



City of Groveport

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Legislation Text

File #: ORD. 14-072, **Version:** 1

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 3860 ROHR ROAD, PARCEL NUMBERS 185-001312, 185-001313, 185-001318, 185-001319, 185-001321 AND 185-001324

WHEREAS, Council previously approved the Development Plan for the above-referred industrial development in its approval of the rezoning for this acreage to a Planned Industrial Park (PIP) in Ordinance No. 08-013 (adopted 4/28/08); and,

WHEREAS, Having reviewed the application to modify the development plan as well as the Planning and Zoning Commission's February 2, 2015 recommendation, Council now wants to approve the following modification.

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 Development Plan for the 3860 Rohr Road, Parcel Nos. 185-001312, 185-001313, 185-001318, 185-001319, 185-001321, AND 185-001324 is hereby modified according to the Attached Exhibit "A" which is made a part hereof, provided all of the following conditions set forth by the Planning & Zoning Commission are satisfied:

1. The developer shall conduct a traffic study, to be approved by the City of Groveport and Franklin County Engineer, and shall implement all recommendations in said study.
2. Site access from Pontius Road is subject to approval of Franklin County Engineer.
3. Engineering traffic control measures (such as signage and physical traffic access control measures) shall be constructed at the Rohr Road site access driveway in a manner consistent with the approved recommendations contained in the traffic study that will include at a minimum, a prohibition against right turn movements leaving the site onto Rohr Road in the east-bound direction. At the access drive exit and east of that drive, signage will be posted to prohibit through truck traffic on Rohr Road. City Engineer shall approve these control features before construction.
4. Site development shall conform to the City of Groveport stormwater management and floodplain management policies and ordinances, especially regarding quantity and quality control.
5. A gravity sanitary sewer shall be extended to the south and west property lines contemporaneously with the construction of any improvements, including buildings on the site. 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). The sanitary sewer extended to the southern property line and shall terminate at a point to within at most 200-feet to an existing City-owned sanitary pump station located on the parcel south of the subject tract.

6. The “Future Building Site” located east of Little Walnut Creek as shown on the Development Plan shall not be developed until a development plan for that future building site has been reviewed by Planning and Zoning Commission and approved by City Council.

7. Until such time as the future public arterial thoroughfare is constructed within the newly dedicated right-of-way, the developer or their successors and assigns shall be responsible to maintain the land area within this right-of-way area and the proposed private drive located therein. When the future road is constructed, the developer (or their successors and assigns) shall remove the private drive and reconstruct the relocated drive access to the future right-of-way at their cost and in a manner compliant with the City’s access management policy in force at that time.

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

9. Obligations to be met by Schottenstein Trustees as set forth in their February 2, 2015 letter which is attached hereto as Exhibit B and made part hereof by reference. However, as for the two historical structures depicted in the site plan, owner agrees to allow Groveport Heritage & Preservation Society 24 months to relocate the small brick building. Owner shall pay Groveport Heritage & Preservation Society \$200,000 within 3 days of closing. If this building is not relocated within 24 months, owner shall take any action it desires and deems necessary with respect to this structure. If Groveport Heritage & Preservation Society decides sooner than 24 months not to relocate this structure, it shall notify owner immediately. Demolition of the white brick house shall be owner's responsibility.

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, Clerk of Council

Approved as to form:

Brian Zets, Acting Law Director