



City of Groveport

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Legislation Text

File #: ORD. 19-019, **Version:** 1

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR 4500 S HAMILTON ROAD, THE PIZZUTI COMPANIES, APPLICANT, (PARCEL NUMBERS 185-001293 AND 185-001294)

WHEREAS, it is necessary that the final development plan for 4500 S. Hamilton Road, The Pizzuti Companies, Applicant (Parcel Numbers 185-1293 and 185-001294) 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 4500 S. Hamilton Road, (Parcel Numbers 185-001293 and 185-001294) 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. A Type "A" buffer shall be installed along the north property line.
2. The FEMA information shown on the site plan be revised to reflect the property is partially located in the regulatory floodplain.
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 improvement and off-site roadway system improvements (including traffic signal).
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. New site sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements. The design of said sewers (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).
6. The new replacement public water main shall be constructed prior to start of construction of site building improvements. 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.
7. 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 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