area (PMA). Identifying a PMA is essential to these analyses, as it establishes market conditions and development potential relative. The delineated PMA is also used to derive a demographic and economic analysis. As part of the ongoing Southeast Franklin County Area Plan, the Groveport Residential/Commercial PMA (**Exhibit A**) was determined based on interviews with area real estate, planning and housing professionals; analyses of area mobility patterns; and determinations made by analysts for DiSalvo Development Advisors (DDA) in the field. The Residential / Commercial PMA includes the City of Groveport, the Village of Lithopolis, and portions of Canal Winchester, Obetz, and Columbus.

Findings of the market feasibility related to housing development are summarized below.

I. Shifting Demographics

- The City of Groveport's population increased by 11.8% from 2010 to 2020, slightly below that of the PMA (13.9%), but relatively comparable to the Columbus

Metropolitan Statistical Area (MSA). ESRI projects the City of Groveport will have a population growth within the next five years of 8.3%, three times that of the Columbus MSA.

- The median age in the City of Groveport is 42.8, significantly above the Columbus MSA's 36.9. Nearly half of Groveport's population is Gen X, Baby Boomers, and the Greatest Generations. Groveport and the PMA have much lower shares of Millennials compared to the Columbus MSA.
- Household growth, a better indicator of housing demand than population, was 1.6 percentage points higher in the City of Groveport than the Columbus MSA. ESRI projects Groveport as having the highest five-year household growth.
- Within the Columbus MSA, homeowners represent 60.7% of the households and renters 39.3%. Groveport and the PMA have renter household shares of 27.2% and 22.9% of the households, significantly below the regional average. Renter households are projected to significantly increase in Groveport and the PMA within the next five years.
- Groveport residents' 2024 estimated median household income is \$85,745, 7% higher than the region and 13% lower than households in the PMA. Groveport's youngest households under the age of 25 and households 65 and older have comparable median incomes with the PMA.

II. Multi-Family Residential Analysis

There are eight multifamily properties with eight or more units in Groveport, representing approximately 70% of the renter-occupied housing in the city. The remaining rentals are approximately three dozen duplexes, five triplexes, and approximately 100 single-family rentals.

Older properties like Orchard Grove and Hendron Park offer too few amenities in common areas, to attract many of the younger renters who work or live in the area. Most Millennials reside in rental housing and often seek out modern apartment properties with comprehensive amenity packages.

III. Future of Housing in Groveport

Ideally, the housing produced serves the diverse housing needs of the residents who live there. Despite a strong population growth rate, Groveport has the lowest share of people living and working in the community. Lack of housing alternatives contributes to high commute rates (98.2%) and people seeking housing outside the area. No new multifamily options with common area amenities such as a pool, fitness center, and sports courts have been developed. New single-family home options have been limited to one subdivision over the past few years. No licensed residential care facilities (RCFs) or assisted living facilities exist within the City of Groveport. This is abnormal for a region growing as quickly as Central Ohio.

To respond to the region's increasing population growth, the overall pace and volume of housing production must increase. That said, building more homes alone will not ensure a more equitable and inclusive region. Policymakers and other stakeholders must intentionally prioritize equity when developing housing solutions and making investment

decisions to meet the needs of all Central Ohioans. Addressing the region's core housing issues means accelerating the pace of housing production while also: diversifying the types of housing, expanding and enhancing financing tools, and expanding where housing options are available across the region.

DEVELOPMENT CONTEXT

The Development Text outlines in great detail, future infrastructure improvements to serve the proposed commercial and residential development projects in these Subareas, including commitments for infrastructure (streets and utilities) to and within the Development. The construction of this supportive infrastructure – especially when coupled with an investment from the Ohio Department of Transportation to construct a new Bixby Road & US 33 interchange – may lead to new interest from investors and developers to construct new retail and other commercial structures.

Additionally, Anduril, a leader in autonomous systems and weapons manufacturing, announced in January 2025 that it had selected Columbus, Ohio as the location of Arsenal-1, its first hyperscale manufacturing facility. Arsenal-1 will redefine the scale and speed that autonomous systems and weapons can be produced for the United States and its allies and partners. Located next to Rickenbacker International Airport, the site provides direct access to two 12,000-foot runways and a 75-acre private apron capable of supporting military-scale aircraft, ensuring rapid delivery of components and systems to their customers. At full scale, the facility will span 5 million square feet and produce tens of thousands of military systems annually. Looking ahead, with more than 500 acres available for future expansion, Arsenal-1 is primed for long-term scalability and will manufacture and produce most of Anduril's autonomous weapons, sensors and systems at full rate production.

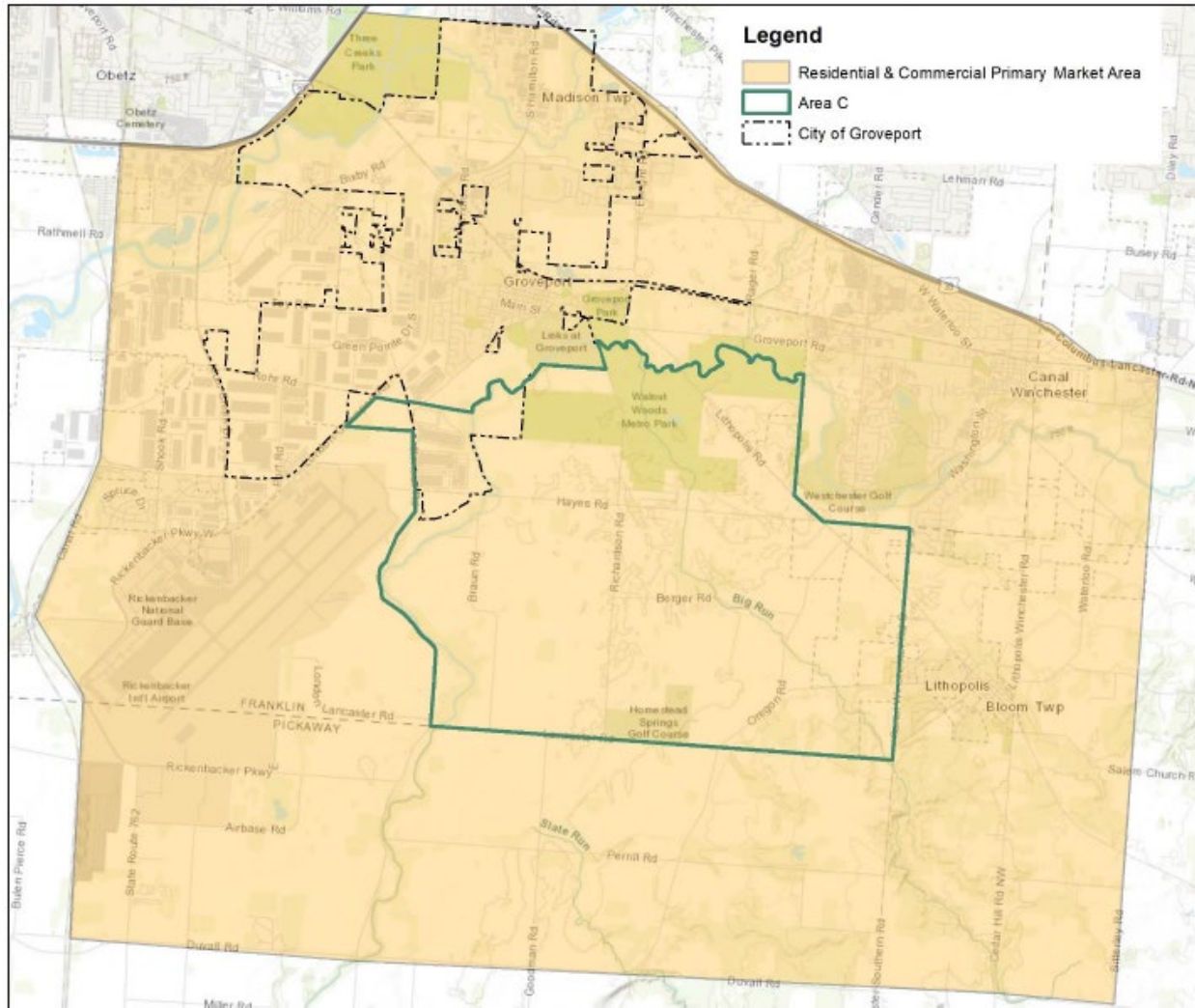
Arsenal-1 is expected to create 4,000 direct high-quality jobs and drive economic growth in Pickaway County and surrounding areas, establishing Ohio as a hub for defense manufacturing. An additional 8,500 jobs from suppliers, construction, and other sectors are expected to support the growth and sustainment of Arsenal-1. This state-of-the-art campus is under 2.5 miles from Groveport and approximately 5 miles from the Site.

CONCLUSION

The proposed zoning being a planned district seems appropriate for the type and diversity of development that is envisioned.

Department of Development staff defers to the wisdom of the Planning and Zoning Commission members on specific and discreet facets of this application for Final Development Plan approval. Overall, however, Department of Development staff urges support for the proposed Development so that – as a community – we can support additional investment, access additional ground for mixed-use and commercial development, and create more housing options for current and future residents.

EXHIBIT A GROVEPORT RESIDENTIAL/COMMERCIAL PMA





Engineering Department

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MEMORANDUM

Office of the City Engineer

Date: July 31, 2025

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Mike Poirier, Chief Building and Zoning Official
Michael Loges, Development Director

Re: **CASE # Z-2025-0075 - Application for Final Development Plan Approval**

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Comments:

This application pertains to the same acreages that are the subject of an annexation approved by Groveport City Council under Ordinance 2025-017 and an application for rezoning under case Z-2025-0074. The Site is proposed to include development to contain the following five (5) Subareas (A thru E) with uses that will include: multi-family housing (Subarea A), mixed-use (residential and commercial) (Subarea B), single-family residential (Subarea C), single-family residential (Subarea D), and townhomes (Subarea E) (collectively herein the "Development").

Review of the Proposed Development

1. Provisions for Water, Sanitary and Storm Drainage, Stormwater Management and Floodplain Management:

The Development Plan Text and the design narrative therein, which were provided with the application, outline in sufficient detail how water- and sanitary sewer systems will be established and extended from existing similar utilities to serve the Development. A new system for storm drainage collection and stormwater management is also described in detail. It is acknowledged that, during design study for these systems, details will be refined. In short, this Development Plan Text and Narrative adequately describe the proposed provision for utilities, which will eventually become public infrastructure, that will be in place to support the Development. Additional comments are as follows:

- a. Water: The proposed Development is within Area B, as designated in the current Water Service Agreement with the City of Columbus, thus the City of Groveport can contractually serve the Development once annexation of the Site to the City of Groveport becomes effective. The Development will have the ability to access and connect to the water distribution system from which water service can be provided from the City of Columbus water supply. The size (i.e. diameter) and alignment of the water mains and their design and construction must be approved by both the City of Groveport and the City of Columbus, with designs meeting City of Columbus design standards. The capacity of that system (in terms of water main size and pressure), will be required to serve the Site and any other adjacent areas adjacent to the Site and along the routes of the new water main extensions. These water mains located in the City of Groveport, once constructed and inspected, shall be dedicated to the City of Groveport as public infrastructure, complete with dedicated easements as appropriate.
- b. Sanitary Sewer: The proposed Development is within Area B, as designated in the current Sewer Service Agreement with the City of Columbus, thus the City of Groveport can contractually serve the Development with sanitary sewer collection once annexation of the Site to the City of Groveport becomes effective. An agreement in principal was reached with the City of Columbus Division of Water Reclamation, Department of Water and Power (formerly known as the Department of Public Utilities) in a meeting with that agency on February 18, 2025, that the Site, and areas surrounding it, can connect to Columbus' Blacklick Creek Sanitary Subtrunk Sewer that is located on the north side and immediately adjacent to US 33. Hence, feasibility is present for sanitary sewer service for the Development. The capacity of the new sanitary sewer system (in terms of pipe size and depth), will be required to serve areas tributary to it, including the Site and any other adjacent areas adjacent to and along its route. These sewer mains located in the City of Groveport, once constructed and inspected, shall be dedicated to the City of Groveport as public infrastructure, complete with dedicated easements as appropriate.

As noted in the Development Text, the sewer system will require installation of a central sanitary pump station and force main sewer that will convey sewer effluent from the Development, and other adjacent connected areas, to the aforementioned existing Columbus Blacklick Creek Sanitary Subtrunk Sewer via a sanitary sewer force main. The

diameter of the gravity sewer mains and sewer force main and construction of this new system must be approved by both the City of Groveport and the City of Columbus, with the design meeting City of Columbus sewer design standards. It is recommended that a standby, emergency natural gas-fueled electrical generator be installed with the construction of this sanitary pump station for resilience and emergency operation of the critical sanitary pump station.

c. Storm Drainage, Stormwater Management and Floodplain Management:

- i. Drainage Collection System Improvement and Stormwater Management: The Development Text provides a sufficient approach for steps to ensure drainage collection. Stormwater management will be provided with the Development. The Site is in the Little Walnut Creek Watershed and its tributary Georges Creek sub-watershed, per the USGS. Improvements for drainage collection and stormwater management for the Development will be required pursuant to City of Groveport Codified Ordinances Chapter 935. Design of improvements, and their construction, shall be approved by the City of Groveport Engineering Dept. It is strongly recommended, due to both the size of the Site and the complexity of existing terrain and ambiguous existing drainage features within and adjacent to the Site-area, that a Master Drainage Plan be required to be prepared by the Applicant in accordance with Chapter 935 of the City of Groveport's Codified Ordinances. Once prepared, this Master Drainage Plan is expected to be submitted to the City of Groveport for review and preliminary drainage improvement approval before detailed design begins. The Master Drainage Plan shall meet the requirements of the City of Groveport Engineering Department and include the content identified in the aforementioned Chapter 935, subchapter 935.03(b).
- ii. Floodplain Management: As noted in the Development Text, certain areas within the Site are impacted by Federal Emergency Management Agency (FEMA) designated one-percent annual chance floodplain. Hence, the Development is subject to compliance with the City's Flood Damage Prevention regulation. The Applicant indicates that they will seek to reduce flood risk with grading and fill to remove portions of the Site from the floodplain and to seek to acquire FEMA recognition of the fill via FEMA's LOMR-F process. All development activities for floodplain development must comply with the City's Codified Ordinance for floodplain development. Acquisition of FEMA final map revisions to reflect the fill condition must be secured before development of structures occurs in the filled areas.

2. Street Layout and Circulation

The roadway network described in the Development Text and Design Narrative is sufficient to demonstrate well-planned circulation and access to existing and future road networks. Final configuration of local and collector roadways may vary as designs are refined within the Subareas, but the tiers of local-, collector-, and arterial roads are appropriate.

As discussed in the Development Text and Design Narrative, Ebright Road (Franklin County jurisdiction) and Sims Road (Madison Township Road) are immediately adjacent to the Site in some locations. The Developer, if required, may need to make improvement to these two existing roads, as per the requirements of the Franklin County Engineer. Any required improvement(s) must be constructed to the roadway standards of the Franklin County Engineer.

All roadways within the Site in support of the Development shall be designed and constructed with pedestrian accommodation to include sidewalks and, in certain areas, shared-use paths.

3. Traffic Impact Study (TIS):

The Developer has already engaged a traffic engineering consultant to prepare a Traffic Impact Study (the "TIS" or "Study"). As a prelude to the yet to-be-completed TIS, the consultant has prepared a technical Memorandum of Understanding with the purpose of establishing a detailed scope of study to evaluate the traffic impact of the Development. Collection of data (i.e. traffic counts) and coordinating with the Mid-Ohio Regional Planning Commission (MORPC) is underway. Both the City and County will require the Study to be completed and submitted for review and comment to identify impact to area roads and intersections that require improvement to mitigate for impact brought about by the Development. Due to the extensive size of the Site, diversity of proposed uses, and the current condition of the existing roadways, it is expected that this Study will take some time to complete (estimated to be mid-November, but subject to change) and review.

Conclusion:

Engineering Department staff suggest that if this application is recommended for approval by Planning Commission, the following conditions be made as part of that approval and serve as a basis for conditions to be added to the Council's legislation for approval of the related proposed zoning change:

- 1) The Developer shall complete a Master Drainage Plan for the entirety of Development Area (all subareas), pursuant to Chapter 935 of the City of Groveport Codified Ordinances. The Master Drainage Plan shall be presented to the City Engineer for review and preliminary drainage approval must be secured before detailed design proceeds.
- 2) The Developer shall complete one or more Traffic Impact Studies for the Development and its Subareas and secure approval of each Study from both the City of Groveport and the Franklin County Engineer before engineering design of the first phase of development [which may occur in one or more Subareas].
- 3) The Developer shall enter into one or more Infrastructure Development Agreements with the City of Groveport in support of the Development that shall identify a commitment for design and construction of the following:
 - a. Roadway and traffic control improvements and pedestrian accommodation necessary to support the project Development, including off-site roads and intersections.

- b. Water distribution mains, sanitary sewer mains, and storm drainage pipes and conveyance systems to serve and support the Development, including off-site water and sewer mains and systems and storm drainage conveyance systems.
 - c. Stormwater Management basins to support the project Development.
- 4) All water mains, sanitary sewer mains, and the sanitary sewer pump station and force main, shall be designed and constructed in compliance with the City of Groveport and City of Columbus design and construction materials specifications.