



Legislation Details (With Text)

**File #:** ORD. 19-022    **Version:** 2    **Name:** 5770 Saltzgaber Rd Re-Zoning  
**Type:** Ordinance    **Status:** Adopted  
**File created:** 5/16/2019    **In control:** City Council  
**On agenda:** 5/28/2019    **Final action:** 9/23/2019  
**Title:** AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 37.68 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 5770 SALTZGABER ROAD, PARCEL NUMBER 185-002541 OWNED BY, DMH FARMS LLC FROM RURAL (UNZONED) TO PLANNED INDUSTRIAL PARK (PIP)  
**Sponsors:** Scott Lockett  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. ORD. 19-022 Exhibit A.pdf, 2. ORD. 19-022 Exhibit B.pdf

Date	Ver.	Action By	Action	Result
9/23/2019	1	City Council	amend	Pass
9/23/2019	1	City Council	adopt as amended	Pass
9/23/2019	1	Public Hearing	read by title	
9/3/2019	1	Planning & Zoning Commission	recommend approval w/condition(s)	
6/24/2019	1	City Council	referred	Pass
6/24/2019	1	City Council	postpone to a date certain	Pass
6/10/2019	1	City Council	read by title	
6/3/2019	1	Planning & Zoning Commission	motion to approve failed	
5/28/2019	1	City Council	referred	

AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 37.68 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 5770 SALTZGABER ROAD, PARCEL NUMBER 185-002541 OWNED BY, DMH FARMS LLC FROM RURAL (UNZONED) TO PLANNED INDUSTRIAL PARK (PIP)

**WHEREAS**, it would be in the best interest of the citizens of the City of Groveport Ohio, if certain properties were re-zoned.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO, A MAJORITY OF ITS MEMBERS CONCURRING:**

**Section 1:** That the tract of land being approximately 37.68 acres, more or less, located at 5770 Saltzgaber Road, Parcel Number 185-002541 be re-zoned from Rural (Unzoned) to Planned Industrial Park (PIP) pursuant to the attached re-zoning application of petitioner, Paul Hemmer Companies and legal description.

**Section 2:** That the zoning map shall be amended to reflect Section 1 provided that petitioner conforms with the requirements, conditions and/or recommendations of the Planning & Zoning Commission and/or Council and, further, provided that all of the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. Additional screening of the project from the residential properties to the west and south along Saltzgaber Road shall be required.
2. That prior to development of Lot 1 a modification to the development plan showing building elevations, building size and location,

sign locations, exhibits, and other information required to verify compliance with zoning regulations shall be submitted for approval by Planning Commission and Council.

3. A Development Agreement be established and entered into between the City and Developer before site development begins, to memorialize requirements of the Developer for the public water main and public sanitary sewer main extension improvements and the off-site roadway system improvements, including the Saltzgaber Road improvement and the intersection improvements at Groveport Road and Saltzgaber Road.

4. Offsite Roadway improvements on Saltzgaber Road and Groveport Road shall be designed per requirements of Franklin County Engineer (as an agent for Madison Township) and City of Groveport as appropriate by jurisdictional control. Street lighting shall be incorporated into Groveport Street improvement.

5. Site development design shall conform with the City of Groveport requirements, including but not limited to compliance with stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow.

6. No access into the site from Groveport Road shall be allowed.

7. Geometric configuration of site access driveways to / from Saltzgaber Road shall be designed and constructed per requirements of Franklin County Engineer (as an agent for Madison Township) and City of Groveport as appropriate by jurisdictional control.

8. Sanitary sewers and Water Mains (i.e., Public Utilities) shall be extended along the project site frontage, contemporaneously with or prior to the construction of site improvements. The design and construction of Public Utilities (i.e., size, depth, pipe and manhole material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements for these Utilities shall be established with site development via Plat or separate instrument.

9. Any future proposed guard-house and / or gates on site shall be subject to prior approval of the City of Groveport's Chief Building Official and City Engineer.

**Section 3:** That for the reasons stated in the preamble hereto which are made a part hereof, this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

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Lance Westcamp, Mayor

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Ruthanne Sargus Ross, CMC  
Clerk of Council

Approved as to form:

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Kevin C. Shannon, Law Director