ORDINANCE C-47-26

AN ORDINANCE FOR THE REZONING OF 1.31± ACRES LOCATED AT 2950 LONDON-GROVEPORT ROAD FROM PUD-C & C-2 (commercial) TO PUD-C WITH TEXT

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-C & C-2 to PUD-C with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1434 and 6115 *and being part of Outlot B of Gateway Business Park, conveyed to Ironwood Properties II, Ltd. And a 0.023 acre tract known as 8WD, conveyed to the City of Grove City, all by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" 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-47-26
Exhibit A

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, and bounded and described as follows:

TRACT 1:

Being Outlot B in Gateway Business Park, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 86, Page 4, Recorder's Office, Franklin County, Ohio.

Less and excepting therefrom the following 0.080 acre tract conveyed to the City of Grove City by Instrument No. 201103030030645, to wit:

> Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Numbers 1434 and 6115, Virginia Military District, being a part of Outlot B of Gateway Business Park of record in Plat Book 86, Page 4 conveyed to Ironwood Properties II, Ltd. of record in Official Record 32578E13, and described as follows:
>
> Beginning, for reference, at the centerline monument set marking the centerline intersection of London-Groveport Road with North Meadows Drive as shown on said Gateway Business Park;
>
> thence South 83 deg. 31' 37" East, 198.46 feet, with the centerline of London-Groveport Road;
>
> thence North 06 deg. 28' 23" East, 50.00 feet, to a concrete monument found at the southeast corner of said Outlot B, a southwest corner of Lot 6 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Donald W. Trapp and Beverly J. Trapp of record in Official Record 20148A17, and in the existing north right-of-way line of London-Groveport Road, the True Point of Beginning;
>
> thence with said north right-of-way line and the existing right-of-way line of North Meadows Drive, the following courses:
>
> North 83 deg. 31' 37" West, 132.21 feet, to a point of curvature to the right;
>
> with the arc of said curve, having a central angle of 90 deg. 10' 11", a radius of 36.00 feet, an arc length of 56.66 feet, a chord bearing and chord distance of North 38 deg. 26' 32" West, 50.99 feet to a point of tangency;
>
> North 06 deg. 38' 34" East, 113.80 feet, to a boundary marker set;
>
> thence across said Outlot B with the proposed right-of-way line, the following courses:
>
> South 04 deg. 17' 16" East, 109.30 feet, to a boundary marker set at a point of curvature to the left;

with the arc of said curve, having a central angle of 79 deg. 14' 21", a radius of 40.00 feet, an arc length of 55.32 feet, a chord bearing and chord distance of South 43 deg. 54' 27" East, 51.01 feet to a boundary marker set at a point of tangency;

South 83 deg. 31' 37" East, 107.18 feet, to a boundary marker set in the line common to said Outlot B and said Lot 6;

thence South 00 deg. 51' 44" West, 10.05 feet to the True Point of Beginning, containing 0.080 acre, more or less, being a part of Auditor's Parcel No. 040-009554.

TRACT 2:

Being Lot Number Six (6) in Meadowshire Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 29, Page 34, Recorder's Office, Franklin County, Ohio.

Less and excepting therefrom the following 0.023 acre tract known as 8WD as conveyed by Donald W. Trapp and Beverly J. Trapp to the City of Grove City by Instrument Number 200703080041099, to wit:

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Lot 6 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Donald W. Trapp and Beverly J. Trapp of record in Official Record 20148A17, and described as follows:

Beginning, for reference, at a centerline monument set marking the centerline intersection of London-Groveport Road with North Meadows Drive as shown on Gateway Business Park of record in Plat Book 86, Page 4;

thence South 83 deg. 31' 37" East, 198.46 feet, with the centerline of London-Groveport Road;

thence North 06 deg. 28' 23" East, 50.0 feet to a concrete monument found at the southwest corner of said Lot 6, a southeast corner of Outlot B of Gateway Business Park of record in Plat Book 86, Page 4 conveyed to Ironwood Properties II, Ltd., of record in Official Record 32578E13, and in the existing north right-of-way line of London-Groveport Road, the True Point of Beginning;

thence North 00 deg. 51' 44" East, 10.05 feet, with the line common to said Lot 6 and said Outlot B to a boundary marker set;

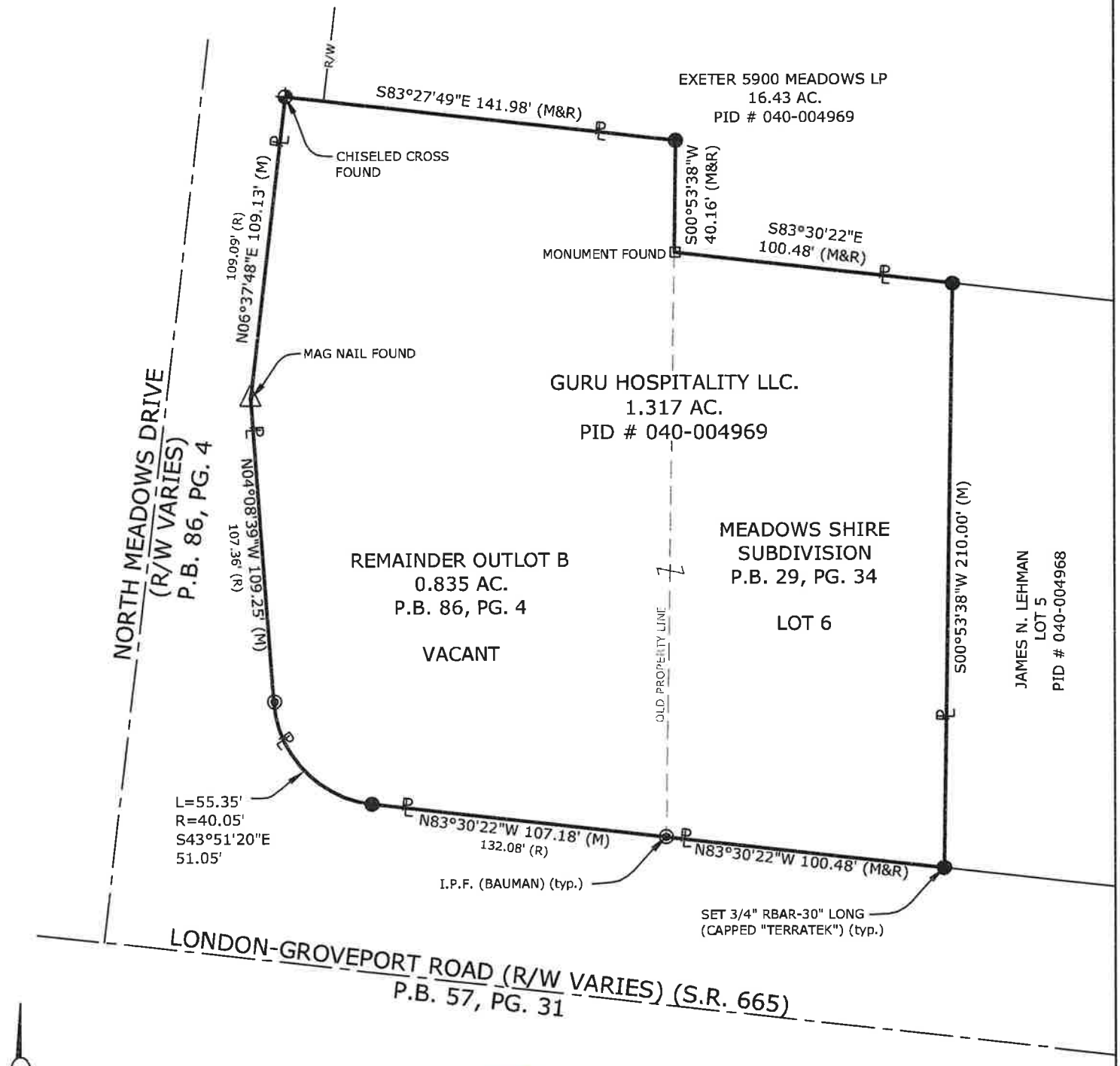
thence South 83 deg. 31' 37" East, 100.48 feet, across said Lot 6 with the proposed right-of-way line to a boundary marker set in the line common to said Lot 6 and Lot 5 of said Meadow Shire Subdivision conveyed to Linda L. Hamilton of record in Instrument Number 200503300057777;

thence South 00 deg. 51' 44" West, 10.05 feet, with said common line to a common corner thereof in said existing north right-of-way line;

thence North 83 deg. 31' 37" West, 100.48 feet with the south line of said Lot 6 and said existing north right-of-way line to the True Point of Beginning, containing 0.023 acre, more or less, being a part of Auditor's Parcel No. 040-004969.

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF GROVE CITY



(M) = Measured distance
(R) = Record distance

GRAPHIC SCALE

50 0 25 50

1 inch = 50 ft.

STATE OF OHIO
MICHAEL R. ZISKA 8621
REGISTERED SURVEYOR

Basis of Bearings:
Bearings are assumed and based on the North right-of-way line of London-Groveport Road, as being N 83°30'22" W.

LONDON-GORVEPORT ROAD

State of Ohio, County of Franklin, Grove City

NOTES: THIS PLAT IS BASED ON FRANKLIN COUNTY GIS OFFICE AND FRANKLIN COUNTY RECORDERS RECORDS, A TITLE COMMITMENT WAS NOT PROVIDED, THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. NOT TO BE USED FOR RECORDING PURPOSES.

BY: Mike Ziska
MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 09/18/2025

TERRATEK
LAND SURVEYING & MAPPING

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Numbers 1434 and 6115, V.M.D., being a part of Outlot B of Gateway Business Park of Record in P.B. 86, PG. 4, and Lot 6 of Meadow Shire Subdivision, P.B. 29, PG. 34, records of the Recorder's Office, Franklin County, Ohio.

C-47-26

ZONING TEXT
The Shoppes at North Meadows

Project Name: The Shoppes at North Meadows
Site Address: 2950 London-Groveport Road, Grove City, Ohio 43123
Parcel ID: 040-004969-00
Existing Zoning: C-2 (Retail Commercial), PUD-C (Planned Unit Development – Commercial), and PUD-I (Planned Unit Development – Industrial)
Proposed Zoning Framework: Planned Unit Development – Commercial (PUD-C) governing the entire parcel as unified by this Zoning Text
Property Owner: Guru Hospitality LLC, 66682 Belmont-Morristown Road, Belmont, Ohio 43718
Applicant: O'Brien Robinson Development LLC, 6275 Wilcox Road, Dublin, Ohio 43016
Attorney: Eric Zartman, Esq., Underhill & Hodge LLC, 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054
Date: August 27, 2026

I. INTRODUCTION

The Shoppes at North Meadows is a proposed approximately 8,936 square foot retail and restaurant development located at 2950 London-Groveport Road, at the signalized corner of London-Groveport Road (State Route 665) and North Meadows Drive within Gateway Business Park. The subject property is Parcel 040-004969-00, an approximately 1.31-acre outlot currently improved with a single-family residence. The existing residence will be removed in connection with this development. The parcel has remained commercially undeveloped despite sustained commercial growth throughout the surrounding corridor.

The London-Groveport Road corridor has matured into one of Grove City's primary commercial districts, with regional retail anchors including Meijer and Kroger, established restaurant operators including Starbucks, Arby's, and Waffle House, and the Mount Carmel Grove City Hospital campus at 5300 North Meadows Drive serving as the corridor's institutional anchor. Mount Carmel Grove City is one of the region's major healthcare facilities, generating substantial daily traffic from patients, visitors, physicians, and medical staff who represent a consistent customer base for the retail and restaurant uses proposed by this development. The site's direct frontage on North Meadows Drive, the primary access route to the hospital campus, positions it to serve that demand efficiently.

The Grove City Summit Apartments and Townhomes, a residential community of approximately 228 units located east of the corridor along Summit Drive, provides a proximate residential population with demand for the dining and retail services proposed by this development. Grove City has experienced significant residential growth throughout the London-Groveport Road corridor in recent years, with new single-family

subdivisions and multifamily communities expanding the residential base in close proximity to the subject property. This growing residential population represents a sustained and expanding customer base for the everyday retail and dining uses proposed by this development, and the subject property's location at a signalized intersection with direct access from residential neighborhoods to the north and east positions it to serve that demand conveniently. The subject property is positioned at the convergence of these established uses, at the signalized intersection of London-Groveport Road and North Meadows Drive, the roadway providing direct access to the hospital campus and Gateway Business Park to the north.

The proposed development is designed to be compatible with and complementary to surrounding land uses. The Gateway Business Park employment base to the north generates demand for proximate food service. The hospital campus generates consistent demand from patients, visitors, and medical staff. The proximate residential communities along the corridor, including Grove City Summit, generate everyday retail and dining demand. The development addresses each of these demand sources through a flexible tenant configuration accommodating both retail and restaurant uses, with drive-thru service and outdoor patio seating components.

The subject parcel currently carries a split zoning designation, with portions zoned C-2 (Retail Commercial), PUD-C (Planned Unit Development – Commercial), and PUD-I (Planned Unit Development – Industrial), reflecting the parcel's development history within Gateway Business Park, including a 2021 rezoning of a 0.48-acre portion from R-1 to C-2. This Zoning Text consolidates those three zoning classifications under a unified PUD-C framework, establishing consistent development standards governing the entire parcel and providing the City with enforceable commitments regarding building quality, site design, access, landscaping, and permitted uses.

The GroveCity2050 Community Plan designates this location as a Commercial Center, the plan's primary commercial land use category for nodes of commercial activity along the City's arterial network. The proposed development is consistent with that designation. It activates a long commercially undeveloped infill parcel within an established commercial corridor, utilizes existing infrastructure, and provides retail and dining uses at a location accessible by vehicle, bicycle, and pedestrian from multiple surrounding land uses. The development advances the GroveCity2050 plan's goals of focused commercial growth, quality design, fiscal benefit to the City, and connectivity within the built environment.

II. PERMITTED USES

The following uses are permitted within The Shoppes at North Meadows. All uses permitted in the C-2 (Retail Commercial) District under Section 1135.09(b)(3) of the Grove City Codified Ordinances, including those uses permitted in the PSO and C-1 Districts, are permitted on the subject property as baseline permitted uses. In addition, the following uses are expressly authorized as permitted uses within this development pursuant to Section 1135.14(h)(10) of the Grove City Codified Ordinances, and no

separate Special Use Permit shall be required for any of the following in connection with this development:

1. **Drive-Thru Service:** Drive-thru and drive-in window service accessory to any restaurant or retail use on the subject property. Drive-thru service is expressly authorized as a permitted use within this development without the requirement of a separate Special Use Permit. The supplementary standards applicable to drive-thru service under Section 1135.09(b)(12)(G)(2) of the Grove City Codified Ordinances are addressed in the Development Standards and Modifications sections of this Zoning Text.
2. **Outdoor Patio Seating:** Outdoor patio seating associated with eating and drinking establishments. Outdoor seating is expressly authorized as a permitted use within this development without the requirement of a separate Special Use Permit.
3. **Accessory Uses:** Any use customarily accessory and incidental to the foregoing permitted uses, including but not limited to storage, employee facilities, mechanical and utility equipment, and monument and wall signage.

III. DEVELOPMENT STANDARDS

The development standards set forth in this Section govern The Shoppes at North Meadows. Except as expressly modified herein, the requirements of the C-2 District as set forth in Table 1135.12-II and the associated provisions of the Grove City Codified Ordinances shall apply. In the event of any conflict between this Zoning Text and the underlying zoning code, this Zoning Text shall control.

A. Lot and Setbacks

1. **Building Setback (London-Groveport Road):** 30 feet minimum from the London-Groveport Road right-of-way line.
2. **Building Setback (North Meadows Drive):** 30 feet minimum from the North Meadows Drive right-of-way line.
3. **Landscaping/Parking Setback (London-Groveport Road):** 15 feet minimum from the London-Groveport Road right-of-way line.
4. **Landscaping/Parking Setback (North Meadows Drive):** 15 feet minimum from the North Meadows Drive right-of-way line.
5. **Yard (North):** 5 feet minimum from the north property line, as approved pursuant to Modification 1 of this Zoning Text.
6. **Yard (East):** 5 feet minimum from the east property line, as approved pursuant to Modification 2 of this Zoning Text.
7. **Maximum Lot Coverage:** 75 percent of total parcel area by all buildings.

B. Building and Architecture

1. **Building Size:** The principal building shall be approximately 8,936 square feet of gross floor area.
2. **Building Height:** The principal building shall not exceed 35 feet in height, measured from finished grade to the top of the parapet or roof structure. Rooftop

mechanical equipment is excluded from this height limitation provided that all such equipment is fully screened on all four sides per Section 1137.16 of the Grove City Codified Ordinances, with screening height exceeding the installed equipment and screening materials architecturally compatible with the building.

3. **Primary Exterior Material:** Brick shall be the primary exterior building material, applied to all four elevations of the principal structure.
4. **Secondary Exterior Material:** Fiber cement siding may be used as an accent and secondary material on all four elevations in combination with brick.
5. **Metal Accent Material:** Prefinished metal panel or metal accent elements may be incorporated on the south elevation as an accent material at the parapet and/or between tenant bays, consistent with the approved renderings. Metal accent materials shall be architecturally compatible with the brick primary material and shall be submitted for review with the Final Development Plan application.
6. **Architectural Articulation:** The south elevation shall include tenant storefront glazing, awnings, and signage cabinets consistent with the approved renderings. The north, east, and west elevations shall be clad in the primary brick material consistent with the building as a whole. The north, west, and east elevations do not include public-facing tenant entries or storefront glazing, consistent with the drive-thru circulation and site configuration on those elevations.
7. **Awnings:** Awnings shall be provided over the tenant storefront bays on the south elevation, consistent with the approved renderings. Awning materials and colors shall be architecturally compatible with the primary brick and metal finish palette of the building and shall be submitted for review with the Final Development Plan application.
8. **Dumpster Enclosure:** The dumpster enclosure shall be constructed of brick veneer to match the principal building, with opaque gates providing full four-sided screening per Section 1136.08 of the Grove City Codified Ordinances. Supplemental landscaping consisting of 36-inch minimum height plantings at 5-foot maximum spacing shall be provided around the enclosed perimeter.

C. **Parking**

1. **Parking Count:** A minimum of one off-street parking space shall be provided for every 175 square feet of gross floor area, as approved pursuant to Modification 4 of this Zoning Text. The approved site plan depicts 59 off-street parking spaces, 3 of which will be removed upon development of the adjacent eastern parcel to accommodate the cross-access easement connection required by Section III.D.4 of this Zoning Text. The number and layout of parking spaces may change, provided that the minimum required by this Section is met.
2. **Parking Stall Dimensions:** Parking stalls shall be a minimum of 9 feet in width by 18 feet in depth, as approved pursuant to Modification 5 of this Zoning Text.
3. **ADA Spaces:** A minimum of three ADA-compliant accessible parking spaces shall be provided, located as shown on the approved site plan adjacent to the primary building entrance.
4. **Parking Surface:** All parking stalls and drive aisles shall be paved with asphalt or Portland cement concrete and properly drained per Section 1137.11.

5. **Parking Lighting:** All parking and pedestrian areas shall be illuminated to a minimum of 0.5 footcandles, maintained at grade, using full-cutoff, downcast LED fixtures of consistent type and style throughout the site, per Section 1135.12(n) of the Grove City Codified Ordinances.

D. Access and Circulation

1. **London-Groveport Road Access:** One curb cut shall be provided on London-Groveport Road, configured as right-in/left-in/right-out only, as shown on the approved site plan. No full-movement access point shall be permitted on London-Groveport Road in connection with this development.
2. **North Meadows Drive Access:** One curb cut shall be provided on North Meadows Drive, configured as right-in/right-out only, as shown on the approved site plan. No full-movement access point shall be permitted on North Meadows Drive in connection with this development.
3. **Drive-Thru Circulation:** A one-way drive-thru circulation lane shall wrap the principal building, providing stacking capacity for a minimum of 10 vehicles. An interior curb along the north elevation separates the stacking lane from the adjacent parking field, preventing lateral vehicle escape from that segment. Vehicles aborting the queue must proceed forward to exit via the North Meadows Drive or London-Groveport Road curb cuts. This condition is addressed in Modification 6. Drive-thru menu board loudspeakers shall be oriented to minimize noise impacts on surrounding uses.
4. **Cross-Access Easement:** A cross-access easement connection to the adjacent parcel to the east, and a future drive access extension along the north property line to facilitate internal circulation within Gateway Business Park, shall be provided as shown on the approved site plan. The cross-access easement shall be executed and recorded prior to or concurrent with the issuance of a building permit for development of the adjacent eastern parcel. Construction of the north access extension shall be subject to separate agreement with adjacent property owners and City approval.
5. **Sidewalk Coordination:** The applicant shall coordinate with the City regarding sidewalk installation and adjustments along London-Groveport Road and North Meadows Drive in connection with any right-of-way dedication associated with this development, and shall install sidewalk connections as shown on the approved site plan.
6. **Drive Aisle Width:** Two-way drive aisles on the north and south sides of the principal building shall be a minimum of 26 feet in width. Drive aisles on the east and west sides of the principal building shall be a minimum of 20 feet in width, as approved pursuant to Modification 9 of this Zoning Text. All drive aisle widths shall be as shown on the approved site plan.

E. Landscaping

1. **General:** Landscaping shall be installed in compliance with Chapter 1136 of the Grove City Codified Ordinances, as modified by the approved landscape plan and the modifications set forth in Section IV of this Zoning Text. Landscaping shall substantially conform to the landscape plan submitted with this application.

2. **Irrigation:** A permanent irrigation system shall be installed serving the entire site in accordance with Section 1136.09(a)(2) of the Grove City Codified Ordinances, as shown on the approved landscape plan.
3. **Street Frontage:** Street frontage landscaping shall be provided as shown on the approved landscape plan. Along the London-Groveport Road frontage, street frontage trees may be small class ornamental trees in lieu of large or medium class trees, as approved pursuant to Modification 8 of this Zoning Text.
4. **Interior Parking Islands:** Interior parking islands shall be provided as shown on the approved site plan and landscape plan. Interior parking islands shall be a minimum of 6 feet in width, as approved pursuant to Modification 3 of this Zoning Text.
5. **Building Perimeter:** Foundation planting areas shall be provided adjacent to the principal building consistent with Section 1136.09(a)(2), as shown on the approved landscape plan.
6. **North Boundary:** Landscape treatment along the north property line shall be provided as set forth in Modification 1 in Section IV of this Zoning Text.
7. **East Boundary:** Landscape treatment along the east property line shall be provided as set forth in Modification 2 in Section IV of this Zoning Text.
8. **Patio Areas:** Outdoor patio seating areas shall be provided as shown on the approved site plan. Patio areas shall be landscaped with plantings consistent with the landscape plan approved as part of the Final Development Plan.

F. **Signage**

1. **Governing Standards:** Except as expressly provided in this Section and in Modification 7 below, all signage on the subject property shall comply with Chapter 1145 of the Grove City Codified Ordinances. Separate sign permits shall be obtained from the Grove City Building Division prior to installation of any sign.
2. **Wall Signs – Development Standard Program:** All wall signs on the subject property shall conform to a development standard sign cabinet (wireway) measuring 3 feet 4 inches tall by 14 feet wide by 2.5 inches deep (46 square feet per cabinet), prefinished to match Sherwin Williams Perfect Greige SW 6073 or an equivalent color approved with the Final Development Plan. Individually-cut channel letters and/or logos shall be applied to the cabinet, shall be face-lit, internally illuminated, and/or halo-illuminated, and shall be set no closer than 4 inches from the edge of the cabinet. There shall be no limit on the number of colors utilized in messaging applied to the development standard cabinet.
3. **Wall Sign Allocation by Tenant:** Each tenant in the building shall be permitted one wall sign on the London-Groveport Road frontage, located above the tenant entrance. The east endcap tenant shall be permitted one additional east-facing wall sign. The west endcap tenant shall be permitted one additional west-facing wall sign. The total number of wall signs for the development shall not exceed 7. Wall signs shall be placed relative to architectural building elements, including tenant storefronts and brick panel details, as shown on the approved sign exhibit. The maximum aggregate wall sign area for the development shall not exceed 322 square feet, as further addressed in Modification 7.

4. **Monument Sign:** One monument sign shall be permitted on the subject property located as shown on the approved site plan. The monument sign shall not exceed 8 feet in total height and 44 square feet of display area per face, in compliance with Chapter 1145 of the Grove City Codified Ordinances. The monument sign cabinet shall be constructed of prefinished metal on a brick base in Glen Gery Nob Hill brick with Heidelberg Flamingo C-380 mortar, consistent with the approved sign exhibit. The monument sign shall be set in a landscaped planting area with a minimum two-foot surround on all sides.
5. **Drive-Thru Signage:** Menu board signage associated with the drive-thru facility shall be located behind the principal building as shown on the approved site plan, oriented away from the public right-of-way, and shall comply with Chapter 1145.
6. **Directional Signs:** On-site directional signs not exceeding 4 square feet in area and 3 feet in height are permitted without a separate sign permit per Section 1145.14.

G. **Lighting**

1. **Governing Standards:** All exterior lighting shall comply with Section 1135.12(n) of the Grove City Codified Ordinances.
2. **Fixture Type:** All exterior parking and pedestrian lighting shall be full-cutoff, downcast LED fixtures of consistent type and style throughout the site.
3. **Minimum Illumination:** All vehicular use areas and pedestrian pathways shall be illuminated to a minimum of 0.5 footcandles, maintained at grade, per Section 1135.12(n).
4. **Glare Control:** All lights shall be arranged to reflect light away from adjoining properties and the public right-of-way. No direct or indirect glare into the eyes of motorists or pedestrians shall be permitted.
5. **Building Illumination:** Landscape and building accent lighting, if provided, shall be designed to direct light either upward or downward from concealed sources. No colored or flashing exterior lighting shall be permitted.

IV. MODIFICATIONS

The following modifications to the standard requirements of Chapters 1135, 1136, and 1145 of the Grove City Codified Ordinances are requested in connection with The Shoppes at North Meadows. Each modification is supported by the physical constraints of the subject property, the compensating design elements incorporated into the approved site and landscape plans, and the purposes and intent of the applicable code provisions, and is warranted by the design and amenities incorporated in the Development Plan, consistent with the finding required under Section 1135.14(e)(2) of the Grove City Codified Ordinances.

Modification 1: North Boundary Landscape Setback and Screening – Incompatible Use (Sections 1136.06(c) and 1136.07)

1. **Standard Required:** Section 1136.06(c) requires, where the subject property abuts PUD-I zoning to the north, either a minimum 20-foot parking and/or drive aisle setback combined with a continuous 6-foot wall or solid fence or a 90

percent opaque 5-foot evergreen screen (Option A), or a minimum 30-foot setback combined with a continuous 4-foot earthen mound and a double staggered row of 6-foot evergreen trees (Option B). Both options additionally require perimeter tree and shrub plantings at prescribed intervals. Section 1136.07 separately requires, where incompatible land uses or zones are created, a continuous 80 percent opaque landscape hedge, solid fence, wall, or earthen mound visual screen, in addition to the vehicular use area screening provisions of Section 1136.06.

2. **Provided:** Approximately 5 feet of separation is available between the north property line and the nearest parking or drive aisle, due to the compact geometry of the 1.31-acre outlot and the drive-thru circulation lane that wraps the building along the north elevation.
3. **Modification Requested:** Approval of a 5-foot parking/drive aisle setback in lieu of the 20-foot or 30-foot standard along the north property line, and approval of the landscape screening shown on the approved landscape plan in lieu of the continuous 80 percent opaque visual screen required by Section 1136.07.
4. **Justification:** The subject property is a constrained infill outlot of approximately 1.31 acres within an established business park. The adjacent parcel to the north is developed with commercial office and business park uses. The character of the abutting development is professional and low-intensity; no outdoor storage, loading, or industrial activity is visible from or directed toward the north boundary. The compensating landscape package provided along the north boundary significantly exceeds the visual screening that would be achieved by a bare setback strip and includes: 8 two-inch caliper trees; 16 twenty-four-inch shrubs; and 28 upright evergreen shrubs, creating a continuous, multi-layered buffer that achieves the screening and separation objectives of Section 1136.06(c) more effectively than a wider unprogrammed setback. The drive-thru circulation lane, while proximate to the north line, operates as a low-speed, one-way internal roadway and does not generate the noise, headlight, or emissions impacts typical of a parking field. The continuous upright evergreen shrub planting along the north boundary advances the visual screening objective of Section 1136.07 of the Grove City Codified Ordinances, which applies separately to incompatible land use adjacencies. To the extent that planting does not constitute a continuous 80 percent opaque screen at installation, the applicant requests approval of the screening shown on the approved landscape plan in lieu of that standard, on the basis that the layered planting will achieve comparable screening as it matures and provides greater visual interest along this business park frontage than a solid fence or wall. Granting this modification will result in a superior overall site design that fully activates the available parcel area while providing meaningful, durable screening between the subject property and the adjacent business park.

Modification 2: East Boundary Landscape Setback – Compatible Use (Section 1136.06(b))

1. **Standard Required:** Section 1136.06(b) requires a minimum 10-foot parking and/or drive aisle setback from the property line adjacent to a compatible use district to the east.

2. **Provided:** Approximately 5 feet of separation is available between the east property line and the nearest parking stall, due to the constrained lot geometry of the 1.31-acre outlot. Three parking spaces at the northeast corner are currently shown on the approved site plan and will be removed upon development of the adjacent eastern parcel to accommodate the cross-access easement connection.
3. **Modification Requested:** Approval of a 5-foot parking setback in lieu of the 10-foot standard along the east property line and to allow encroachment of three parking spaces.
4. **Justification:** The adjacent parcel to the east is a compatible commercial use within the same Gateway Business Park commercial zoning context. The reduced setback is offset by the cross-access easement to be executed between the two parcels, which connects the parking fields and circulation of the subject property and the eastern parcel, reducing the effective impact of the tighter side yard. The compensating landscape treatment along the east boundary includes 6 two-inch caliper trees and 9 twenty-four-inch shrubs, providing appropriate visual separation consistent with the compatible-use context. The cross-access easement removes the hard boundary between the two parcels by enabling shared vehicular movement, making the 10-foot setback standard's objective of separation and buffering less critical in this specific configuration. Granting this modification supports the City's goal of coordinated, interconnected commercial development within Gateway Business Park.

Modification 3: Interior Parking Island Configuration (Section 1136.06(d))

1. **Standard Required:** Section 1136.06(d) requires 2 interior parking islands for a parking lot containing between 43 and 60 spaces, each a minimum of 8 feet in width and 36 feet in length (or 8 by 18 feet for end islands), each containing at least one 2-inch caliper large or medium class tree. The code further requires that all parking bays be terminated with an end planting island or planting area.
2. **Provided:** Two interior parking islands are provided, as shown on the approved site and landscape plans, at 6 feet in width, rather than the 8-foot minimum required by Section 1136.06(d). Each island contains the required 2-inch caliper large or medium class tree. The reduced width is necessitated by the constrained geometry of the 1.31-acre outlot and the one-way drive-thru circulation lane that wraps the principal building.
3. **Modification Requested:** Approval of 6-foot-wide interior parking islands in the placement and configuration shown on the approved site and landscape plans, in lieu of the 8-foot minimum width of Section 1136.06(d), and, to the extent the placement or aisle termination of any island differs from a strict application of that section, approval of the configuration shown on the approved plans.
4. **Justification:** Section 1136.05(b) expressly recognizes that acceptable adjustments to island requirements include the combining, relocation, and density adjustment of landscape materials where strict adherence would result in an inferior plan. The 6-foot island width is driven by the constrained geometry of the 1.31-acre outlot and the drive-thru circulation lane that wraps the building, which limits available parking field depth. A 2-foot reduction in island width from the 8-foot standard does not materially diminish the landscape function of the island;

each island retains a full 2-inch caliper tree and associated plantings consistent with the intent of the code. The one-way drive-thru circulation loop provides a continuous landscaped perimeter around the building that supplements the interior islands and distributes landscaping throughout the site. The applicant commits to providing all required tree and planting quantities as shown on the approved landscape plan, achieving the intent of Section 1136.06(d).

Modification 4: Parking Count – Gross Floor Area Rate in Lieu of Restaurant Use Rate (Table 1135.12-II, Category II)

1. **Standard Required:** Table 1135.12-II, Category II requires one off-street parking space per 50 square feet of restaurant floor area, excluding kitchen. At 8,936 square feet of gross building area with an estimated dining and service area of approximately 5,360 square feet (60 percent of gross), the strict application of the Category II standard yields approximately 107 required spaces.
2. **Provided:** A minimum of one off-street parking space is provided for every 175 square feet of gross floor area. The approved site plan depicts 59 spaces, 3 of which will be removed upon development of the adjacent eastern parcel to accommodate the cross-access easement connection.
3. **Modification Requested:** Approval of a minimum parking standard of one space for every 175 square feet of gross floor area in lieu of the Category II restaurant use rate set forth in Table 1135.12-II, applied to the building as a whole, such that the number and layout of parking spaces may change and any combination of retail and restaurant tenants may occupy the building without triggering a reanalysis of parking requirements.
4. **Justification:** The parking demand of a retail and restaurant building of this type is substantially lower than the arithmetic product of the code formula for three reasons. First, the drive-thru component of the development is designed to serve a significant portion of restaurant customers without requiring those customers to park at all. Studies of drive-thru restaurant operations indicate that a substantial share of peak-period transactions at drive-thru-equipped restaurants, commonly reported in the range of 50 to 70 percent, are completed by customers who never leave their vehicles, materially reducing the number of parked vehicles present at peak demand. Second, the mix of retail and restaurant uses within the building generates complementary, not additive, peak demand. Retail and restaurant uses typically peak at different times of day, and the combined peak demand of a mixed-use tenant configuration is lower than the sum of the individual peaks calculated separately. Third, establishing a single gross floor area rate for the entire building ensures that the City is protected against future parking impact regardless of how individual tenant spaces are ultimately configured. Any retail tenant that converts to restaurant use in the future will not trigger a parking reanalysis because the same rate applies to the entire building.

Modification 5: Parking Space Dimensions – 9 Feet by 18 Feet (Section 1131.03(49))

1. **Standard Required:** Section 1131.03(49) of the Grove City Codified Ordinances defines a parking space as an area of not less than 180 square feet,

net, exclusive of access. A standard 9-foot-wide parking space therefore requires a depth of 20 feet to satisfy the 180-square-foot minimum.

2. **Provided:** Parking stalls are dimensioned at 9 feet in width by 18 feet in depth, or 162 square feet, as shown on the approved site plan.
3. **Modification Requested:** Approval of 9-foot by 18-foot parking spaces, comprising 162 square feet, in lieu of the 180-square-foot minimum parking space area established by Section 1131.03(49).
4. **Justification:** An 18-foot parking stall depth is a widely accepted standard in current commercial parking facility design and has been adopted as a standard or permitted alternative in numerous central Ohio jurisdictions. The reduced stall depth allows for a more generous drive aisle width, improving on-site circulation and vehicle maneuverability throughout the parking field. This is particularly beneficial on a constrained 1.31-acre site that must accommodate both a standard parking field and a one-way drive-thru circulation loop. Where stalls abut a landscaped area, Section 1136.06(d)(4) of the Grove City Codified Ordinances further permits a 2.5-foot vehicle overhang, which adds approximately 22.5 square feet of usable area to each such space and yields an effective usable area that meets or exceeds the 180-square-foot minimum.

Modification 6: Drive-Thru Bypass Lane – One-Way Circulation Loop as Functional Equivalent (Section 1135.09(b)(12)(G)(2)(b))

1. **Standard Required:** Section 1135.09(b)(12)(G)(2)(b) requires that drive-thru lanes be designed to provide escape and abort lanes for vehicles desiring to leave the stacking lane or to avoid disabled vehicles, and to minimize impacts on required parking and drives.
2. **Provided:** The approved site plan provides a one-way drive-thru circulation lane that wraps entirely around the principal building. An interior curb is provided along the north side of the stacking lane, separating the drive-thru lane from the parking field. This curb prevents lateral vehicle escape from the stacking lane at that location. No dedicated separate bypass lane parallel to the service lane is provided.
3. **Modification Requested:** Approval of the one-way building-encircling circulation loop, including the interior curb condition along the north side of the stacking lane that limits lateral escape from the drive-thru queue at that location, as satisfying the escape and abort lane requirement of Section 1135.09(b)(12)(G)(2)(b).
4. **Justification:** The code's bypass lane requirement is directed at preventing vehicles from becoming trapped in a drive-thru queue with no viable exit. The interior curb along the north side of the stacking lane is a standard construction element that separates the drive-thru lane from the building foundation planting area and parking field, serving pedestrian safety and site organization functions consistent with standard drive-thru design practice. While this curb limits lateral vehicle escape from the stacking lane at that specific location, it does not trap vehicles in the queue. A vehicle at any point in the drive-thru stacking lane can exit the queue simply by proceeding forward through the one-way circulation loop to either the North Meadows Drive or London-Groveport Road curb cuts.

The drive-thru stacking lane is not a closed or dead-end lane; it is a continuous one-way loop with two separate exit points. The forward-movement escape path provided by the loop is, in practice, more orderly and safer than a lateral bypass lane, which requires vehicles to execute a lane change adjacent to a queued or disabled vehicle, creating the conflict the bypass lane requirement is intended to prevent. Interior curbs of this type are a standard feature of drive-thru facility design throughout central Ohio and are routinely approved as part of drive-thru special use permits and planned unit development approvals. The Planning Commission and Council are respectfully requested to find that the one-way circulation loop, with the interior curb condition as shown on the approved site plan, satisfies the escape and abort lane requirement of Section 1135.09(b)(12)(G)(2)(b).

Modification 7: Signage – Wall Sign Aggregate Area (Chapter 1145)

1. **Standard Required:** Chapter 1145 of the Grove City Codified Ordinances governs the number, size, and height of signs in commercial districts and limits wall sign area based on building frontage. The proposed aggregate wall sign area of 322 square feet (7 signs at 46 square feet each) exceeds the area that would be permitted under a strict per-frontage calculation for a multi-tenant building of this configuration. The monument sign proposed for the development complies with the standards of Chapter 1145, and no modification is requested with respect to the monument sign.
2. **Provided:** Seven wall signs consisting of development standard cabinets measuring 3 feet 4 inches tall by 14 feet wide (46 square feet each), for a maximum aggregate wall sign area of 322 square feet, allocated as follows: one London-Groveport Road frontage sign per tenant above the tenant entrance (5 signs); one additional east-facing sign for the east endcap tenant; and one additional west-facing sign for the west endcap tenant.
3. **Modification Requested:** Approval of the development standard sign program as described in Section III.F of this Zoning Text, including a maximum aggregate wall sign area of 322 square feet across a maximum of 7 wall signs allocated as described above.
4. **Justification:** The proposed wall sign program reflects a coordinated development-wide approach that produces a more cohesive and attractive result than a piecemeal per-tenant sign permit process. The development standard cabinet system ensures all tenant signage is uniform in size, material, and placement, preventing the sign clutter that Chapter 1145's dimensional limits are intended to prevent. Each sign is the same size, the same material, and in the same location relative to the storefront, regardless of tenant. The Planning Commission is authorized under Section 1135.14(e)(2) to approve exceptions from Zoning Code requirements where warranted by the design and amenities incorporated in the Development Plan, and the applicant respectfully requests that the Commission exercise that authority to approve the development standard sign program as proposed.

Modification 8: Street Frontage Tree Class – Ornamental Trees in Lieu of Large or Medium Class Trees (Section 1136.06(a)(2))

1. **Standard Required:** Section 1136.06(a)(2) requires one 2-inch minimum caliper large or medium class tree for each 35 feet of frontage along public streets for parking lots exceeding 25 cars. Large class tree species are defined as trees that reach 45 feet or more in height at maturity. Medium class tree species are defined as trees that reach 25 to 45 feet in height at maturity.
2. **Provided:** Small class ornamental trees are proposed along the London-Groveport Road frontage in lieu of the required large or medium class trees. The London-Groveport Road frontage is constrained by an overhead utility line running parallel to the right-of-way. Section 1136.15(a) prohibits the planting of any large class tree within 75 feet of a public utility line. Section 1136.14(b)(5) requires a small class tree when planting within 10 lateral feet of overhead utility wires, and permits a small or medium class tree within 10 to 20 lateral feet. The overhead utility line along the London-Groveport Road frontage renders large class trees prohibited and limits the practical selection to small class ornamental species throughout the frontage planting area.
3. **Modification Requested:** Approval of small class ornamental trees at 2-inch minimum caliper in lieu of large or medium class trees along the London-Groveport Road frontage, as shown on the approved landscape plan, with the required number of trees maintained at one tree per 35 feet of frontage consistent with Section 1136.06(a)(2).
4. **Justification:** The substitution of small class ornamental trees is not a discretionary design preference but a direct consequence of the overhead utility line along the London-Groveport Road frontage. The Grove City Codified Ordinances themselves prohibit large class trees within 75 feet of a utility line and require small class trees in proximity to overhead wires. Compliance with Section 1136.06(a)(2)'s large or medium class tree requirement is therefore physically and legally incompatible with compliance with Sections 1136.14(b)(5) and 1136.15(a) at this location. The proposed ornamental trees satisfy the intent of the street frontage landscaping requirement by providing a consistent, attractive tree canopy along the London-Groveport Road frontage at the required spacing, while complying with the utility proximity restrictions that govern the frontage. The number of trees required by Section 1136.06(a)(2) is not reduced by this modification.

Modification 9: Drive Aisle Width – East and West Drive Aisles

1. **Standard Required:** The City applies a minimum two-way drive aisle width of 22 feet through site plan and engineering review.
2. **Provided:** Drive aisles on the north and south sides of the principal building are provided at 26 feet in width. Drive aisles on the east and west sides of the principal building are provided at 20 feet in width, as shown on the approved site plan.
3. **Modification Requested:** Approval of 20-foot drive aisles on the east and west sides of the principal building in lieu of the City's applied 22-foot minimum two-way drive aisle width.

4. **Justification:** The 20-foot drive aisle width on the east and west sides of the principal building is driven by the constrained geometry of the 1.31-acre outlot and the one-way drive-thru circulation lane that wraps the building. The east and west drive aisles function as low-speed, one-way segments of the drive-thru circulation loop rather than as two-way parking aisles, and a 20-foot width is sufficient to accommodate the one-way movement, emergency access, and service circulation required at those locations. Maintaining the 20-foot width on the east and west sides allows the development to preserve the two-way 26-foot drive aisles on the north and south sides, where the primary parking field circulation occurs, while retaining building area and required parking on a constrained infill site. The drive aisle configuration shown on the approved site plan, including the 20-foot east and west aisles, was coordinated with the Jackson Township Division of Fire with respect to fire apparatus access. Granting this modification supports an efficient internal circulation pattern and the activation of a long undeveloped commercial infill parcel.

V. GENERAL PROVISIONS

1. **Severability:** All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons or circumstances are not affected by that decision.
2. **Applicability:** The standards and provisions outlined within the Text shall apply to the ±1.31 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies, shall only apply to the extent that this Text does not address such matters.

Respectfully submitted on behalf of the Applicant:



Eric Zartman, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054
614.335.9320
eric@uhlawfirm.com
Counsel for Applicant, O'Brien Robinson Development LLC

ORDINANCE C-52-26

AN ORDINANCE TO ACCEPT THE
PLAT OF FARMSTEAD, PHASE 9

WHEREAS, Farmstead, Phase 9, a subdivision containing lots 306 – 333 inclusive, and Reserve "N", has been submitted to Council for its consideration.

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

SECTION 1. The Plat of Farmstead, Phase 9, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a resubdivision of a portion of Lot 3 of the partition of Ephraim Borrer's Estate, containing 12.018 acres of land, more or less. Said 12.018 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right-of-way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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