

SCHOTTENSTEIN TRUSTEES GP

February 2, 2015

Stephen Moore
Chief Building Official
City of Groveport
655 Blacklick Street
Groveport, Ohio 43125

Dear Stephen:

Pursuant to your request for written confirmation from Schottenstein Trustees GP, et al regarding the commitments contained in the Schottenstein Rezoning Ordinance, ORD 8-013, please be advised as follows:

The additional requirements to the PIP District requirements are contained in Section 2(a)-(h) of the Ordinance.

Schottenstein Trustees GP, et al based on the application filed by NorthPoint Development maintains its commitments to the following:

Ordinance 8-013

- 2(b) A 64.3 acre tract along Rohr Road, as depicted on the Development Site Plan, attached as Exhibit C, be and hereby is established as a "no build" zone to mitigate the impact of this development on nearby residential properties *and shall be platted as a "no build" zone*. No structures shall be permitted to be constructed in the "no build" zone;
(Based on NorthPoint's application, the acreage is now 63.8 acres)
- 2(c) A 105.4 Conservation Area, as depicted on the Development Site Plan, attached as Exhibit C, which is classified as floodplain or floodway on the Flood Insurance Rate Map shall be dedicated to the Columbus and Franklin County Metropolitan Park District ("Metro Parks");
(Based on NorthPoint's application, the acreage is now 104.7 acres)
- 2(h) The "Future Building Site" located east of Little Walnut Creek, as shown on Development Plan Site Plan, attached as Exhibit C, shall not be developed until a development plan for that "Future Building Site" has been reviewed by Planning and Zoning Commission and approved by Village Council.

The remainder of the commitments in Section 2 shall be fulfilled by a NorthPoint Developer.

Finally, in response to recent inquiries by staff, Schottenstein Trustees GP, et al is not opposed to the continued farming in the "no build zone". Schottenstein Trustees GP, et al is also amenable to adding that provision to the property to be dedicated as a conservation easement to Metro Parks, consistent with the attached development plan prepared by EMH&T.

Schottenstein Trustees GP

By: 

Name: Benton E. Kraner

Title: Authorized Signatory