ORDINANCE C-45-26

AN ORDINANCE FOR THE REZONING OF 610.92 ACRES LOCATED NORTH OF LONDON-GROVEPORT RD., EAST OF HARRISBURG PIKE, AND WEST OF HAUGHN RD. FROM PUD-I, IND-2, RA, SD-3 TO IN

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on September 08, 2026, as submitted; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from PUD-I, IND-2, RA, and 3 to IN – Innovation District:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Surveys 1371 and 1434; 1371 and 6178 *and being part of a 315.522 acre tract and being part of a 295.7 acre tract, conveyed to Solid Waste Authority of Central Ohio, and Elizabeth Ann Sidner, Trustee by deeds, as recorded in Official Records, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" and "B" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed: 11-02-2026
Effective: 12-02-2026

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-45-36

Exhibit A

ZONING DESCRIPTION
315.522 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Numbers 1371 and 1434, being part of the remained of that 129.772 acre tract and all of the remainder of those 96.322, 0.573, and 0.578 acre tracts conveyed as Parcel One Tract One, Parcel One Tract Two, Parcel Two, and Parcel Three, respectively, to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 200406160138975, all of the remainder of that 17.742 acre tract conveyed to SWACO (Solid Waste Authority of Central Ohio) by deed of record in Instrument Number 200710180181773, all of that 2.678 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201808010102398, all of those 0.573 and 0.576 acre tracts conveyed as Parcel One and Parcel Two, respectively, to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201804180050609, all of that 94.99 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201201060002474, and all of that 5.0100 acre tract conveyed to Solid Waste Authority of Central Ohio by deed of record in Instrument Number 201201060002473, and being part of Lots 7 and 8 of record in Deed Book 42, Page 16 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southerly common corner of said 129.772 acre tract and that 0.262 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200010030200746, and being in the northerly line of that 5.2995 acre tract conveyed to John A. Remmenga by deeds of record in Official Record 6814A08 and Official Record 9767B03, and in an angle point in the westerly right-of-way line of Haughn Road (County Road 136);

Thence North 88° 40' 14" West, with the northerly line of said 5.2995 acre tract, a distance of 1123.03 feet to the northwesterly corner thereof;

Thence South 02° 13' 52" West, with the westerly lines of said 5.2995 acre tract and that 5.3107 acre tract conveyed as Parcel One to John A. Remmenga, Trustee of his Successor(s) as Trustee of "The Remmenga Keystone Inheritance Trust", dated August 9, 2011 by deed of record in Instrument Number 201108310109185, that 5.3218 acre tract conveyed to Builtrite Properties, LLC by deed of record in Instrument Number 202010140158330, that 5.3329 acre tract conveyed to Gardenia Properties, LLC by deed of record Instrument Number 202002190024751, that 3.471 acre tract conveyed as Parcel II and that 5.3552 tract conveyed as Parcel I to Grove City Self Storage, LLC by deed of record in Instrument Number 201905140055787, and that 5.3663 acre tract conveyed to Nanak Express Inc. by deeds of record in Instrument Numbers 202109230170461 and 202204250063441, a distance of 1399.41 feet to the southwesterly corner of said 5.3663 acre tract;

Thence South 88° 35' 48" East, with the southerly line to said 5.3663 acre tract, a distance of 207.76 feet to the northwesterly corner of that 11.687 acre tract conveyed to Frederick A. Phillips and Kelly L. Phillips by deed of record in Instrument Number 201508180114065;

Thence South 03° 16' 36" West, with the westerly line of said 11.687 acre tract, a distance of 770.00 feet to the northerly corner of that 0.866 acre tract conveyed as Parcel 20-WD to City of Grove City by deed of record in Instrument Number 201010260142470, and being in the westerly right-of-way line of said Haughn Road;

Thence South 48° 43' 03" West, with the westerly line to said 0.866 acre tract and said westerly right-of-way line, a distance of 226.17 feet;

Thence South 32° 35' 45" West, with said westerly line and said westerly right-of-way line, a distance of 50.40 feet to the northwesterly corner of that 0.614 acre tract conveyed to James O. Rauck by deed of record in Instrument Number 201810260146418;

Thence North 83° 27' 22" West, with the northerly line of said 0.614 acre tract, a distance of 260.88 feet to the northwesterly corner thereof;

Thence South 06° 32' 38" West, with the westerly line of said 0.614 acre tract, a distance of 115.00 feet to the northeasterly corner of that 0.265 acre tract conveyed as Parcel 24-WL to State of Ohio by deed of record in Instrument Number 201407230094843 and being in the northerly right-of-way line of London-Groveport Road (State Route 665);

Thence with said northerly right-of-way line, and the northerly line of said 0.265 acre tract and that 1.057 acre tract conveyed as Parcel 2 to State of Ohio by deed of record in Instrument Number 201407230094843, and that 0.228 acre tract conveyed as Parcel 2-WD2 to City of Grove City, Ohio by deed of record in Instrument Number 201209280145376, the following courses and distances:

North 86° 15' 27" West, a distance of 211.71 feet;

North 83° 33' 45" West, a distance of 531.22 feet;

North 26° 10' 46" West, a distance of 29.68 feet;

South 63° 51' 03" West, a distance of 27.85 feet;

North 83° 33' 45" West, a distance of 751.53 feet; and

North 40° 22' 22" West, a distance of 39.05 feet to the easterly right-of-way line of Bill Lotz Way (formerly known as Gateway West Drive, renamed in Ordinance Number C-47-17);

Thence with said easterly right-of-way line, and the easterly line of said 0.228 acre tract, that 0.577 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200001120008674, and of that platted area of record in Plat Book 96, Page 61;

North 04° 01' 40" West, a distance of 71.37 feet;

North 02° 48' 47" East, a distance of 69.99 feet;

North 87° 11' 13" West, a distance of 5.00 feet; and

North 02° 48' 47" East, a distance of 780.00 feet to the northerly terminus of said Bill Lotz Way;

Thence North 87° 11' 13" West, with said northerly terminus, a distance of 60.00 feet;

Thence South 02° 48' 47" West, with the westerly right-of-way line of said Bill Lotz Way, and the westerly lines of said platted area and said 0.577 acre tract, a distance of 928.00 feet to the northerly right-of-way line of said London-Groveport Road;

Thence South 49° 37' 31" West, with said northerly right-of-way line and the northerly line of that platted area of record in Plat Book 96, Page 61, a distance of 20.50 feet to the northeasterly corner of that 0.057 acre tract conveyed as Parcel 2-WD1 to City of Grove City, Ohio by deed of record in Instrument Number 201209280145376;

Thence North 83° 33' 45" West, with said northerly right-of-way line, and the northerly line of said 0.057 acre tract and that 0.069 acre tract conveyed as Parcel 1-WD to City of Grove City, Ohio by deed of record in Instrument Number 201004280051202, a distance of 555.16 feet to the easterly line of said 0.573 acre tract (I.N. 201804180050609);

Thence South 03° 01' 14" West, with the easterly line of said 0.573 acre tract, a distance of 60.11 feet to the centerline of said London-Groveport Road (State Route 665);

Thence North 83° 32' 51" West, with said centerline, a distance of 277.92 feet;

Thence North 83° 13' 07" West, continuing with said centerline, a distance of 1418.83 feet to the southeasterly corner of that tract conveyed to Elizabeth Ann Sider Trust by deed of record in Instrument Number 202601150006617;

Thence North 02° 48' 47" East, with the easterly line of said Elizabeth Ann Sidner Trust tract, a distance of 3124.43 feet to the southerly line of that 78.661 acre tract conveyed to May19 Holdings LLC by deeds of record in Instrument Numbers 202207150103788, 202207150103789, 202207150103790, 202207150103791, and 202207180104305;

Thence South 87° 29' 20" East, partially with the southerly line of said 78.661 acre tract and that 60 acre tract conveyed to Rebecca J. Priwer by deeds of record in Instrument Numbers 200012110249267 and 200807310116550, and partially across the remainder of said 129.772 acre tract, a distance of 2882.50 feet;

Thence across the remainder of said 129.772 acre tract, the following courses and distances:

South 02° 51' 14" West, a distance of 142.53 feet;

North 73° 13' 25" East, a distance of 73.14 feet;

North 86° 46' 00" East, a distance of 126.09 feet;

South 76° 15' 14" East, a distance of 221.29 feet;

South 51° 15' 47" East, a distance of 196.85 feet;

South 80° 55' 25" East, a distance of 65.19 feet;

North 70° 26' 19" East, a distance of 436.73 feet; and

North 77° 02' 17" East, a distance of 210.04 feet to the westerly line of that 10.008 acre tract conveyed as Tract 2 to Vitality Ventures, LLC by deed of record in Instrument Number 202308100080857;

Thence South 02° 15' 44" West, with the westerly line of said 10.008 acre tract, and that 5.0012 acre tract conveyed as Tract 1 to Vitality Ventures, LLC by deed of record in Instrument Number 202308100080857, a distance of 425.72 feet to the southwesterly corner of said 5.0012 acre tract;

Thence with the southerly line of said 5.0012 acre tract, the following courses and distances:

South 88° 40' 56" East, a distance of 748.00 feet;

South 01° 31' 37" West, a distance of 19.59 feet; and

South 88° 40' 13" East, a distance of 370.16 feet to the northwesterly corner of said 0.262 acre tract and being an angle point in the westerly right-of-way line of said Haughn Road;

Thence South 01° 28' 21" West, with said westerly right-of-way line and the westerly line of said 0.262 acre tract, a distance of 196.14 feet;

Thence South 01° 32' 43" West, continuing with said westerly line and said westerly right-of-way line, a distance of 184.37 feet to the POINT OF BEGINNING, containing 315.522

acres, more or less, of which 191.632 acres is within Auditor's Parcel Number 040-010224, 17.519 acres of which is within Auditor's Parcel Number 040-010232, 0.435 acre of which is within Auditor's Parcel Number 040-015060, 2.609 acres of which is within Auditor's Parcel Number 040-010369, 0.576 acre of which is within Auditor's Parcel Number 040-016738, 0.576 acre of which is within Auditor's Parcel Number 040-016737, 0.579 acre of which is within Auditor's Parcel Number 040-015052, 5.010 acres of which is within Auditor's Parcel Number 040-015053 and 96.586 acres of which is within Auditor's Parcel Number 040-015051.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

BRK:opg
315_522 ac 20250907-VS-EXHB-ZONE-01.docx

ZONING EXHIBIT

SURVEY NUMBERS 1371 AND 1434
VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

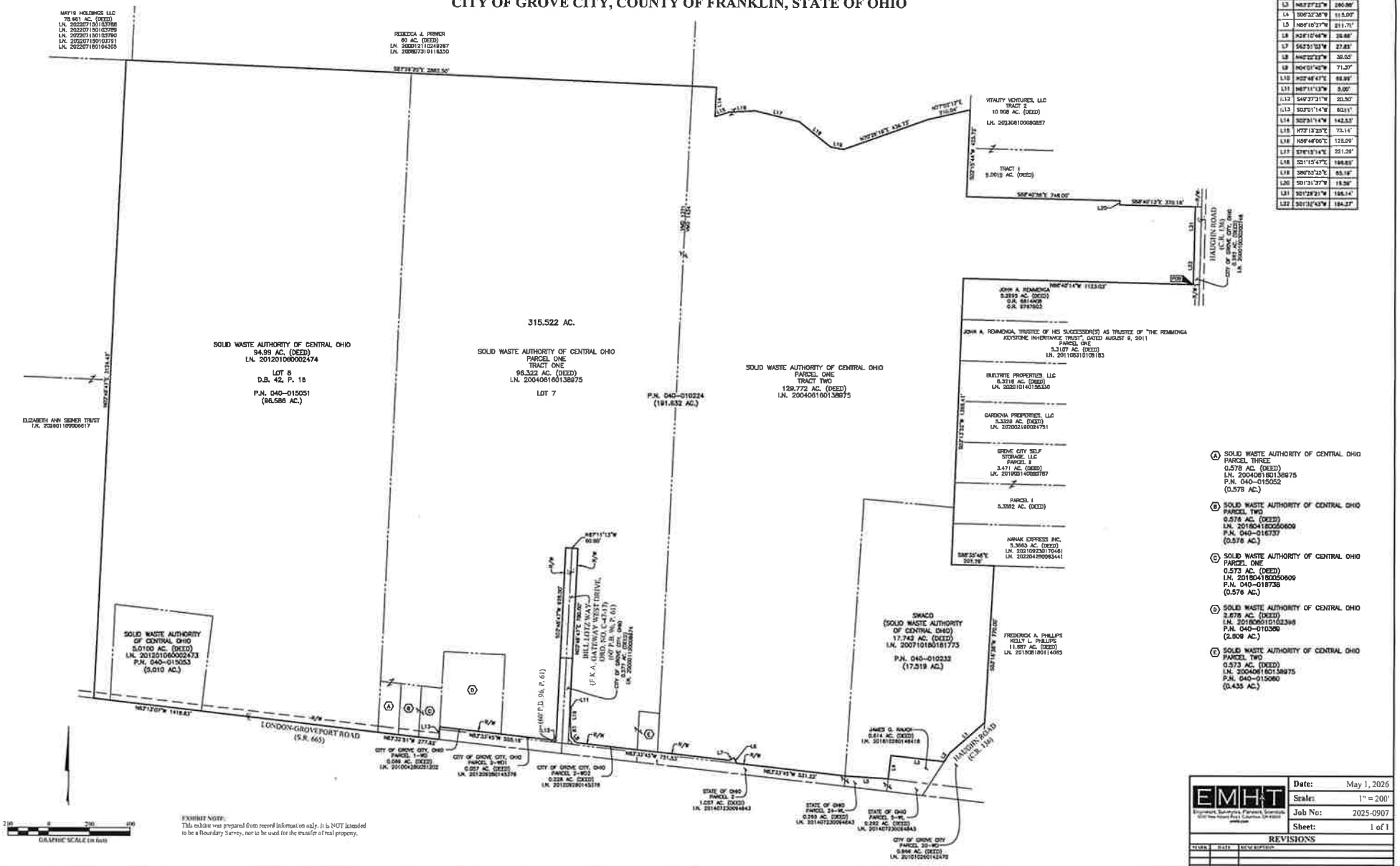


EXHIBIT NOTE:
This exhibit was prepared from record information only. It is NOT intended to be a Boundary Survey, nor to be used for the transfer of real property.

Date:	May 1, 2026
Scale:	1" = 200'
Job No:	2025-0907
Sheet:	1 of 1

REVISIONS

NUMB.	DATE	REVISION

Southwest Regional Medical Gateway Outpatient Roadway Improvement / 20250907-VS-EXHIB-ZONE-01

C-45-21
Exhibit B

Situate in the State of Ohio, County of Franklin, Township of Jackson, being in Virginia Military Survey Numbers 1371 and 6178, being all of Tracts I and III, and the part of Tract IV which lies in Virginia Military Survey 1371, as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust Dated October 23, 2001 in Instrument number 200111140263753, also being all of the 68.146 acre tract as conveyed to Elizabeth Ann Sidner, Trustee of the Elizabeth Ann Sidner Trust, Dated October 23, 2001, and Louise Crago and Laura J. Sidner (formerly known as Laura Vitrano), Successor Co-Trustees of the Virgil H. Sidner Trust, Dated October 23, 2001, of record in Instrument Number 202105140086478, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at the intersection of the centerline of right-of-way of London Groveport Road (S.R. 665) (60') and centerline of right-of-way of Harrisburg Pike (U.S. 62 & S.R. 3) (80'), also being the southwesterly corner of said 68.146 acre tract, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the centerline of right-of-way of said Harrisburg Pike and along the westerly line of said 68.146 acre tract and said Tract 1, North 32°44'07" East, 3113.7 feet to a point, being the northwesterly corner of said Tract 1;

Thence across said Harrisburg Pike right-of-way, along the northerly line of said Tract I, across the existing corporation line of Pleasant Township and Jackson Township, South 87°41'32" East, 3598.5 feet to a point, being the northeasterly corner of said Tract I;

Thence along the easterly lines of said Tract I and said Tract III, and across said London Groveport Road right-of-way, along the existing City of Grove City corporation line as established Ordinance Number C-32-13 as recorded in Instrument Number 201307010110206, South 02°49'10" West, 3124.9 feet to a point, being the southeasterly corner of said Tract III, also being the centerline of right-of-way of said London Groveport Road;

Thence along the southerly line of said Tract III, said Tract IV, said 68.146 acre tract, and along the centerline of right-of-way of said London Groveport Road, North 82°48'30" West, 5166.3 feet to the **POINT OF BEGINNING, containing 295.7 acres, more or less in the proposed annexation.**

The total acreage of the combined boundary described herein contains a net acreage of 295.7 acres, being 68.1 acres out of PID 230-003408-00 (68.1 acres total from Pleasant Township), being 75.0 acres out of PID 160-000085-00, being 76.0 acres out of PID 160-000120-00, and being 76.6 acres out of PID 160-000304 (227.6 acres total from Jackson Township).

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

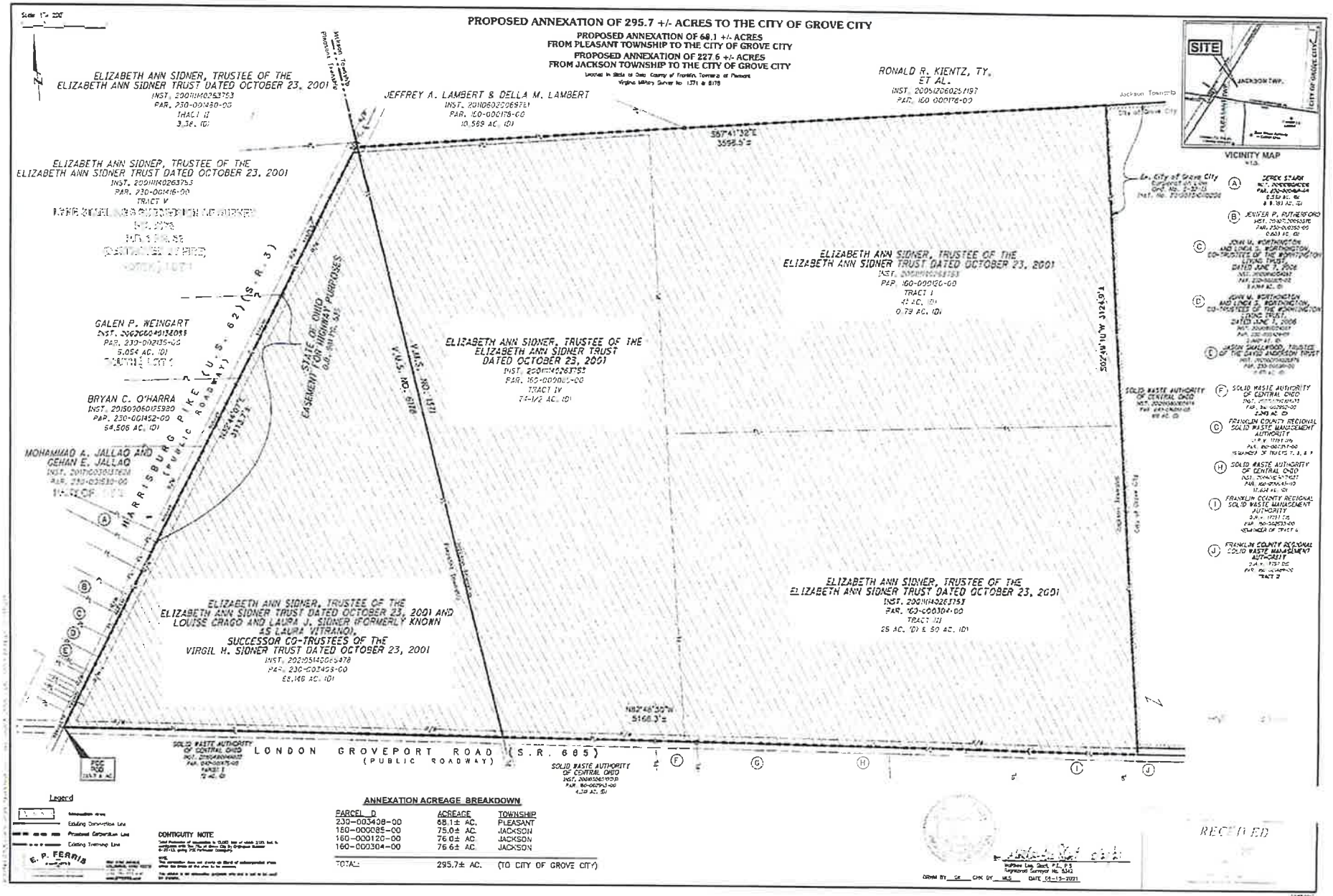
Total perimeter of annexation is 15,003 feet of which 3,125 feet is contiguous with the City of Grove City by Ordinance Number C-32-13, giving 21% perimeter contiguity.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E.P. Ferris & Associates, Inc. in October of 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 6/21/21

Matthew Lee Sloat, PS 8342 Date


PROPOSED ANNEXATION OF 295.7 +/- ACRES TO THE CITY OF GROVE CITY
PROPOSED ANNEXATION OF 68.1 +/- ACRES
FROM PLEASANT TOWNSHIP TO THE CITY OF GROVE CITY
PROPOSED ANNEXATION OF 227.6 +/- ACRES
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY
Located in State of Ohio, County of Franklin, Townships of Pleasant
Virginia Military Survey No. 1571 & 8178
ELIZABETH ANN SIDNER, TRUSTEE OF THE
ELIZABETH ANN SIDNER TRUST DATED OCTOBER 23, 2001
INST. 200111140263763
PAR. 230-001480-00
TRACT II
3.36± (D)
JEFFREY A. LAMBERT & DELLA M. LAMBERT
INST. 201106022069731
PAR. 160-000178-00
10.569 AC. (D)
RONALD R. KIENTZ, TY, ET AL.
INST. 200512060251197
PAR. 160 000178-00
ELIZABETH ANN SIDNER, TRUSTEE OF THE
ELIZABETH ANN SIDNER TRUST DATED OCTOBER 23, 2001
INST. 200111140263763
PAR. 230-001416-00
TRACT V
GALEN P. WEINGART
INST. 200206040132083
PAR. 230-002135-00
5.054 AC. (D)
BRYAN C. O'HARRA
INST. 201503060125980
PAR. 230-001452-00
64.506 AC. (D)
MOHAMMAD A. JALLAO AND GEHAN E. JALLAO
INST. 201710030131761
PAR. 230-001530-00
HARRISBURG PIKE (U.S. 62) (S.R. 3)
(PUBLIC ROADWAY)
EASEMENT FOR HIGHWAY PURPOSES
STATE OF OHIO
O.R. 3017 PG. 545
U.S. HWY. 62
U.S. HWY. 62
ELIZABETH ANN SIDNER, TRUSTEE OF THE
ELIZABETH ANN SIDNER TRUST
DATED OCTOBER 23, 2001
INST. 200111140263763
PAR. 160-000085-00
TRACT IV
74-1/2 AC. (D)
ELIZABETH ANN SIDNER, TRUSTEE OF THE
ELIZABETH ANN SIDNER TRUST DATED OCTOBER 23, 2001
INST. 200111140263763
PAR. 160-000126-00
TRACT I
43 AC. (D)
0.79 AC. (D)
ELIZABETH ANN SIDNER, TRUSTEE OF THE
ELIZABETH ANN SIDNER TRUST DATED OCTOBER 23, 2001 AND
LOUISE CRAGO AND LAURA J. SIDNER (FORMERLY KNOWN
AS LAURA VITRANO),
SUCCESSOR CO-TRUSTEES OF THE
VIRGIL H. SIDNER TRUST DATED OCTOBER 23, 2001
INST. 202105140065478
PAR. 230-002453-00
62.146 AC. (D)
ELIZABETH ANN SIDNER, TRUSTEE OF THE
ELIZABETH ANN SIDNER TRUST DATED OCTOBER 23, 2001
INST. 200111140263763
PAR. 160-000304-00
TRACT III
25 AC. (D) & 50 AC. (D)
N82°46'30"W
5160.3'±
S57°41'32"E
3598.5'±
N19°31'E 4404.4'±
Jackson Township
City of Grove City
LONDON GROVEPORT ROAD (S.R. 605)
(PUBLIC ROADWAY)
SOLID WASTE AUTHORITY OF CENTRAL OHIO
INST. 201503060125980
PAR. 040-006975-00
PARCEL 1
9 AC. (D)
SOLID WASTE AUTHORITY OF CENTRAL OHIO
INST. 201503060125980
PAR. 160-002963-00
4.38 AC. (D)
SOLID WASTE AUTHORITY OF CENTRAL OHIO
INST. 201503060125980
PAR. 160-000126-00
0.79 AC. (D)
SITE
JACKSON TWP.
PLEASANT TWP.
CITY OF GROVE CITY
VICINITY MAP
N.T.S.
Ex. City of Grove City
Ord. No. 2-23-13
Inst. No. 201003240040008
A JERICE STUDY
INST. 200010060008
PAR. 230-000048-04
0.552 AC. (D)
0.183 AC. (D)
B JENIFER P. RUTHERFORD
INST. 199807120055370
PAR. 230-000350-00
0.261 AC. (D)
C JOHN W. WORTHINGTON AND LINDA S. WORTHINGTON CO-TRUSTEES OF THE WORTHINGTON LIVING TRUST DATED JUNE 7, 2006
INST. 200606060084
PAR. 230-000320-00
0.690 AC. (D)
D JOHN W. WORTHINGTON AND LINDA S. WORTHINGTON CO-TRUSTEES OF THE WORTHINGTON LIVING TRUST DATED JUNE 7, 2006
INST. 200606060084
PAR. 230-000321-00
1.047 AC. (D)
E JASON SMALLWOOD, TRUSTEE OF THE DAVID ANDERSON TRUST
INST. 201706010080879
PAR. 230-000289-00
1.000 AC. (D)
SOLID WASTE AUTHORITY OF CENTRAL OHIO
INST. 200010060008879
PAR. 230-000289-00
88 AC. (D)
F SOLID WASTE AUTHORITY OF CENTRAL OHIO
INST. 200010060008879
PAR. No. 040-006975-00
2.240 AC. (D)
G FRANKLIN COUNTY REGIONAL SOLID WASTE MANAGEMENT AUTHORITY
O.R. V. 17211 PG.
PAR. 160-000304-00
REMAINDER OF TRACTS 1, 2, & 3
H SOLID WASTE AUTHORITY OF CENTRAL OHIO
INST. 200010060008879
PAR. 160-000145-00
11.624 AC. (D)
I FRANKLIN COUNTY REGIONAL SOLID WASTE MANAGEMENT AUTHORITY
O.R. V. 17211 PG.
PAR. 160-002933-00
REMAINDER OF TRACT 1
J FRANKLIN COUNTY REGIONAL SOLID WASTE MANAGEMENT AUTHORITY
O.R. V. 17211 PG.
PAR. 160-000289-00
TRACT 2
Legend
Annexation Area
Existing Corporation Line
Proposed Corporation Line
Existing Township Line
E. P. FERRIS
CONTIGUITY NOTE
ANNEXATION ACREAGE BREAKDOWN
PARCEL ID ACREAGE TOWNSHIP
230-003408-00 68.1± AC. PLEASANT
160-000085-00 75.0± AC. JACKSON
160-000126-00 76.0± AC. JACKSON
160-000304-00 76.6± AC. JACKSON
TOTAL: 295.7± AC. (TO CITY OF GROVE CITY)
McKibben Log, Dept. P.E., P.S.
Registered Surveyor No. 8345
DRAWN BY: GE CHK BY: MCS DATE: 04-19-2021
RECEIVED