



## Legislation Details (With Text)

**File #:** ORD. 17-023   **Version:** 1   **Name:** Modify Dev Plan 2850 Rohr Rd  
**Type:** Ordinance   **Status:** Adopted  
**File created:** 4/12/2017   **In control:** City Council  
**On agenda:** 5/8/2017   **Final action:** 5/22/2017  
**Title:** AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 2850 ROHR ROAD, PARCEL NUMBERS 185-001433, 185-001444 AND 185-001445  
**Sponsors:** Becky Hutson  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 2850 Rohr Rd - Exhibit A.pdf

Date	Ver.	Action By	Action	Result
5/22/2017	1	City Council	amend	Pass
5/22/2017	1	City Council	adopt as amended	Pass
5/22/2017	1	Public Hearing	read by title	
5/8/2017	1	City Council	read by title	
5/1/2017	1	Planning & Zoning Commission	recommend approval w/condition(s)	
4/24/2017	1	City Council	referred	

AN ORDINANCE AUTHORIZING A MODIFICATION TO THE DEVELOPMENT PLAN FOR 2850 ROHR ROAD, PARCEL NUMBERS 185-001433, 185-001444 AND 185-001445

**WHEREAS**, Council previously approved the Development Plan for the above-referred development in its approval of the rezoning for this acreage to Planned Industrial Park (PIP) in Ordinance No. 2015-055 (adopted 12/21/2015); and,

**WHEREAS**, Council, once again, has no objection to the amendment of said development plan.

**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 2850 Rohr Road, Parcel Numbers 185-001433, 185-001444 and 185-001445 is hereby modified according to the attached Exhibit "A" which is made a part hereof, provided:

1. The Traffic Impact Study Update will be addressed by the developer in a manner acceptable to the City Administration, before the subject site is platted. Moreover, recommendations for traffic improvements identified in review the TIS update that are accepted by the City, will be implemented with the development of this site, in a manner acceptable to the City Administration.
2. The center lane of Rohr Road shall be restriped in a manner acceptable to the City Engineer, at site drive entrances off Rohr Road. Details to be reviewed and approved with site development plans.
3. Site access from all public roads (including the western driveway entrance to the site from Rohr Road) shall be compliant with the City's Access Management standards.
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. If offsite drainage improvement is required, such system shall have easements and/or rights-of-use

assigned to the City for said purpose. Design of drainage facilities and stormwater management features shall comply with City of Groveport Stormwater Management Policy (Chapter 935) and with the "Toy Road-Rohr Road Watershed" ditch design standards, whichever is greater.

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). Easements ambiguity shall be resolved with site developed in a manner to ensure City has appropriate rights to access, operate and maintain public sewers.
6. Site Development Agreement will be entered into between the Developer and City of Groveport.
7. 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.

**Section 2:** That 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, Clerk of Council

Approved as to form:

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Kevin Shannon, Law Director