

Final Development Plan Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 7-2-25

Case # Z-2025-0075

Address of property PID #'s: 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329 located on the East side of

Ebright Road and on the north/south sides of Sims street / road / avenue.

Parcel # 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329. The property contains a total of +/- 295 acres.

The property is currently being used for farming.

The property is currently zoned Rural (Madison Township).

I am requesting Final Development plan approval so that I may use the property for: a mixed-use development that consists of single-family, townhouses, and multi-family residential with a small commercial component to the north.

Applicant Name: Addison Properties (Eddie Hunt, Representative) Phone: 740-404-1259 (Cell)

Address: 3401 Enterprise Parkway, Suite 410, Beachwood, OH 44122

Property Owner Name: Ebright Investment Co., LLC Phone: 614-531-7340

Address: 3319 E. Livingston Ave. Columbus, OH 43227

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, twenty (20) copies of the following items to make a complete packet. Also, submit an electronic version on a thumb drive or send by PDF to buildingclerk@groveport.org.

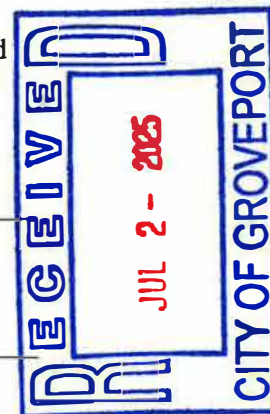
- ☒ Legal description and survey drawing of the subject property.
- ☒ Development plan, subdivision plat or any other plans that may be applicable.
- ☒ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☒ Any additional information that may be helpful to the Planning & Zoning Commission.


Applicant's Signature

740-404-1259
Contact phone number

Eddie Hunt, VP Acquisitions & Development
Applicant's Printed Name

eddie@addisonprops.com
Email address



PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-000096-00

Owner's Name: Baker Levin Farms LLC
Address: 3319 E Livingston Ave
City & State: Columbus, OH Zip Code 43227

Site Address: 5851 Sims RD Groveport, OH 43125

Mail Address: Name: Baker Levin Farms LLC
Address: 3319 E Livingston Ave
City & State: Columbus, OH Zip Code 43227

Parcel Number: 180-000211-00

Owner's Name: Dale & Teresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: PID # 180-000211-00

Mail Address: Name: Dale & Teresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 180-000306-00

Owner's Name: OH NO FARMS LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: PID # 180-000306-00 (Rager RD)

Mail Address: Name: OH NO FARMS LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

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Parcel Number: 180-004736-00

Owner's Name: Betty Fout Jr
Address: 5771 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5771 Ebright RD Groveport, OH 43125

Mail Address: Name: Betty Fout Jr
Address: 5771 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004737-00

Owner's Name: Karen Beck
Address: 5773 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5773 Ebright RD Groveport, OH 43125

Mail Address: Name: Karen Beck
Address: 5773 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004741-00

Owner's Name: Charles & Beulah McCormick
Address: 5777 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5777 Ebright RD Groveport, OH 43125

Mail Address: Name: Charles & Beulah McCormick
Address: 5777 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-000320-00

Owner's Name: JD/AC Family Acres LLC
Address: 7514 Braun RD
City & State: Groveport, O H Zip Code 43125

Site Address: 5632 Ebright RD Groveport, OH 43125

Mail Address: Name: JD/AC Family Acres LLC
Address: 7514 Braun RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000328-00

Owner's Name: Ryan K Otero
Address: 5460 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5460 Sims RD Groveport, OH 43125

Mail Address: Name: Ryan K Otero
Address: 5460 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000430-00

Owner's Name: Sophia Stati & Brett Walters
Address: 5333 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5333 Sims RD Groveport, OH 43125

Mail Address: Name: Sophia Stati & Brett Walters
Address: 5333 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-000443-00

Owner's Name: Alexander S Moore
Address: 5920 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5920 Ebright RD Groveport, OH 43125

Mail Address: Name: Alexander S Moore
Address: 5920 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000445-00

Owner's Name: Gloria J Foor
Address: 5361 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5361 Sims RD Groveport, OH 43125

Mail Address: Name: Gloria J Foor
Address: 5361 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000461-00

Owner's Name: OH NO Farms LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: PID # 180-000461-00

Mail Address: Name: OH NO Farms LLC
Address: 6876 Lehman RD
City & State: Canal Winchester, OH Zip Code 43110

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Parcel Number: 180-000592-00

Owner's Name: Jennifer B. Ray
Address: 5770 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5770 Ebright RD Groveport, OH 43125

Mail Address: Name: Jennifer B. Ray
Address: 5770 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000631-00

Owner's Name: Sims Road LLC
Address: 10141 Saddle Bridge Dr S
City & State: Whitehouse, OH Zip Code 43571

Site Address: 5485 Sims RD Groveport, OH 43125

Mail Address: Name: Sims Road LLC
Address: 10141 Saddle Bridge Dr S
City & State: Whitehouse, OH Zip Code 43571

Parcel Number: 180-000632-00

Owner's Name: Karen L Simms
Address: 5511 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5511 Sims RD Groveport, OH 43125

Mail Address: Name: Karen L Simms
Address: 5511 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001100-00

Owner's Name: Larry & Rosemary Damron
Address: 5239 Loeffler Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 5239 Loeffler Dr Groveport, OH 43125

Mail Address: Name: Larry & Rosemary Damron
Address: 5239 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001101-00

Owner's Name: Rebecca Ward
Address: 3938 Abbie Cove LN
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5253 Loeffler DR Groveport, OH 43125

Mail Address: Name: Rebecca Ward
Address: 3938 Abbie Cove LN
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 180-001102-00

Owner's Name: Donald & Linda Loeffler
Address: 5267 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Site Address: 5267 Loeffler DR Groveport, OH 43125

Mail Address: Name: Donald & Linda Loeffler
Address: 5267 Loeffler DR
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001103-00

Owner's Name: Jacqueline & Carl Crews
Address: 5281 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Site Address: 5281 Loeffler DR Groveport, OH 43125

Mail Address: Name: Jacqueline & Carl Crews
Address: 5281 Loeffler DR
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001126-00

Owner's Name: Sandra & George Scarberry
Address: 5541 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5541 Sims RD Groveport, OH 43125

Mail Address: Name: Sandra & George Scarberry
Address: 5541 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001454-00

Owner's Name: Christopher & Caytlin Manring
Address: 5850 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5850 Ebright RD Groveport, OH 43125

Mail Address: Name: Christopher & Caytlin Manring
Address: 5850 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001526-00

Owner's Name: Rosetti Michael T
Address: 5473 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5473 Sims Road Groveport, OH 43125

Mail Address: Name: Rosetti Michael T
Address: 5473 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001816-00

Owner's Name: Jason & Julie Hovance
Address: 5401 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5401 Sims RD Groveport, OH 43125

Mail Address: Name: Jason & Julie Hovance
Address: 5401 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001817-00

Owner's Name: Stephen & Sarah R. McClean
Address: 5391 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5391 Sims RD Groveport, OH 43125

Mail Address: Name: Stephen & Sarah McClean
Address: 5391 Sims RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-003850-00

Owner's Name: Paula Chandler
Address: 5865 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5865 Ebright RD Groveport, OH 43125

Mail Address: Name: Paula Chandler
Address: 5865 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003877-00

Owner's Name: Juanita G White
Address: 5901 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5901 Ebright RD Groveport, OH 43125

Mail Address: Name: Janita White
Address: 5901 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003890-00

Owner's Name: Christopher & Kimberly McIntosh
Address: 5877 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5877 Ebright RD Groveport, OH 43125

Mail Address: Name: Christopher & Kimberly McIntosh
Address: 5877 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-003927-00

Owner's Name: David & Teresa Tomsic
Address: 5911 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5911 Ebright RD Groveport, OH 43125

Mail Address: Name: David & Teresa Tomsic
Address: 5911 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003928-00

Owner's Name: Randal & Rebecca Knox
Address: 5909 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5909 Ebright RD Groveport, OH 43125

Mail Address: Name: Randal & Rebecca Knox
Address: 5909 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003929-00

Owner's Name: Robert Eckert
Address: 5907 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5907 Ebright RD Groveport, OH 43125

Mail Address: Name: Robert Eckert
Address: 5907 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-003930-00

Owner's Name: Brian K Smith
Address: 5905 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5905 Ebright RD Groveport, OH 43125

Mail Address: Name: Brian Smith
Address: 5905 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003931-00

Owner's Name: Craig & Cindy Passen
Address: 5903 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5903 Ebright RD Groveport, OH 43125

Mail Address: Name: Craig & Cindy Passen
Address: 5903 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004673-00

Owner's Name: Troy Rinthara & Ashilya Tongtae
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5775 Ebright RD Groveport, OH 43125

Mail Address: Name: Troy Rinthara & Ashilya Tongtae
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-004742-00

Owner's Name: Annette McCormick
Address: 5779 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5779 Ebright RD Groveport, OH 43125

Mail Address: Name: Annette McCormick
Address: 5779 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004743-00

Owner's Name: Toni Tomlin
Address: 5781 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5781 Ebright RD Groveport, OH 43125

Mail Address: Name: Toni Tomlin
Address: 5781 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-004744-00

Owner's Name: Tiffany & Corey Ingold
Address: 5376 Victoria Street
City & State: Groveport, OH Zip Code 43125

Site Address: 5783 Ebright RD Groveport, OH 43125

Mail Address: Name: Tiffany & Corey Ingold
Address: 5376 Victoria Street
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-005071-00

Owner's Name: Robert & Lisa Vantilburg
Address: 1061 Harwood DR
City & State: Columbus, OH Zip Code 43228

Site Address: 5881 Ebright RD Groveport, OH 43125

Mail Address: Name: Robert & Lisa Vantilburg
Address: 1061 Harwood DR
City & State: Columbus, OH Zip Code 43228

Parcel Number: 180-005117-00

Owner's Name: Michael Mowery
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5775 Ebright RD Groveport, OH 43125

Mail Address: Name: Michael Mowery
Address: 5775 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-005323-00

Owner's Name: David & Lisa Schacht
Address: 5950 Shannon RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: Bixby RD Groveport, OH 43125

Mail Address: Name: David & Lisa Schacht
Address: 5950 Shannon RD
City & State: Canal Winchester, OH Zip Code 43110

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Parcel Number: 185-002 92 5-00

Owner's Name: Village of Groveport
Address: 655 Blacklick ST
City & State: Groveport, OH Zip Code 43125

Site Address: Rager RD Groveport, OH 43125

Mail Address: Name: Village of Groveport
Address: 655 Blacklick ST
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-0000 45-00

Owner's Name: Barbara & Dean Deboard
Address: 5670 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5670 Sims Rd Groveport, OH 43125

Mail Address: Name: Barbara & Dean Deboard
Address: 5670 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-000047-00

Owner's Name: Gilkey Edwin C TR
Address: 5580 Sims RD
City & State: Groveport, OH Zip Code 4 325

Site Address: 5580 Sims RD Groveport, OH 4 325

Mail Address: Name: Gilkey Edwin C TR
Address: 5580 Sims RD
City & State: Groveport, OH Zip Code 4 325

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Parcel Number: 180-003891-00

Owner's Name: Gary & Linda Smittle
Address: 5887 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5887 Ebright RD Groveport, OH 43125

Mail Address: Name: Gary & Linda Smittle
Address: 5887 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003925-00

Owner's Name: Michael Reed & Renee Edgar
Address: 5937 Ebright Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5937 Ebright RD Groveport, OH 43125

Mail Address: Name: Same
Address: _____
City & State: Columbus, OH Zip Code 43220

Parcel Number: 180-003926-00

Owner's Name: Richard & Loretta Hughes
Address: 5913 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5913 Ebright RD Groveport, OH 43125

Mail Address: Name: Richard & Loretta Hughes
Address: 5913 Ebright RD
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-005326-00

Owner's Name: Brian Daniel
Address: 6928 Mac DR
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5609 Sims RD Groveport, OH 43125

Mail Address: Name: Brian Daniel
Address: 6928 Mac DR
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 181-000157-00

Owner's Name: Dale & Theresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Site Address: 5681 Bixby RD Canal Winchester, OH 43110

Mail Address: Name: Dale & Theresa Schacht
Address: 5681 Bixby RD
City & State: Canal Winchester, OH Zip Code 43110

Parcel Number: 185-002901-00

Owner's Name: Village of Groveport
Address: 655 Blacklick ST
City & State: Groveport, OH Zip Code 43125

Site Address: 7330 Groveport RD Groveport, OH 43125

Mail Address: Name: Village of Groveport
Address: 655 Blacklick St
City & State: Groveport, OH Zip Code 43125

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Parcel Number: 180-001818-00

Owner's Name: John & Barbara Cline
Address: 5453 Sims RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5453 Sims RD Groveport, OH 43125

Mail Address: Name: John & Barbara Cline
Address: 5453 Sims RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003047-00

Owner's Name: Mark & Cynthia Heald
Address: 5932 Ebright RD
City & State: Groveport, OH Zip Code 43125

Site Address: 5932 Ebright RD Groveport, OH 43125

Mail Address: Name: Mark & Cynthia Heald
Address: 5932 Ebright RD
City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-003550-00

Owner's Name: James & Robin Sanfillipo
Address: 1631 Paula Dr
City & State: Columbus, OH Zip Code 43220

Site Address: 5461 Sims RD Groveport, OH 43125

Mail Address: Name: James & Robin Sanfillipo
Address: 1631 Paula Dr
City & State: Columbus, OH Zip Code 43220

Parcel Number - 185-002929
CSX Transportation Chesapeake & Ohio Ry
500 Water St (C910)
Jacksonville FL 32202

ADDISON GROVEPORT DEVELOPMENT TEXT

INTRODUCTION

The property subject to this development standards text (the “**Development Text**”) and the accompanying plan (the “**Development Plan**”) is a ±295.86-acre tract located generally east of Ebright Road, west of Rager Road, and on both the north and south side of Sims Road which has recently been annexed into the City of Groveport, Ohio, (the “**City**”) under Groveport Ordinance 2025-017 and is identified as current Franklin County tax parcels 180-000212, 180-000326, 180-000329, 180-000437, 180-000959, and 180-001486 and which are more particularly described on the plat prepared by Civil & Environmental Consultants, Inc. (hereinafter “**Exhibit A**”), attached hereto and incorporated herein (the “**Property**”).

The applicant, Addison Properties, d.b.a. JAF Acquisitions, LLC, (the “**Developer**”) a Delaware limited liability company, is proposing to re-zone the Property from Rural (Unzoned) to the Planned High Density Residential (PR-18) District zoning category as outlined in Chapter 1158 of the City of Groveport’s current Codified Ordinances (Ord. 19-011; Passed April 22, 2019). The Property proposal set forth in this Development Text and the accompanying Development Plan, attached hereto, identifies the division of the Property into five (5) subareas with different uses and development standards, as are further set forth herein. The development of the Property shall be known as Addison Groveport (the “**Development**” or “**Subdivision**” herein).

I. Subarea A (Multi-family Residential Development)

- a. Location: Subarea A is approximately ±22 acres and is located at the north-west corner of the Property generally defined as current Franklin County tax parcel 180-000329.
- b. Permitted Uses: The permitted use for Subarea A shall be multi-family residential dwellings (apartments) developed in accordance with this Development Text and accompanying Development Plan.
- c. Density: The gross residential density within Subarea A shall not exceed 18 dwelling units per gross acre.
- d. Open Space: Open space, including common areas, in common ownership within Subarea A shall be not less than three (3) acres and shall be generally located as depicted on the Development Plan, subject to final engineering. The open space shall be owned by the owners of the residences within the Subarea, who shall be responsible for the long-term maintenance of the open space. The area contained in any utility easements which prohibits the construction of vertical structures and which does not include parking and drive areas shall be included in any open space calculation for this Subarea.
- e. Access: Access to Subarea A shall be from Sims Road to the south and via a connection to a to-be-constructed roadway which is expected to extend south from the future U.S. Route 33 & Bixby Road separated interchange (the “**North-South Connector**”), the design of which shall be subject to final engineering, compliance with the applicable City or County design standards, and the approval of either the City Engineer or County Engineer’s Office. The anticipated location of the North-South Connector is shown on the Development Plan.

- f. Streets: A north-south oriented arterial street shall be constructed in Subarea A which shall start at the intersection of Sims Road and extend north to the northern boundary of the Subarea to align with the to-be-constructed North-South Connector and shall be constructed as generally shown on the Development Plan. The final location and design of this street shall be subject to final engineering. All other streets within this Subarea shall be privately owned and maintained.
- g. Private Roads: Private roads as an easement shall be used to provide access to structures as approved in a Subdivision Plat or private Site Plan.
- h. Off-street Parking: There shall be provided not less than two (2) off-street parking spaces for each dwelling unit in Subarea A.
- i. Building Lines Along Public Rights-of-Way: Along every street right-of-way, the building line for structures in Subarea A shall be 25' from the edge of that right-of-way.
- j. Rear Yard Setback: The rear yard building setback shall be 25'.
- k. Side Yard Setback: The exterior-building side yard setback in Subarea A shall be 25', and otherwise as between buildings in order to meet the Ohio Building Code.
- l. Height Limit: No building shall be erected or enlarged which exceeds 45'. The height of buildings is measured and defined by the Groveport Planning & Zoning Code as adopted at the time of rezoning approval.
- m. General Requirements: The General Requirements as further set forth in this Development Text shall apply to the development within Subarea A.

II. Subarea B (Multi-family Residential Development & Commercial Development)

- a. Location: Subarea B is approximately ±38 acres and is located at the north-east corner of the Property generally defined as current Franklin County tax parcel 180-000212.
- b. Permitted Uses: The permitted uses for Subarea B shall be multi-family residential dwellings (apartments) developed in accordance with this Development Text and accompanying Development Plan. The portion of Subarea B that fronts along the future extension of Winchester Boulevard shall be used for a mixture of multi-family residential dwellings and commercial uses. The permitted commercial uses in this area are those as provided in the Land Use Matrix contained in Groveport Codified Ordinances Chapter 1153.03 for Suburban Office (1151.09), Community Commercial (1151.10), and Select Commercial Planned District (1151.16).

Within this Subarea, the following uses shall be prohibited:

- Mini-Storage Facilities;
- Motels and trailer parks provided for overnight parking normally associated with and intended to service the traveling public;
- Funeral homes, mortuaries, and other similar services; and

- Adult Entertainment Businesses, Sexually-Oriented Businesses - 500' from churches, schools, day care centers, public parks, and playgrounds, residential areas, libraries, museums, public swimming pools, bars, and taverns. Such businesses shall also be 1,000' or more from other such Sexually Oriented Businesses

Within this Subarea, the following primary and accessory uses shall be expressly permitted:

- Recruitment, Staffing, Training or Call Center;
 - Laboratories for Research and Development;
 - Child care or kindergarten as an accessory use of a commercial structure, but not a dwelling. There shall be an outdoor play area of two hundred (200) square feet or more per child. Such play area shall be arranged in accordance with the provisions of this district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet; and
 - Office facilities for the management function, development, and operation, including property sales, of a Planned Development, provided that such facilities are an approved part of the Development Plan
- c. Density: The gross residential density within Subarea B shall not exceed 18 dwelling units per gross acre.
- d. Open Space: Open space in common ownership within Subarea B shall be not less than six (6) acres and shall be generally located as depicted on the Development Plan, subject to final engineering. The open space shall be owned by the owners of the commercial and/or residential properties within the Subarea, who shall be responsible for the maintenance of the open space. The area contained in any utility easements which prohibits the construction of vertical structures and which does not include parking and drive areas shall be included in any open space calculation for this Subarea.
- e. Access: Access to Subarea B shall be from Sims Road to the south and the to-be-constructed North-South Connector, the design of which shall be subject to final engineering, compliance with the applicable City or County design standards, and the approval of either the City Engineer or County Engineer's Office. The anticipated location of the North-South Connector is shown on the Development Plan. The portion of Subarea B that fronts along the future extension of Winchester Boulevard may also be accessible from that roadway.
- f. Streets: A north-south oriented street shall be constructed in Subarea A – adjacent to and just west of this Subarea – which shall start at Sims Road and extend north to the northern boundary of Subarea A to align with the to-be-constructed North-South Connector. Any portion of Subarea B that is included within the right-of-way of the future extension of Winchester Boulevard shall be made a part of a publicly dedicated street.
- g. Private Roads: Streets within this Subarea shall be privately owned and maintained.

- h. Off-street Parking: There shall be provided not less than two (2) off-street parking spaces for each residential dwelling in Subarea B. For all commercial uses, parking shall be provided in accordance with Chapter 1177.04 of the Groveport Planning & Zoning Code.
- i. Building Lines Along Public Rights-of-Way: Along every public street right-of-way, the building line for structures in Subarea B shall be 25' from the edge of that right-of-way for multi-family residential uses, no less than 10' from the edge of that right-of-way for commercial uses if parking is designed to be in the rear of the building, and no less than 10' from the edge of that right-of-way for a mixed-use building with both commercial and multi-family residential uses included in the same structure.
- j. Rear Yard Setback: The rear yard building setback shall be 25'.
- k. Side Yard Setback: The exterior side yard building setback in Subarea B shall be 25' for multi-family residential, commercial uses, and otherwise as between buildings in order to meet the Ohio Building Code. The interior side yard setback in Subarea B shall be 0' for multi-family, commercial, or a mixture thereof. Setbacks for multiple buildings within the same parcel will be regulated by the Ohio Building Code.
- l. Height Limit: No building shall be erected or enlarged which exceeds 60'. The height of buildings is measured and defined by the Groveport Planning & Zoning Code as adopted at the time of rezoning approval.
- m. General Requirements: The General Requirements as further set forth in this Development Text shall apply to the development within Subarea B.

III. Subarea C (Single-family Residential Development)

- a. Location: Subarea C is approximately ± 124 acres and is located generally south of Sims Road.
- b. Permitted Uses: The permitted use for Subarea C shall be detached single-family residential dwellings developed in accordance with this Development Text and accompanying Development Plan.
- c. Density: The gross residential density within Subarea C shall not exceed ± 5.6 dwelling units per gross acre.
- d. Open Space: Open space in common ownership within Subarea C shall be not less than 35 acres, including stormwater detention and retention areas, and shall be generally located as depicted on the Development Plan, subject to final engineering. The open spaces shall be owned by an association of homeowners within the Subarea, who shall be responsible for the maintenance of the open space and any detention and retention basins constructed therein.
- e. Access: Access to Subarea C shall be from Ebright Road to the west, Sims Road to the north, and a public street connection to the to-be-constructed North-South

Connector, the design of which shall be subject to final engineering, compliance with the applicable City or County design standards, and the approval of either the City Engineer or County Engineer's Office. The anticipated location of the North-South Connector is shown on the Development Plan. The proposed location of additional public streets in Subarea C are as shown on the Development Plan. The final location and design of all public streets in Subarea C shall be subject to final engineering using the City's design standards and the approval of the City Engineer.

- f. Lot Size: The typical (approximate) size for all residential lots within Subarea C shall be not less than 52' wide and 125' deep.
- g. Off-street Parking: There shall be provided not less than two (2) off-street parking spaces within a garage attached to the primary structure and not less than two (2) off-street parking spaces in the driveway of each single-family house constructed in Subarea C.
- h. Right-of-Way Width: The width of the public street rights-of-way in Subarea C shall be 50' for local streets, 60' for collector streets, and 120' for the North-South Connector, and shall be as depicted on the Development Plan, subject to final engineering, the City's design standards and approval of the City Engineer.
- i. Building Lines Along Public Rights-of-Way For a Primary Structure: Along every public street right-of-way, the building line for a lot's primary structure in Subarea C shall be not less than 25' (front yard) when measured at the side yard lot line.
- j. Primary Structure Side Yard Setback: The side yard setback in Subarea C shall be not less than 5' for the primary structure. Corner lots shall have one, 5' side yard setback and one, 25' side yard setback and shall be oriented as shown on the approved Development Plan.
- k. Primary Structure Rear Yard Setback: The rear yard setback in Subarea C shall be not less than 25' for the primary structure.
- l. Accessory Structure Setbacks: Side and rear yard setbacks shall be not less than 5' for accessory structures including, but not limited to, detached garages, sheds, gazebos, and pergolas.
- m. Height Limit: No building shall be erected or enlarged which exceeds 45'. The height of buildings is measured and defined by the Groveport Planning & Zoning Code as adopted at the time of rezoning approval.
- n. General Requirements: The General Requirements as further set forth in this Development Text shall apply to the development within Subarea C.

IV. Subarea D (Single-family Residential Development)

- a. Location: Subarea D is approximately ±58 acres and is located on the western portion of the Property, west of the to-be-constructed North-South Connector depicted on the Development Plan and east of Ebright Road.

- b. Permitted Uses: The permitted use for Subarea D shall be detached single-family residential dwellings developed in accordance with this Development Text and accompanying Development Plan.
- c. Density: The gross residential density within Subarea D shall not exceed ± 5.6 dwelling units per gross acre.
- d. Open Space: Open space in common ownership within Subarea D shall be not less than 10 acres, including stormwater detention and retention areas, and shall be generally located as depicted on the Development Plan, subject to final engineering. The open spaces shall be owned by an association of homeowners within the Subarea, who shall be responsible for the maintenance of the open space and any detention and retention basins constructed therein.
- e. Access: Access to Subarea D shall be from Ebright Road to the west and from a public street connection to the to-be-constructed North-South Connector, the design of which shall be subject to final engineering, compliance with the applicable City or County design standards and the approval of either the City Engineer or County Engineer's Office. The anticipated location of the North-South Connector is shown on the Development Plan. The proposed location of additional public streets in Subarea D are as shown on the Development Plan. The final location and design of all public street in Subarea D shall be subject to final engineering using the City's design standards and the approval of the City Engineer.
- f. Lot Size: The typical (approximate) size for all residential lots within Subarea D shall be not less than 52' wide and 125' deep.
- g. Off-street Parking: There shall be provided not less than two (2) off-street parking spaces within a garage attached to the primary structure and not less than two (2) off-street parking spaces in the driveway of each single-family house constructed in Subarea D.
- h. Right-of-Way Width: The width of the public street rights-of-way in Subarea D shall be 50' for local streets, 60' for collector streets, and 120' for the North-South Connector and shall be as depicted on the Development Plan, subject to final engineering, the City's design standards and approval of the City Engineer.
- i. Building Lines Along Public Rights-of-Way For a Primary Structure: Along every public street right-of-way, the building line for a lot's primary structure in Subarea D shall have a setback not less than 25' (front yard) when measured at the side yard lot line.
- j. Primary Structure Side Yard Setback: The side yard setback in Subarea D shall be not less than 5' for the primary structure. Corner lots shall have one, 5' side yard setback and one, 25' side yard setback and shall be oriented as shown on the approved Development Plan.
- k. Primary Structure Rear Yard Setback: The rear yard setback in Subarea D shall be not less than 25' for the primary structure.

- l. Accessory Structure Setbacks: Side and rear yard setbacks shall be not less than 5' for accessory structures including, but not limited to, detached garages, sheds, gazebos, and pergolas.
- m. Height Limit: No building shall be erected or enlarged which exceeds 45'. The height of buildings is measured and defined by the Groveport Planning & Zoning Code as adopted at the time of rezoning approval.
- n. General Requirements: The General Requirements as further set forth in this Development Text shall apply to the development within Subarea D.

V. Subarea E (Townhouse Residential Development)

- a. Location: Subarea E is approximately ±55 acres and is located at the southernmost portion of the Property just north of the existing rail lines that bisect the City of Groveport owned by CSX Transportation Inc. and operated by Genesee & Wyoming Inc. as the Indiana & Ohio Railway.
- b. Permitted Uses: The permitted use for Subarea E shall be attached townhouse residential dwellings developed in accordance with this Development Text and accompanying Development Plan. As defined in the City's Codified Ordinances, a townhouse is a building consisting of a series of three or more attached or semi-detached dwelling units divided by common fire walls built to meet or exceed minimum fire and building code specifications, each with a ground floor and a separate ownership or condominium.
- c. Total Unit Count: The total unit count within Subarea E shall not exceed 300 townhouse lots and residences.
- d. Density: The gross residential density within Subarea E shall not exceed ±7.5 dwelling units per gross acre.
- e. Open Space: Open space in common ownership within Subarea E shall be not less than 36 acres and shall be generally located as depicted on the Development Plan, subject to final engineering. The open space shall be owned by an association of homeowners within the Subarea, who shall be responsible for the maintenance of the open space and any detention and retention basins constructed therein.
- f. Access: Access to Subarea E shall be from the public streets in Subarea D to the north and from the to-be-constructed North-South Connector, the design of which shall be subject to final engineering, compliance with the applicable City or County design standards and the approval of either the City Engineer or County Engineer's Office. The anticipated location of the North-South Connector is shown on the Development Plan. The approximate location of the access to Subarea E are as shown on the Development Plan.
- g. Streets: Except for the to-be-constructed North-South Collector, which shall be a public street, all streets and adjacent paved surfaces within Subarea E shall be privately owned and maintained by an association of homeowners, condominium association, or similar entity.

- h. Townhouse Dimensions: The estimated dimensions for all townhouses to be constructed within Subarea E is not less than 22' wide by 100' deep.
- i. Off-street Parking: There shall be provided not less than two (2) off-street parking spaces within an attached garage and not less than two (2) off-street parking spaces in the driveway of each townhouse residence constructed in Subarea E.
- j. Right-of-Way Width: The width of the streets in Subarea E shall be 26' for all private streets and not less than 120' for the to-be-constructed North-South Connector.
- k. Building Lines Along Public Rights-of-Way: Along every public street right-of-way, the building line for structures in Subarea E shall be 20' (front yard) from the edge of that right-of-way.
- l. Side Yard Setback: The side yard setbacks for primary structures in Subarea E shall be 20'. Architectural features such as eaves, bay windows, and balconies may project up to 2' into the required side yard setback. For attached townhouse-style units, no side yard setback (0') is required between units sharing a common wall, provided however, that the construction for each unit shall comply with the Ohio Building Code.
- m. Rear Yard Setback: The rear yard setback for primary structures in Subarea E shall be 20'.
- n. Driveway Setback: The setback for any driveway shall be not less than 1' from the adjacent parcel line.
- o. Residential Unit Size: The townhouse residences located within Subarea E shall be not less than 1,500 square feet in size as determined by outside dimensions, exclusive of porches, attached garages, basements and any other non-conditioned spaces.
- p. Accessory Structure Setbacks: Side and rear yard setbacks shall be not less than 5' for accessory structures including, but not limited to, sheds, gazebos, and pergolas. Detached garages shall be prohibited in Subarea E.
- q. Lot Coverage: The maximum lot coverage for attached townhouse residential dwellings in Subarea E shall not exceed 50%.
- r. Height Limit: No building shall be erected or enlarged which exceeds 45'. The height of buildings is measured and defined by the Groveport Planning & Zoning Code as adopted at the time of rezoning approval.
- s. Easement: Property owner hereby agrees to grant and convey to the City of Groveport a perpetual, non-exclusive easement eight (8) feet in width, contiguous to each fee simple parcel, for the purpose of accessing and maintaining landscaping on the Property as may reasonably be necessary for maintenance. The City, or its vendor, shall have the right to enter upon the easement area, with personnel and equipment, at reasonable times and upon reasonable notice to property owner, to perform maintenance activities. The City shall use reasonable

care to avoid damage to the property and shall restore any disturbed areas to substantially the same condition as existed prior to entry. No permanent structures shall be placed within the easement area that would unreasonably interfere with the exercise of this easement.

- t. General Requirements: The General Requirements as further set forth in this Development Text shall apply to the development within Subarea E.

VI. General Requirements Applicable to all Subareas

- a. Open Space: Location and size of open spaces within the Property and each individual subarea are approximate. The size and specific location for which are as determined at the time of final platting for each subarea. Each open space shall be maintained by the Developer until such time as responsibility for maintenance is transferred to the appropriate association of homeowners, condominium association, commercial property owner with operations located on the Property, or similar entity. In transferring any maintenance responsibility from the Developer to any other entity, the Developer acknowledges that there are public health, safety and welfare concerns associated with such ownership transfers. Developer agrees to notify the City within ten (10) business days following the transfer of any responsibility for maintenance from the Developer to any other entity. The City shall consent and approve of such transfer, provided, however, such consent shall not be unreasonably withheld and that both the Developer and the new entity responsible for maintenance are both within good standing in the State of Ohio as determined by the Groveport City Administrator.
- b. Signs: All neighborhood signs shall be either wholly located on and within a parcel owned by either an association of homeowners or condominium association or within a platted and recorded easement. All neighborhood signs must be maintained by the appropriate association of homeowners or condominium association. All signs related to commercial activity shall be wholly located on and within a parcel owned by a commercial business with operations located on the same parcel/lot and located within the Property. All signage will be regulated at time of final platting for each subarea and will be the sole responsibility of the appropriate association or property owner.
- c. Utilities: All new utilities shall be placed underground, provided however, any private utilities or their appurtenances which are required to be located above ground in accordance with that private utility systems' requirements shall be screened by plantings, hedges, fences, or walls which enclose such appurtenances on all sides unless frequent access is required to such structures.
- d. Stormwater Management Facilities: All stormwater detention and retention basins shall generally be located as shown on the Development Plan and all retention basins shall be fenced as determined at the time of final platting for each subarea.
- e. Engineering: The requirements contained within this Development Text and accompanying Development Plan are subject to final engineering and design as approved by the City as a part of the final platting for each subarea. A deviation of not more than five percent (5%) for any numerical requirement set forth in this Development Text, if approved as a part of the final plat for each subarea, shall be

deemed to comply with the purpose and intent of this Development Text and the accompanying Development Plan for the Subdivision and therefore shall not require any further review or approval from the Groveport Planning & Zoning Commission or Groveport City Council and can instead be approved administratively by the City Administrator or designee as empowered in writing.

- f. Landscaping: Landscaping for those areas adjacent to Ebright Road, Sims Road, and the to-be-constructed North-South Connector within Subareas C, D, and E shall be designed, installed, and maintained in accordance with the landscape buffer as described herein ("**Landscape Buffer**") and depicted on the Development Plan ("**Exhibit B**"). The Landscape Buffer shall have a minimum width of 25' between the public road right-of-way and the lot line and shall include three (3) deciduous trees, four (4) deciduous shrubs, and four (4) evergreens per one hundred (100) linear feet of buffer yard in keeping with the standards for Buffer Yard type E as described in Chapter 1176.06 of the Groveport Planning & Zoning Code. The Landscape Buffer shall be installed prior to the occupancy of any dwelling unit that abuts the Landscape Buffer. The Landscape Buffer shall be in a platted and recorded easement to be owned and maintained by the Developer or the appropriate association of homeowners, condominium association, or similar entity within each subarea. Said easement(s) shall be designed and used for the sole purpose of landscaping and the provision of utilities (if needed). All ancillary structures including, but not limited to, pools, sheds, fencing, parking areas, etc. shall be prohibited in the easement.
- g. Planned Development Review: This Development Text and accompanying Development Plan as approved by Groveport City Council shall constitute an amendment to the planned development district regulations as they apply to the land included in the approved amendment. The approval shall be for a period of three (3) consecutive years for the Property to allow for the preparation of the required Subdivision Plat, submitted in accordance with the Subdivision Regulations for the City of Groveport, and the application for and issuance of a Certificate of Zoning Compliance. The approval of a Subdivision Plat or Site Plan for a Subarea, and the commencement of construction of such improvement within this three (3) year time period, irrevocably vests the Development Plan in the Property, and the zoning, uses and benefits and obligations contained herein shall not be terminated or otherwise revoked other than by a rezoning approved in accordance with Chapter 1136.01 of the Groveport Planning & Zoning Code or a modification to this Development Text and accompanying Development Plan. Unless the required Subdivision Plat is submitted and recorded within the time limit, the approval shall be voided and the land shall revert to its last previous zoning district, except if an application for time extension is submitted in accordance with subsection (f) Extension of Time or Modification hereof.
- h. Soils: Soil types are as identified on the Soils Map ("**Exhibit C**") incorporated by reference into this Development Text and accompanying Development Plan.
- i. Provision of Public Utilities: The provision of water, sanitary sewer, surface drainage and engineering feasibility for those utilities are as set forth in the attached design narrative created by Mannik Smith Group.

- j. Proposed Traffic and Circulation Patterns and Transportation Impact Study (TIS): The Developer and City have agreed to the material terms for the Developer to hire a professional services firm to conduct and prepare a Transportation Impact Study (TIS). The terms outlining which intersections are to be evaluated is memorialized in a TIS Memorandum of Understanding. The TIS is subject to its completion, review, and approval by the City Engineer in concurrence with the engineer for the Developer. Generally, the street pattern shall be as indicated on the Development Plan, and the street types, widths and locations shall be as indicated on the Development Plan and this Development Text.
- k. Proposed Schedule of Site Development: The schedule of site development is to begin with the extension of utilities from the north, then proceeding through the Property in accordance with market conditions.
- l. Relationship of the Proposed Development to Existing and Future Uses: The proposed development is primarily a residential development with commercial and mixed uses along the anticipated Winchester Boulevard extension, consistent with the existing area development pattern existing east of Ebright Road and north of the railroad tracks. Future development of a connector to the Bixby Road/US33 Interchange and construction of the to-be-constructed North-South Connector extending south and east toward Winchester Boulevard are accommodated and supported in the proposed Development Plan.
- m. Evidence of Control of the Property: The Developer is under common control with the applicant for rezoning and is the contract purchaser of the Property, duly authorized by the current owner of the Property to submit and diligently pursue this rezoning application. Signatory of the owner on the zoning application is sufficient indication of this agency. The Developer is an experienced real estate and land developer of similar projects throughout central and northeast Ohio. The Developer has experience in the construction of both public and private streets, the extension of public utilities, stormwater management, and other public improvements necessary to complete the development as proposed in this Development Text and accompanying Development Plan.
- n. Basements: Below grade basements shall not be required to be constructed within any Subarea, including for primary structures in Subareas C, D, or E.
- o. Compliance with Codified Ordinances: Any standard or requirement not addressed in this Development Text and accompanying Development Plan shall comply with and default to the applicable standard or requirement as otherwise set forth in the City's Codified Ordinances as enacted at the time of approval of the rezoning of the Property And by other applicable City of Groveport regulations or as required by Groveport City Council.



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Addison Groveport

Development Statement

Addison Properties (“Addison”) is proposing to develop an approximate 295-acre site that generally lies in the southeast corner of the Ebright and Sims Road intersection and on both sides of Sims Road to the east. The site is zoned as “Rural” under the Madison Township zoning code and is currently being used as farmland. Portions of the site are low lying and are located within FEMA’s 100-year floodplain. Access to the site is currently provided via Ebright Road and Sims Road.

Addison is currently working through the annexation process and should receive final approval for annexation into the City of Groveport in July 2025. Addison and the City of Groveport are concurrently working together to create a development agreement and the zoning text that will ultimately guide the development of the +/- 295-acre site and any offsite improvements that are identified in the Traffic Impact Study (TIS) that is currently underway. Once the property is annexed, the zoning has been approved, and the development agreement/zoning text has been created, Addison plans to move forward with the City of Groveport’s engineering plan review process.

Addison Groveport, as the proposed development will appropriately be named, will have a significantly positive economic impact on the City of Groveport’s east side. More than 500 acres of land along the south side of US 33, between Bixby Road and Gender Road, will be unlocked for development and ultimately have direct access to US 33. Water and sanitary sewer infrastructure will be extended to and service the area as part of the project.

Plans call for a newly dedicated north/south arterial road to connect the Addison Groveport development to US 33 via ODOT’s proposed interchange improvements at its intersection with Bixby Road. The extension of Winchester Boulevard will provide an alternative route for ingress/egress to the Addison Groveport site and unlock additional land for commercial, office, and industrial development to the east.

Utilities are currently located in the vicinity of the US 33/Bixby Road intersection and are planned to be extended south to service the Addison Groveport development and the surrounding area. The City of Columbus has confirmed that both utilities have adequate capacity to service the site.

Once complete, the Addison Groveport development will be completely elevated out of the floodplain and will become home to approximately 2,000 residents and commercial businesses. Brand new single-family, multi-family, and townhouse products are planned for most of the site with a commercial component planned for the south side of the future Winchester Boulevard extension.

Design Narrative

Addison Groveport Development

City of Groveport, Department of Development

The Addison Groveport Development includes approximately 295 acres towards the east end of the City of Groveport. The development is planned to be split into five subareas, noted as subareas A, B, C, D, and E. Below is a brief description of each subarea. The subareas are detailed further within the Addison Groveport Development text included as part of this Development Plan.

- Subarea A – Includes approximately 22 acres of multi-family development north of Sims Road.
- Subarea B – Includes approximately 38 acres of mixed-use development, including both residential and commercial areas, north of Sims Road and east of Subarea A.
- Subarea C – Includes approximately 124 acres of single-family residential area, south of Sims Road and east of Ebright Road.
- Subarea D – Includes approximately 58 acres of single-family residential area, south of Subarea C.
- Subarea E – Includes approximately 55 acres of townhome residential development, south of Subarea D and north of the existing railroad.

The schedule for the proposed development is to be determined based on public financing and coordination with the City of Groveport.

This narrative serves as the engineering guidelines for roadway design, storm sewer, sanitary, waterline, and landscaping design for the development plan, which also includes maps and zoning text.

Roadway Design

The main connectivity between the five subareas is a Principal Arterial roadway, running north and south throughout the development, in accordance with the City of Groveport's Codified Ordinance Section 1196.01 (b). This includes a minimum Right-of-Way width of 120 feet, and a pavement width (as measured from face of curb to face of curb) of 72 feet, for six-lane roadway. For initial phases and construction, this principal arterial will include a three-lane roadway and includes a total pavement width of 36 feet. The arterial will be widened to six lanes, as mentioned above, at a future time determined by the Traffic Engineer to accommodate more growth with each future phase. Pavement composition for the principal arterial will be analyzed with a traffic study in accordance with the Ohio Department of Transportation's (ODOT) pavement design methods and specifications and in coordination with the City of Groveport Engineer. Vertical alignment of the principal arterial will maintain a minimum longitudinal grade of 0.50%. Horizontal geometry includes a minimum centerline radius of 1000 feet and a minimum tangent of reverse curvature of 200 feet per Section 1196.01 (c). The principal arterial is critical to the connectivity of the site and public safety and further coordination with the City of Groveport Engineer is ongoing to ensure timing requirements for construction. Additional coordination with the City Department of Development is needed to coordinate city funding for construction.

Construction of the principal arterial will require improvements to Sims Road at the new intersection. The improvements to Sims Road, as part of this development plan, include widening Sims Road to 24 feet and a 4-foot paved shoulder through the length of the development (approximately 4,000 LF), in accordance with the Franklin County Engineer requirements.

The City of Groveport is working in coordination with the City of Canal Winchester for a future extension of Winchester Boulevard through subareas A and B of this development. This east-west collector includes a 66' wide right-of-way, to match the existing right-of-way width. The extension will be designed with a minimum pavement width (face of curb to face of curb) of 36' in accordance with the Codified Ordinances section 1196.01 (b) for commercial developments. Coordination with the City of Groveport is ongoing to determine the best location of this roadway extension, the timing of construction, and the intersection with the north-south principal arterial as part of this development.

Access to subareas A and B will be provided from the principal arterial, as well as from a future east-west collector, via private access driveways to be determined with the final design.

Access to Subarea C will be provided by the principal arterial and Ebright Road. Interior roadways (which excludes only the principal arterial mentioned above) follow the City of Groveport's standards for local roadways as outlined in Section 1196.01 of the Codified Ordinances. This includes 50 to 60-foot rights-of-way and minimum pavement width of 26 feet (as measured from face of curb to face of curb). Local roadways included herein have been designed with a minimum centerline radius of 125 feet. Vertical alignment of all local roadways is no less than 0.50% longitudinal grade. Improvements to Ebright Road, for access to Subarea C, includes widening to 24 feet and 4-foot shoulder through the length of the development frontage (approximately 2,000 LF) and a 12-foot-wide southbound left turn lane into Subarea C, in accordance with Franklin County Engineer requirements.

Access to Subarea D will be provided by the Principal Arterial and the south end (existing 90-degree curve) of Ebright Road. Construction of Subarea D requires improvements to Ebright Road at the south end to create a new "tee" intersection and roadway widening to 24 foot and a 4-foot paved shoulder. The new "tee" intersection will include a three-way stop. Improvements to Ebright Road will be done in accordance with the Franklin County Engineer requirements. Interior roadways for Subarea D follow the City of Groveport's standards for local roadways as outlined above.

Subareas C and D include cul-de-sacs which meet the minimum requirements in the City's Codified Ordinances Section 1196.01 (b). This includes minimum right-of-way of 100 feet (50-foot radius) and a minimum pavement radius of 38 feet. The cul-de-sacs also meet requirements in Section 1196.01 (c) for a maximum length of 600 feet.

Ebright Road and Sims Road improvements will be designed in accordance with the Franklin County Engineer's requirements and in coordination with the City of Groveport. All interior roadways to be constructed as part of this development will be designed to meet City requirements as outlined in the City's Codified Ordinances. In This includes all arterials, commercial collectors, local and private roadways (in townhome subareas) as outlined herein. Designing to meet City requirements ensures efficient and effective circulation of traffic flow for public use and for local government and emergency response agencies vehicles. Pavement widths, horizontal and vertical alignments, minimum radii, etc. have been selected to ensure ease of travel for large vehicles, with an emphasis on emergency equipment and vehicles. Intersection design (layout and spacing design requirements) of local streets is compliant with City of Groveport regulations as outlined in section 1196.01 (e).

Pedestrian connectivity is required and will be provided throughout this development. Sidewalks included shall meet all City requirements as outlined in Section 1196.07. A network of sidewalks will be provided within the subareas for residents and the public to utilize and enjoy. Sidewalks will be provided on both sides of the local and private streets to serve each lot or parcel. Sidewalks shall be located within the public rights-of-way and curb ramps will be provided at all intersection to ensure the safety of the public. Curb ramps and sidewalks will be designed in accordance with the Americans with Disabilities Act (ADA) requirements in conjunction with the City of Groveport. Shared use paths will be provided along perimeter roadways, including the north-south principal arterial and the east-west collector.

Storm Sewer Design

The existing site is generally split into two tributary areas. A small portion of the site, approximately 10 acres, drains to Ebright Road. This area is part of Subarea C and is located just south of the Loeffler Heights development. The majority of the site drains from north to south to a low point near the existing railroad, across from the Full Gospel Apostolic Church property.

Seven basins are proposed within this new development. One basin will be located at the northwest corner of Subarea C to match existing drainage patterns and outlet to Ebright Road. The other six basins will work in series, before ultimately draining through a large basin in Subarea E and out letting to the existing railroad ditch. Capacity and outlets at the existing railroad will be analyzed and any improvements needed to the outlet will be directly coordinated with the railroad and in conjunction with the City of Groveport. A storm sewer network, with pipes ranging in size from 12" to 54", will run through the development and connecting the series of basins before ultimately outletting to the basin at the south end of the principal arterial, within Subarea E. Flood routing from the series of basins will be through the swales and through the roadway network, ultimately along the principal arterial, and south to the outlet point near the existing railroad to avoid flood routing through the residential properties. Storm sewers and structures will be designed and constructed in accordance with City of Groveport standard drawings for storm sewer. Storm sewers will be designed to maintain a minimum velocity of 3 ft/s.

Franklin County has indicated that the Petition Sims W ditch is located on the Addison property, near the southwest corner. This ditch will be re-routed around the proposed development and will outlet at the existing outlet location. Coordination with Franklin County is on-going and necessary permitting will be obtained through the Franklin County Engineer's office, the Ohio EPA, and the Army Corps of Engineers in coordination with the City of Groveport for the petition ditch.

The City of Groveport, along with Franklin County, have noted downstream flooding concerns from this property (near Decker's nursery and at the intersection of Rager Road and Groveport Road). The intent with this design is to reduce the flow rates leaving this site, through a series of basins, to alleviate any downstream flood concerns. Specifically, improvements to the railroad ditch, on both the north and south side of the railroad, will be analyzed. The basins will be designed for both water quantity and quality controls. The basin outlets will include small orifices to drawdown water over a required time set forth by the Ohio EPA for both dry and wet extended detention basins, where applicable.

The site is within the 100-year floodplain of George Creek. FEMA panel #39049C0451K indicates that the base flood elevation (BFE) within the Addison property is 748.10. As such, a majority of the site will need to be graded to be outside of the floodplain, and a LOMR-F will need to be filed through FEMA to obtain necessary permitting for fill within the floodplain. All roadways and residential structures, and all accessory structures will be required to be a minimum of 1' above the BFE. Additionally, a floodplain development permit will need to be applied for and issued through the City of Groveport. Compensatory storage for fill within the floodplain will be provided, largely in the open spaces provided in Subarea E.

Geotechnical exploration of the site is ongoing to provide the proper recommendations for construction based on the in-situ soils on site. The geotechnical reports will be provided to the City Engineer upon completion. The Developer is responsible to present to the City Engineer and/or the Building Department that the in-situ soils, or amendments to the soils, provide healthful building and leaching sites.

Sanitary Sewer Design

A meeting between the City of Columbus, the City of Groveport, and the Mannik & Smith Group was held to determine the sanitary sewer connection and service to this development on May 23, 2025. The City of Columbus has indicated that the best connection point is to the 42-inch City of Columbus Blacklick Creek Sanitary Subtrunk Sewer (BCSSS), which is located in the northeast quadrant of the Bixby Road and US33 interchange. The BCSSS (noted per record plan number RP-05183) runs from east to west along the north side of Bixby Road before turning north to run parallel to US33 on the east side.

A second meeting between the City of Groveport, the Mannik & Smith Group, and the District Deputy Director of the Ohio Department of Transportation (ODOT) District 6, Tony Turowski, on June 26, 2025 to discuss the planned improvements to the interchange at Bixby Road and US33. During the meeting with ODOT, it has been determined that manhole #26, as shown on the BCSSS rehabilitation plan record drawings, is the best connection point to service this new development and will create the least amount of conflict with ODOT's ongoing improvement plans. This will require boring under US33 for connection.

In September 2024, EMH&T prepared a sanitary sewer study for the City of Groveport for this development. In this study, EMH&T analyzed a 563-acre study area, at the direction of the City of Groveport. The study area is bound by Ebright Road to the west, Bixby Road and US33 to the north, the Baker Levin Farms property and the Addison property line to the east, and the Indiana/Ohio Railroad to the south. The preliminary sanitary sewer study noted that a pump station is required to service this area and to connect to the BCSSS at US33. As such, a pump station is shown to be located at the southeast corner of the Addison Development, in the open space east of the principal arterial, and within Subarea E.

The main sewer trunk to service this study area is run within the principal arterial 120-foot-wide right-of-way. Based on EMH&T's preliminary study of the area, the gravity sewer within the principal arterial is an 18" main from Bixby Road to the access point of Subarea C from the principal arterial. South of the Subarea C access point and to the pump station in Subarea E, the main is to be a 21" sewer. A 10" main extension along the future east-west collector, between the multi-family and mixed-use subareas (A & B) will be required for service to those areas. The sanitary sewer to be branched out to the single family (including the existing Harriet and Loeffler Heights developments) and townhome residences will all be 8" sewers from the main trunkline along the north-south principal arterial.

The pump station is shown to be approximately 35 feet deep to service this study area. The pump station will include a 16" force main to pump wastewater to the north to a new manhole on the north side of Bixby Road and west of US33. From this new

manhole, gravity sewer will extend to the existing manhole as part of the BCSSS. A secondary force main will be installed to the pump station to act as emergency back-up to the 16" force main.

All sanitary sewers to be built as part of this development will be designed and installed per City of Groveport requirements and specifications as outlined in Codified Ordinances Section 1196.08 and the City of Groveport standard Sanitary Sewer notes. All pipes that are larger than 15" will be reinforced concrete pipe per ASTM C-76. For pipes that are 15" and smaller, SDR 35 PVC will be utilized. Manholes will be spaced no more than 400' throughout the development, in accordance with Ohio Environmental Protection Agency (OEPA) and City of Groveport requirements. Sanitary sewers are designed to maintain a minimum velocity of 2 ft/s and are designed to carry peak flows resulting from average daily flows as directed by the OEPA's Sewage Flow Guidelines. Sanitary sewer manholes will conform to the City of Groveport's standard drawings GP-SAN/STM-01, GP-SAN/STM-02, and GP-SAN/STM-03 where applicable.

Waterline Design

A meeting between the City of Columbus, the City of Groveport, and the Mannik & Smith Group was held to determine the water connection and service to this development on May 15, 2025. The City of Columbus has indicated that the best connection point is to the existing 30" water main along the north side of Bixby Road. Similarly to the sanitary sewer, the main trunk line to service this new development is shown to run parallel to the principal arterial and within the 120-foot-wide right-of-way. The main trunk line will be a 16" water main from the south end of the Addison development and along the future east-west collector. From Sims Road to Bixby Road, the watermain will be a 20" main. Each of the single-family subareas will be served by an 8" water main, and the water mains will loop through each of the subareas.

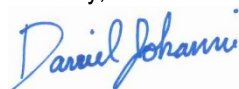
All water main to be installed with this development shall be ductile iron in accordance with City of Columbus and City of Groveport requirements and specifications. Fire hydrants are spaced no more than 300' apart to provide adequate fire protection per Section 1196.09 of the City of Groveport Codified ordinances. Service lines are shown to be a minimum of ¾" diameter per City specifications. All water mains and services shall be not less than 48" below ground or pavement surfaces.

Landscaping

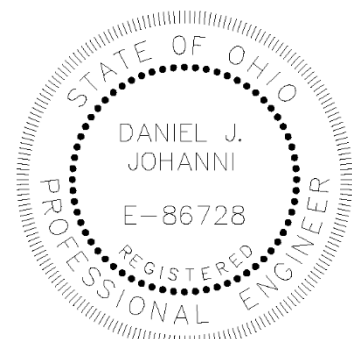
All landscaping, as outlined within the Addison Groveport Development text, shall be in accordance with the City of Groveport Codified Ordinances chapter 1176. Natural vegetation and major trees shall be preserved as much as possible, and mitigation efforts may result as the site plan is subject to change. A 25' buffer is provided along the north-south principal arterial and the east-west collector. The buffer will include a mixture of trees, shrubs, ground cover, and grasses in accordance with Section 1176.06 of the Codified Ordinances. This includes three (3) deciduous trees, four (4) deciduous shrubs, and four (4) evergreens per 100 linear feet along the principal arterial in accordance with the "Quantity of Plant Materials" table for 25' buffer width in section 1176.05. A 2-3' high mound will provide additional screening within the landscape buffer. This buffer will provide a consistent aesthetic throughout the development and along these roadway corridors. Construction of this buffer is expected to be done in conjunction with the right-of-way acquisition for this principal arterial. Additional buffer will be provided along Ebright Road and Sims Road via landscape mounding and plantings. The landscaping and buffer along Ebright Road is expected to take place with Phase 1, and in conjunction with the roadway improvements required with this phase. Similarly, the buffer and landscaping for Sims Road will take place in conjunction with the roadway improvements to Sims Road. Buffer is also provided along the existing residential homes to provide separation to the new development. This buffer will be installed in conjunction with each phase to screen the adjacent, existing residential properties. Sight distance triangles will be analyzed to ensure public safety at all street and driveway intersections. All landscaping buffers shall be recorded as part of the final plat and shall be owned and maintained by the Developer or the homeowner's association as applicable. Neighborhood monument signage will be provided with ornamental landscaping at the access points.

If you have any questions regarding any of these engineering guidelines, please call our office at 614-441-4222.

Sincerely,



Daniel Johanni, PE
Project Engineer
The Mannik & Smith Group, Inc.



**DESCRIPTION OF AN ANNEXATION OF 295.86± ACRES
TO THE CITY OF GROVEPORT FROM MADISON TOWNSHIP**

Situated in the State of Ohio, County of Franklin, Township of Madison, Sections 22, 23, 26, and 27, Township 11, Range 21, Congress Lands, being part of a 115.96 acre tract and all of a 43.19 acre tract as described in deed to Ebright Investment Co., LLC of record in Instrument Number 199903310079438, part of a 9.708 acre tract as described in deed to Ebright Investment Co., LLC of record in Instrument Number 199903310079440, and part of a 59.082 acre tract, and all of the remainder of the original 70.960 acre tract as described in deed to Ebright Investment Co., LLC of record in Instrument Number 199903310079444, and being a portion of Sims Road (width varies), all references to records being on file in the Office of the Recorder, Franklin County, Ohio, and being more fully described herein;

Commencing at the northwest corner of the Northeast Quarter of Section 27, being in the centerline of Ebright Road (width varies), said point being the northwest corner of that 0.90 acre tract as conveyed to Alexander S. Moore in Instrument Number 201401160006205, the southwest corner of said 115.96 acre tract and being on the common line of Sections 22 and 27;

Thence along the northerly line of said 0.90 acre tract and the said common section line, Easterly 30± feet to the easterly right-of-way line of said Ebright Road (width varies) and the **Point of Beginning** for the 295.86± acre tract herein described;

Thence along the easterly right-of-way line of Ebright Road and across said 115.96 acre tract, **Northerly** a distance of **1178± feet** to a point on the southerly line of that 3.318 acre tract as conveyed to Caytlin Michelle Manring and Christopher Harry Dean Manring, II in Instrument Number 201910040131980;

Thence leaving said right-of-way and along the northerly lines of said 115.96 acre tract and the southerly and easterly lines of said 3.318 acre tract the following three (3) courses and distances:

Easterly a distance of **374± feet** to a point;

Northerly a distance of **115± feet** to a point;

Easterly a distance of **524± feet** to a point at the southwesterly corner of said 43.19 acre tract;

Thence along the westerly line of said 43.19 acre tract and the easterly line of said 3.318 acre tract, **Northerly** a distance of **101± feet** to a point at the southeasterly corner of said 9.708 acre tract;

Thence along the southerly line of said 9.708 acre tract and the northerly line of said 3.318 acre tract, **Westerly** a distance of **893± feet** to a point on the easterly right-of-way line of said Ebright Road;

Thence along the easterly right-of-way line of Ebright Road and across said 9.708 acre tract, **Northerly** a distance of **455± feet** to a point on the southerly line of that 0.528 acre tract as conveyed to Jennifer B. Ray in Instrument Number 201612290178607;

Thence leaving said right-of-way and along the northerly lines of said 9.708 acre tract and said 43.19 acre tract and along the southerly line of said 0.528 acre tract, the southerly line of Lots 1, 2, 3, and 4 of Loeffler Heights recorded in Plat Book 48, Page 2, and the southerly and easterly lines of that 5.477 acre tract as conveyed to Brett T. Walters and Sophia M. Stati in Instrument Number 202102030021918 the following two (2) courses and distances:

Easterly a distance of **1033± feet** to a point;

Northerly a distance of **539± feet** to a point at the northwesterly corner of said 43.19 acre tract, also being the southwesterly corner of that 1.0 acre tract as conveyed to Gloria J. Foor in Deed Book 2736, Page 509;

Thence along the northerly line of said 43.19 acre tract and the southerly line of said 1.0 acre tract and the southerly lines of that 0.48 acre tract as conveyed to Stephen and Sarah R. Mclean in

Date Prepared: 11/12/2024

Page 1 of 4:

File Name: 335265-295.86 Acres Annexation.docx

Instrument Number 200610190210144, that 0.48 acre tract as conveyed to Jason and Julie Hovance in Instrument Number 200707030116025, that 0.48 acre tract as conveyed to John H. Cline, III and Barbara K. Cline in Instrument Number 200511160242019, that 0.48 acre tract as conveyed to James S. Sanfillipo, Jr and Robin E. Sanfillipo in Instrument Number 2020091101235382, that 0.48 acre tract as conveyed to Michael T. Rossetti in Instrument Number 201505060058438, that 0.48 acre tract as conveyed to Sims Road LLC in Instrument Number 202309110093134, that 1.0 acre tract as conveyed to Karen L. Simms in Instrument Number 201401140005536, that 1.12 acre tract as conveyed to George H. and Sandra L. Scarberry in Instrument Number 199810300277592, **Easterly** a distance of **1637± feet** to a point at the northeasterly corner of said 43.19 acre tract and on the westerly line of that 2.500 acre tract as conveyed to Brian M. Daniel in Instrument Number 201007290096568;

Thence along the easterly line of said 43.19 acre tract and the westerly line of said 2.500 acre tract, **Southerly** a distance of **76± feet** to a point at the northwesterly corner of said 70.960 acre tract;

Thence along the northerly and westerly lines of said 70.960 acre tract and the southerly and easterly lines of said 2.500 acre tract and across Sims Road (width varies) and said 59.082 acre tract, the following two courses and distances:

Easterly a distance of **304± feet** to a point;

Northerly a distance of **380± feet** to a point on the northerly right-of-way line of Sims Road;

Thence along the northerly right-of-way line of Sims Road and across said 59.082 acre tract, **Westerly** a distance of **182± feet** to a point on the easterly line of that 0.75 acre tract as conveyed to Edwin C. Gilkey, Tr in Official Record 31083G04;

Thence leaving said northerly right-of-way line of Sims Road, along the easterly, northerly and westerly lines of said 0.75 acre tract the following three (3) courses and distances:

Northerly a distance of **243± feet** to a point;

Westerly a distance of **126± feet** to a point;

Southerly a distance of **244± feet** to a point on the northerly right-of-way line of Sims Road;

Thence along the northerly right-of-way line of Sims Road and across said 59.082 acre tract, the following three (3) courses and distances:

Westerly a distance of **20± feet** to a point;

Southerly a distance of **102± feet** to a point;

Westerly a distance of **973± feet** to a point on the easterly line of that 4.363 acre tract as conveyed to Ryan K. Otero in Instrument Number 201704270056291;

Thence leaving the northerly right-of-way line of Sims Road and along the westerly line of said 59.082 acre tract and the easterly line of said 4.363 acre tract, **Northerly** a distance of **940± feet** to a point at the northwesterly corner of said 59.082 acre tract, the northeasterly corner of said 4.363 acre tract, and on the southerly line of that 33.6248 acre tract as conveyed to JD/AC Family Acres LLC in Instrument Number 201312100202890;

Thence along the northerly line of said 59.082 acre tract, and the southerly line of said 33.6248 acre tract, **Easterly** a distance of **993± feet** to a point at the southeasterly corner of said 33.6248 acre tract;

Thence along the common line of said 33.6248 and 59.082 acre tracts, **Northerly** a distance of **495± feet** to a point at the northwesterly corner of said 59.082 acre tract, also being the southeasterly corner of that 5.0888 acre tract as conveyed to David L. and Lisa L. Schacht in Instrument Number 200512300274608 and the southwesterly corner of that 82.559 acre (deed) tract as conveyed to

Dale C. Schacht (60.25 % Interest) and Teresa L. Schacht (39.75 % Interest) in Instrument Number 200604050063382;

Thence along the northerly line of said 59.082 acre tract and the southerly line of said 82.559 acre tract, **Easterly** a distance of **1293± feet** to a point at the northeasterly corner of said 59.082 acre tract and the northwesterly corner of that 43.36 acre (deed) tract as conveyed to Dale C. Schacht (60.25 % Interest) and Teresa L. Schacht (39.75 % Interest) in Instrument Number 200604050063382;

Thence along the easterly line of said 59.082 acre tract and the westerly line of said 43.36 acre tract, **Southerly** a distance of **1326± feet** to a point on the northerly right-of-way line of Sims Road;

Thence along said northerly right-of-way line of Sims Road and across said 59.082 acre tract, **Westerly** a distance of **167± feet** to a point on the easterly line of that 1.392 acre tract as conveyed to Barbara DeBoard in Instrument Number 201601110003505;

Thence leaving said the northerly right-of-way line of Sims Road, along the easterly and northerly lines of said 1.392 acre tract, the following two (2) courses and distances:

Northerly a distance of **208± feet** to a point;

Westerly a distance of **265± feet** to a point at the northwesterly corner of said 1.392 acre tract;

Thence along the westerly line of said 1.392 acre tract, an easterly line of said 59.082 acre tract, the easterly line of 70.960 acre tract, and the westerly lines of that 33.998 acre tract and that 34.81 acre tract as conveyed to Oh-No Farms LLC in Instrument Number 200009010177270, **Southerly** a distance of **3798± feet**, passing the centerline of Sims Road at 227± feet, to a point on the northerly line of the existing City of Groveport Corporation line of record in Ordinance Number 08-024 and in Instrument Number 200806120090830 and the northerly line of that parcel as conveyed to Chesapeake and Ohio Railway Company as conveyed from the Chesapeake and Hocking Valley Railway Co. by deed recorded in Deed Book 923 page 390, now known as CSX Transportation Inc, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A14 and subsequently re-recorded as Official Record 13283 G13, originally partitioned to railroad right-of-way in Deed Book 467 page 352;

Thence along the northerly line of said existing Groveport Corporation line, the northerly line of said Chesapeake and Ohio Railway tract, and the southerly line of Madison Township, the following two (2) courses and distances:

Northwesterly a distance of **2606± feet** to a point;

Westerly with the arc of a curve to the left, having a radius of 5800 feet, an arc length of **920± feet** to a point at the southeasterly corner of that 0.90 acre tract as conveyed to Alexander S. Moore in Instrument Number 201401160006205;

Thence leaving said existing Groveport Corporation line and along the easterly line of said 0.90 acre tract, **Northerly** a distance of **514± feet** to a point on the northerly line of Section 27 and the southerly line of Section 22, said point being the northeasterly corner of said 0.90 acre tract;


Thence along said common Section line and the northerly line of said 0.90 acre tract, **Westerly** a distance of **43± feet** to the **Point of Beginning**, containing **295.86± acres**, more or less.

The above description is based on deeds of record and available existing surveys and is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

The area to be annexed has 3,526 feet contiguity with the existing corporation line of the City of Groveport, having a total perimeter of 23,066 feet that contains 15% contiguity with the existing corporation lines of the City of Groveport.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.


Jeremy L. Van Ostran, P.S.
Registered Surveyor No. 8283

11/12/2024

Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.
fasante

11/12/2024 12:50:54 PM
PENDING ORIGINALS
*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

EBRIGHT INVESTMENT CO., LLC
3319 East Livingston Ave.
Columbus, Ohio 43227

Daytime (614) 236-8020

Cell: (614) 531-7340

June 25, 2025

City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125

To Whom It May Concern:

This letter will confirm, that Ebright Investment Company, LLC, does support the recent application for rezoning, submitted to the City of Groveport, Ohio, by Addison Properties, (Eddie Hunt, Representative), for our properties, known as Auditor's parcel numbers 180-000959, 180-000326, 180-001486, 180-000437, 180-000212, and 180-000329, and located on Ebright and Sims Roads, Franklin County, Ohio.

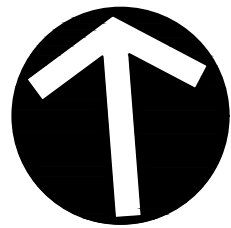
We also support Addison Properties' recent submission of a development plan with the City of Groveport, Ohio, for the development of that property.

Sincerely:

Ebright Investment Co., LLC

A handwritten signature in black ink, appearing to read "Ted Bloom", with a stylized flourish at the end.

By: Ted Bloom, member



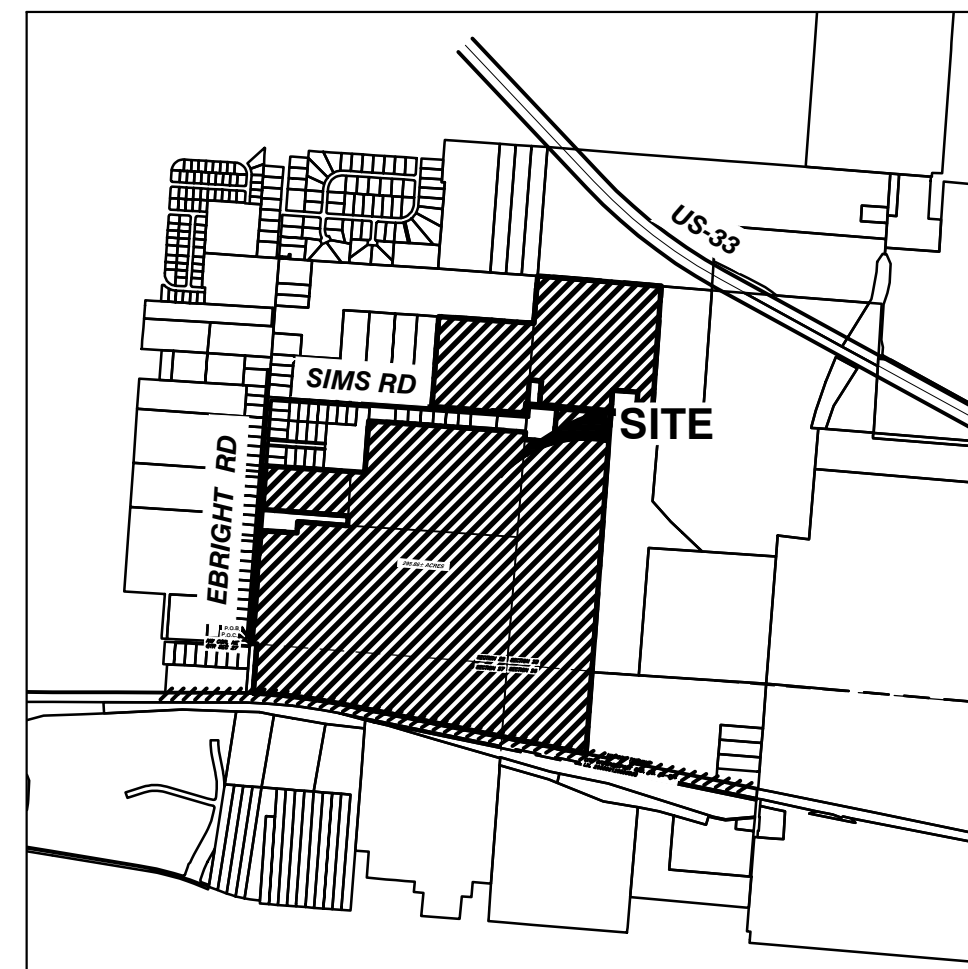
NORTH

SCALE IN FEET

0 400' 800'

PROPOSED ANNEXATION OF 295.86 ± ACRES TO THE CITY OF GROVEPORT FROM MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON,
SECTIONS 22, 23, 26, & 27, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS.



VICINITY MAP

SCALE: 1"=2,000'

3526 LINEAL FEET OF PERIMETER IS
CONTIGUOUS WITH THE EXISTING CORPORATION
LINE OF THE CITY OF GROVEPORT.

A TOTAL OF 23,066 LINEAL FEET OF ANNEXED
PERIMETER.

15% OF THE PERIMETER OF THE ANNEXED
AREA IS CONTIGUOUS TO THE EXISTING CITY
OF GROVEPORT CORPORATION LINE.

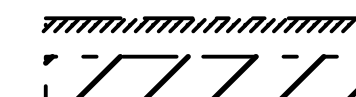
PROPERTY TO BE ANNEXED

EBRIGHT INVESTMENT CO., LLC
I.N. 199903310079438
I.N. 199903310079440
I.N. 199903310079444

AUDITOR PARCEL NOS.:
180-000212-00, 180-000326-00,
180-000329-00, 180-000437-00,
180-000959-00, AND
180-001486-00

0.520 ACRES OF EXISTING ROAD
RIGHT-OF-WAY (SIMS RD)

- JENNIFER B. RAY
0.528 ACRES
I.N. 201612290178607
- BRETT T. WALTERS & SOPHIA M. STATI
5.477 ACRES
I.N. 202102030021918
- GLORIA J. FOOR
1.0 ACRES
D.B. 2736, PG 509
- STEPHEN & SARAH R. MCLEAN
0.48 ACRES
I.N. 200610190210144
- JASON & JULIE HOVANCE
0.48 ACRES
I.N. 200707030116025
- JOHN H. CLINE, III & BARBARA K. CLINE
0.48 ACRES
I.N. 200511160242019
- JAMES S. SANFILLIPO, JR & ROBIN E. SANFILLIPO
0.48 ACRES
I.N. 202009110135382
- MICHAEL T. ROSSETTI
0.48 ACRES
I.N. 201505060058438
- SIMS ROAD LLC
0.48 ACRES
I.N. 202309110093134
- KAREN L. SIMMS
1.0 ACRES
I.N. 201401140005536
- GEORGE H. & SANDRA L. SCARBERRY
1.12 ACRES
I.N. 199810300277592
- BRIAN M. DANIEL
2.500 ACRES
I.N. 201007290096568
- EDWIN C. GILKEY, TR
0.75 ACRES
OR 31083004
- BARBARA DEBOARD
1.392 ACRES
I.N. 201601110003505



- EXISTING CORPORATION LINE
- AREA TO BE ANNEXED FROM MADISON
TOWNSHIP TO THE CITY OF GROVEPORT.
- EXISTING PARCEL LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED CORPORATION LINE

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF
THE LOCATION OF PROPERTY TO BE ANNEXED AND IS
NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C.
CHAPTER 4733-37.

JEREMY L. VAN OSTRAN, P.S. DATE
PROFESSIONAL SURVEYOR NO. 8283

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
fasante
11/12/2024 12:50:40 PM
PENDING ORIGINALS
Submitted via digital format

Please return this approval, along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

EBRIGHT INVESTMENT CO., LLC
MADISON TOWNSHIP
FRANKLIN COUNTY, OHIO

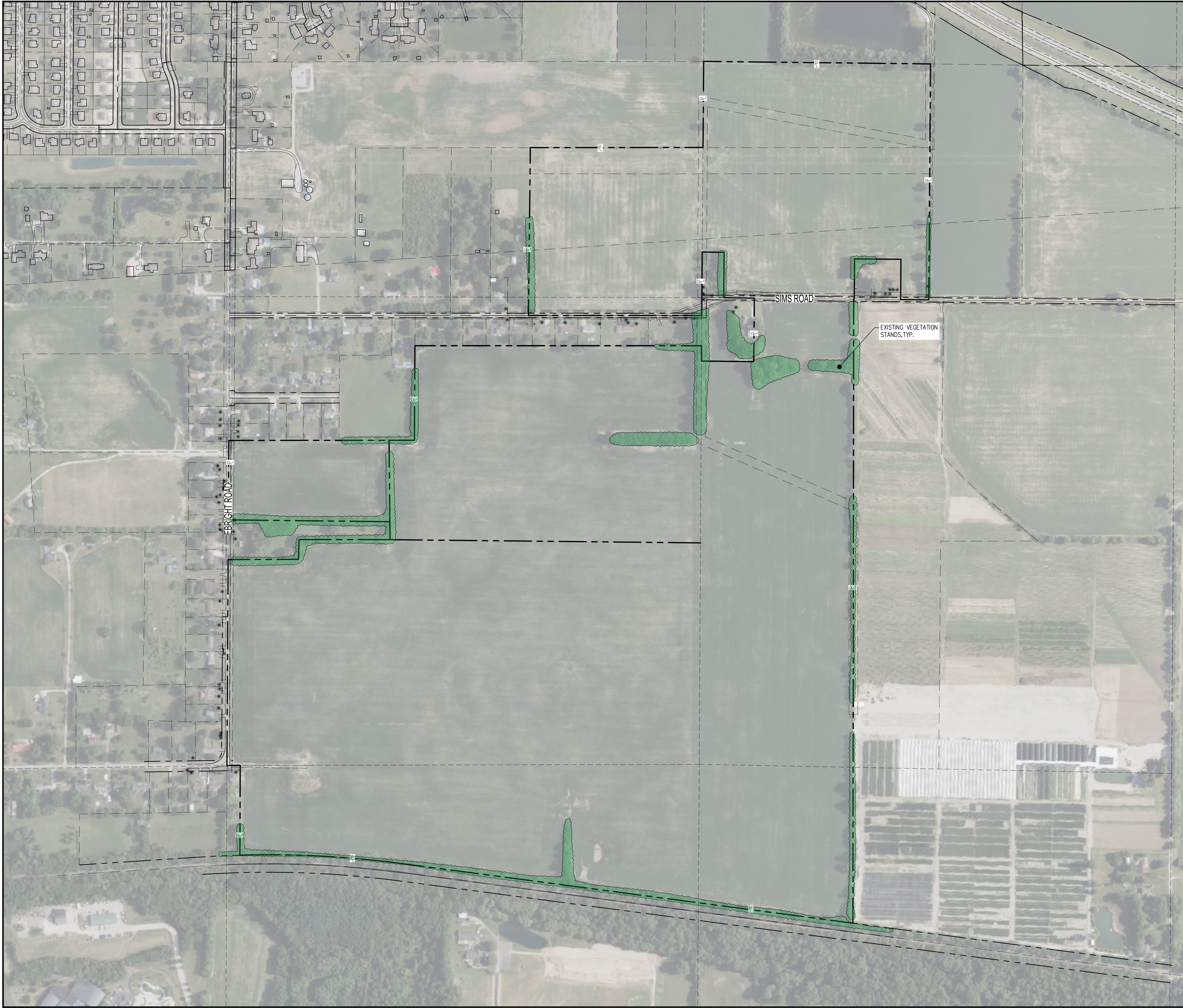
PROPOSED ANNEXATION
5600 GROVEPORT ROAD
EXHIBIT A

DRAWING NO.:

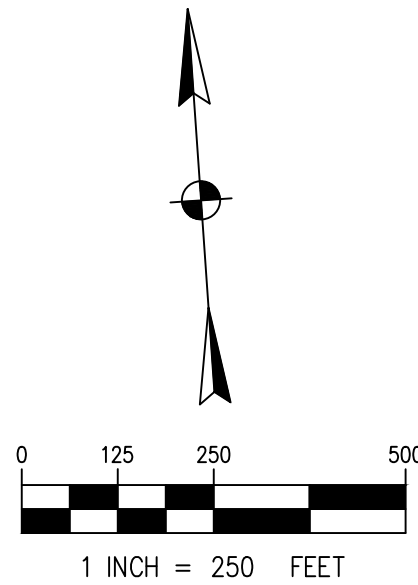
PLAT


SHEET 1 OF 1

W:\Projects\2024\401-588\2003\CAUSHTS\250530 SITE PLAN.dwg Last saved 7/2/2025 12:33 PM by Dabarna.plotted 7/2/2025 12:38 PM



- LEGEND** (EX=EXISTING) PR=PROPOSED)
- EX R/W EX RIGHT OF WAY
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - TOWNSHIP SECTION LINE
 - ROAD CENTERLINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EX TREE CANOPY
 - 1% ANNUAL FLOOD HAZARD ZONE



| | | | | | | | | | |
|---|----------------|--|--|---|--|-----|------|----|-------------|
| 2 | VEGETATION MAP | DEVELOPMENT PLAN FOR ADDISON GROVEPORT EBRIGHT & SIMS ROAD, GROVEPORT, OHIO 43125 | PREPARED FOR: ADDISON PROPERTIES 401 ENTERPRISE PARKWAY, SUITE 410, BEACHWOOD, OHIO 4122 |  TECHNICAL SKILL, CREATIVE SPIRIT. www.MannikSmithGroup.com | 1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.688.7340 PROJECT DATE: 7/2/2025 PROJECT NO: 2500530 DRAWN BY: CSB CHECKED BY: DJJ | NO. | DATE | BY | DESCRIPTION |
| | | | | | | | | | |
| 5 | | | | | | | | | |

