



Legislation Text

File #: ORD. 19-020, **Version:** 2

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR 2400 ROHR ROAD, DERIK LEARY, APPLICANT, (PARCEL NUMBER 154-000002)

WHEREAS, it is necessary that the final development plan for 2400 Rohr Road, Derik Leary, Applicant (Parcel Number 154-000002) be accepted.

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 final development plan for 2400 Rohr Road, (Parcel Number 154-000002) a copy of which is attached hereto and made a part hereof by reference, is hereby approved provided that all of the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. That prior to development of Lot 3 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.
2. Additional screening / buffering to be installed around the residential properties on Aloha Drive.
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 water main extension, sanitary sewer main extension and off-site roadway system improvements.
4. Site development design shall conform to the City of Groveport stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow.
5. The new public sanitary sewer main needed to serve the development shall be extended into and through the site contemporaneously with the site development of the three lots in the project. The design of said sewer (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 shall be established with site development via Plat or separate instrument. The Developer is responsible for the cost and completion of the sanitary sewer main extension.
6. The new public water main needed to serve the development shall be constructed prior to start of construction of site building improvements. The new water main shall be completed up to a point adjacent to Lot 3, prior to start of construction of the first development affecting the three lots. The design of the water main (i.e., size, depth, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements shall be established with site development via Plat or separate instrument. The Developer is responsible for the cost and completion of the water main extension.
7. The proposed access drive from Alum Creek Drive into the development site and the northbound right-turn lane to this drive entrance on Alum Creek Drive (Franklin County jurisdiction) shall be constructed before the activation of water service for the first building constructed on any lot, but no later than the construction of the aforementioned Alum Creek Drive / Rohr Road intersection improvement project. The Developer is required to meet all conditions and requirements imposed by the Franklin County Engineer related to securing permits for connecting the site access driveway and turn lane on Alum Creek Drive.
8. The Lot 2 Site access drive to Global Court (Village of Obetz jurisdiction) shall be constructed before activation of water service for the building improvement on Lot 2. The Developer is required to meet all conditions and requirements imposed by the Village of Obetz related to securing permits for connecting the site access driveway to Global Court.
9. Prior to Site development on any lot, the Developer shall dedicate to public roadway use and at no cost to the City of Groveport and Franklin County Commissioners, a 10-foot wide right-of-way and a 15-foot wide highway easement along the Alum Creek Drive parcel frontage and the entirety of the former canal lands along the Rohr Road parcel frontage, in a manner acceptable to the Franklin County Engineer and City of Groveport.
10. Any future proposed guard-houses and / or gates on the site shall be subject to prior approval of the City of Groveport's Chief Building Official and City Engineer.

Section 2: That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Lance Westcamp, Mayor

Ruthanne Sargus Ross, CMC
Clerk of Council

Approved as to form:

Kevin C. Shannon, Law Director