



## Legislation Text

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**File #:** ORD. 15-060, **Version:** 1

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AN ORDINANCE AMENDING THE ZONING MAP AS TO APPROXIMATELY 7.4 ACRES, MORE OR LESS, OF THE FOLLOWING TRACT OF LAND, LOCATED AT 5090 HENDRON ROAD, PARCEL NUMBER 185-002762 OWNED BY VALERIE J. SHOLTES ET AL FROM RURAL (UNZONED) TO PLANNED HIGH DENSITY RESIDENTIAL (PR-18), APPLICANT TODD D. VALENTINE

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

**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 7.4 acres, more or less, located at 5090 Hendron Road, Parcel Number 185-002762 be rezoned from Rural (Unzoned) to Planned High Density Residential (PR-18) pursuant to the attached rezoning application of petitioner, Todd D. Valentine and legal description.

**Section 2:** That the zoning map shall be amended to reflect Section 1 above, provided that petitioner conforms with the requirements of the Franklin County Engineer with respect to access, egress and ingress along Hendron Road, and, further, that petitioner adheres to all of the following conditions set forth in the Chief Building Official's and City Engineer's reports of October 5, 2015, attached hereto and made a part hereof:

1. The Developer shall meet requirements imposed by the Franklin County Engineer in securing a driveway permit for the site.
2. Before City Council approves the final Plat for the site, the Developer shall resolve the issue related to potential creation of a "landlocked" portion of the parent parcel (185-002762), in a manner satisfactory to the Franklin County Engineer and City of Groveport.
3. Water meters and related remote radio-read equipment shall be pre-approved by the City of Groveport before installation and shall utilize Sensus meter system used by the City for other residential settings.
4. Developer shall arrange dedication to the City of an easement with a width of at least 25 feet adjacent to and parallel with the north property line, for a future public water main, to run between the Hendron Road right-of-way and the rail road to the east. Easement shall not be landscaped.
5. Public sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements, along Hendron Road and east to the eastern property line of the subject 7.4 + acre site. Sewers shall be designed and constructed per requirements of the City of Columbus, City of Groveport and Ohio EPA. Public sewers shall be dedicated to public use with easements established thereon.
6. The design of the interior drainage system, stormwater management facility and outlets shall comply with the City's Stormwater Policy and Regulations. Easements shall be dedicated for flood routing as determined by City Engineer during site design.

**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, Clerk of Council

Approved as to form:

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Kevin C. Shannon, Law Director