ORDINANCE C-12-26

AN ORDINANCE TO APPROVE THE REZONING OF 26.904± ACRES LOCATED AT 4910 HOOVER ROAD FROM SF-1 TO SD-1

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 March 3, 2026; 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 SF-1 (residential) to SD-1 (educational):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6840 *and being part of a 26.904 acre tract conveyed to Grove City Church of the Nazarene, by deed, as recorded in Official Records, Deed Book 34023, page B17, 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: 04-20-2026
Effective: 05-20-2026

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-12-26
Exhibit A

KORDA

DESCRIPTION OF A 26.742± ACRE TRACT FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 6840, and being part of a 26.904-acre tract as conveyed to Grove City Church of the Nazarene by Official Record 20662 Page J04, and part of a 0.284-acre tract as conveyed to Grove City Church of the Nazarene by Official Record 34023 Page B17, and of the Recorder's Office, Franklin County, Ohio and being more particularly described for annexation purposes as follows:

Commencing at the centerline intersection of Hoover Crossing Way (60 feet wide) and Hoover Road (Width Varies);

Thence along the centerline of Hoover Road, South 03°54'07" West for a distance of 261 feet to a point being the southwesterly corner of a 0.302 acre tract conveyed to the City of Grove City, Ohio by Instrument Number 200306240190486 and being the northwesterly corner of a 0.092 acre tract as known as Parcel 3-WD, conveyed to the City of Grove City by Instrument Number 200309160294446;

Thence along the northerly line of a said 0.092 acre tract Parcel 3-WD and being the northerly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518 and being the southerly line of a 11.724 acre tract conveyed to Grove City Church of the Nazarene by Official Record 1045 Page B02 and being the southerly line of the existing City of Grove City corporation line established by Ordinance C-2-72 and in Miscellaneous Record 155 Page 27, North 85°59'42" East for a distance of 187 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly and southerly lines and the southerly line of said existing City of Grove City corporation line, **South 85°59'42" East** for a distance of **934.98 feet** to a point being the northwesterly corner of a 9.762 acre tract conveyed to the State of Ohio by Deed Book 2922 Page 221;

Thence along the westerly line of said 9.762 acre tract, **South 04°06'27" West** for a distance of **975.67 feet** to a point on the westerly line of a Highway Easement also known as Parcel No. 29-LA, conveyed to the State of Ohio by Deed Book 2090 Page 73 and being the northerly limited access right of way line of Interstate 71;

Thence along the westerly line of said Highway Easement and northerly limited access right of way line of Interstate 71, **South 46°50'48" West** for a distance of **287.09 feet** to a point being the northeasterly corner of a 5.511 acre tract conveyed to HSL Hoover LLC by Instrument Number 201812210172513 and being on the northerly line of the existing City of Grove City corporation line established by Ordinance C-74-95 and in Official Record 30954E18;

Thence along the northerly line of said 5.511 acre tract and the northerly line of said existing City of Grove City corporation line, **North 87°11'27" West** for a distance of **876.88 feet** to a point being the northeasterly corner of Highway Easement conveyed to Franklin County Commissioner by Official Record 20044C13 and being the southeasterly corner of a Highway Easement also known as Parcel No. 29 conveyed to the State of Ohio by Deed Book 2090 Page 73, said point being on the easterly existing right of way line of Hoover Road and being the easterly line of the existing City of Grove City corporation line established by Ordinance C-88-2015 and in Instrument Number 201601150005804;

Thence along said easterly existing right of way line and across said 26.904 acre tract and being the easterly line of the City of Grove City corporation line, **North 02°40'16" West** for a distance of **151.00 feet** to a point on the southerly line of a 0.115 acre tract conveyed to the City of Grove City, Ohio by Instrument Number 200310230339960;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the southerly line of said 0.115 acre tract, **South 86°01'15" East** for a distance of **20.00 feet** to a point being the southeasterly corner of said 0.115 acre tract;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the easterly line of said 0.115 acre tract, **North 03°58'11" East** for a distance of **100.04 feet** to a point being the northeasterly corner of said 0.115 acre tract;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the northerly line of said 0.115 acre tract, **North 86°04'24" West** for a distance of **20.00 feet** to a point;

Thence continuing along said easterly existing right of way line and said easterly corporation line and across said 26.904 acre tract, **North 03°58'11" East** for a distance of **228.10 feet** to a point on the southerly line of a 0.092 acre tract conveyed to City of Grove City by Instrument Number 200310280344238;

Thence leaving said easterly existing right of way line and said easterly corporation line, and along the southerly line of said 0.092 acre tract and the southerly line of a tract of land conveyed to Keith R. Bradshaw, Trustee of The Keith R. Bradshaw Revocable Living Trust by Instrument Number 201912050163719, **South 86°07'12" East** for a distance of **176.00 feet** to a point being the southeasterly corner of said Bradshaw tract;

Thence along the easterly line of said Bradshaw tract and being the easterly line of 0.832 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202310100106270, **North 03°58'11" East** for a distance of **415.96 feet** (passing the northeasterly corner of said Bradshaw tract and the southeasterly corner of said 0.832 acre tract

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at 205.97 feet) to a point being the northeast corner of said 0.832 acre tract and being the southeasterly corner of a 0.284 acre tract conveyed to Grove City Church of the Nazarene by Official Record 34023 Page B17 ;

Thence along the northerly line of said 0.832 acre tract and the southerly line of said 0.284 acre tract, **North 86°07'03" West** for a distance of **166.00 feet** to the northwesterly corner of said 0.832 acre tract, the southwesterly corner of the remainder of said 0.284 acre tract and being the southeasterly corner of a 0.055 acre tract conveyed to The City of Grove City, Ohio by Instrument Number 200306240190486 and being on the easterly line of the existing City of Grove City corporation line established by Ordinance C-88-2015 and in Instrument Number 201601150005804;

Thence along the westerly line of the remainder of said 0.284 acre tract and the easterly line of said 0.055 acre tract and the easterly line of said existing City of Grove City corporation line, **North 03°58'11" East** for a distance of **60.00 feet** to the northwesterly corner of said remainder of the said 0.284 acre tract, the northeasterly corner of said 0.055 acre tract, and being the southeasterly corner of a 0.138 acre tract conveyed to the City of Grove City by Instrument Number 200309160294447 and the southwesterly corner of a tract of land conveyed to Jack Ward by Instrument Number 201709190130159, also being on the southerly line of the existing City of Grove City corporation line established by Ordinance C-16-89 and in Official Record 13654H07 ;

Thence along the northerly line of the remainder of said 0.284 acre tract, the southerly line of said Ward tract, and the southerly line of said existing City of Grove City corporation line, **South 86°07'03" East** for a distance of **147.11 feet** to the southeasterly corner of said Ward tract;

Thence continuing along said corporation line and the easterly line of said Ward tract and the easterly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518, **North 03°54'57" East** of a distance of **250.07 feet** (passing the northeasterly corner of said Ward tract and the southeasterly corner of said 0.338 acre tract at 150.00 feet) to the **TRUE POINT OF BEGINNING** and containing **26.742± Acres**, of which 0.000 acres are within the right of way of Hoover Road.

The total length of the annexation perimeter is 4819.08± feet, of which 2788.18± feet is contiguous with existing City of Grove City corporation lines, resulting in 58% perimeter contignity.

Bearings are based on the centerline of Hoover Road being North 03°58'11" East as referenced to the Ohio State Plane Coordinate System (South Zone), NAD 83, with the 2011 NSRS adjustment (Epoch 2010.0)

This description was prepared by David R. Himmelman, Ohio Professional Surveyor Number 8862, from an actual field survey performed in August 2023 and publicly available records. The above description is not valid for the transfer of real property and is not to be utilized in place of a boundary survey as defined by the OAC 4733-37.

Property Address: 4910 Hoover Road, Grove City, OH 43123

Franklin County Auditor Parcel No.: 160-000824 & 160-001395

David R. Himmelman, P.S.8862
Korda-Nemeth Engineering Inc.

STATE OF OHIO
DAVID R. HIMMELMAN
S-8862
REGISTERED PROFESSIONAL SURVEYOR

6/9/25
Date

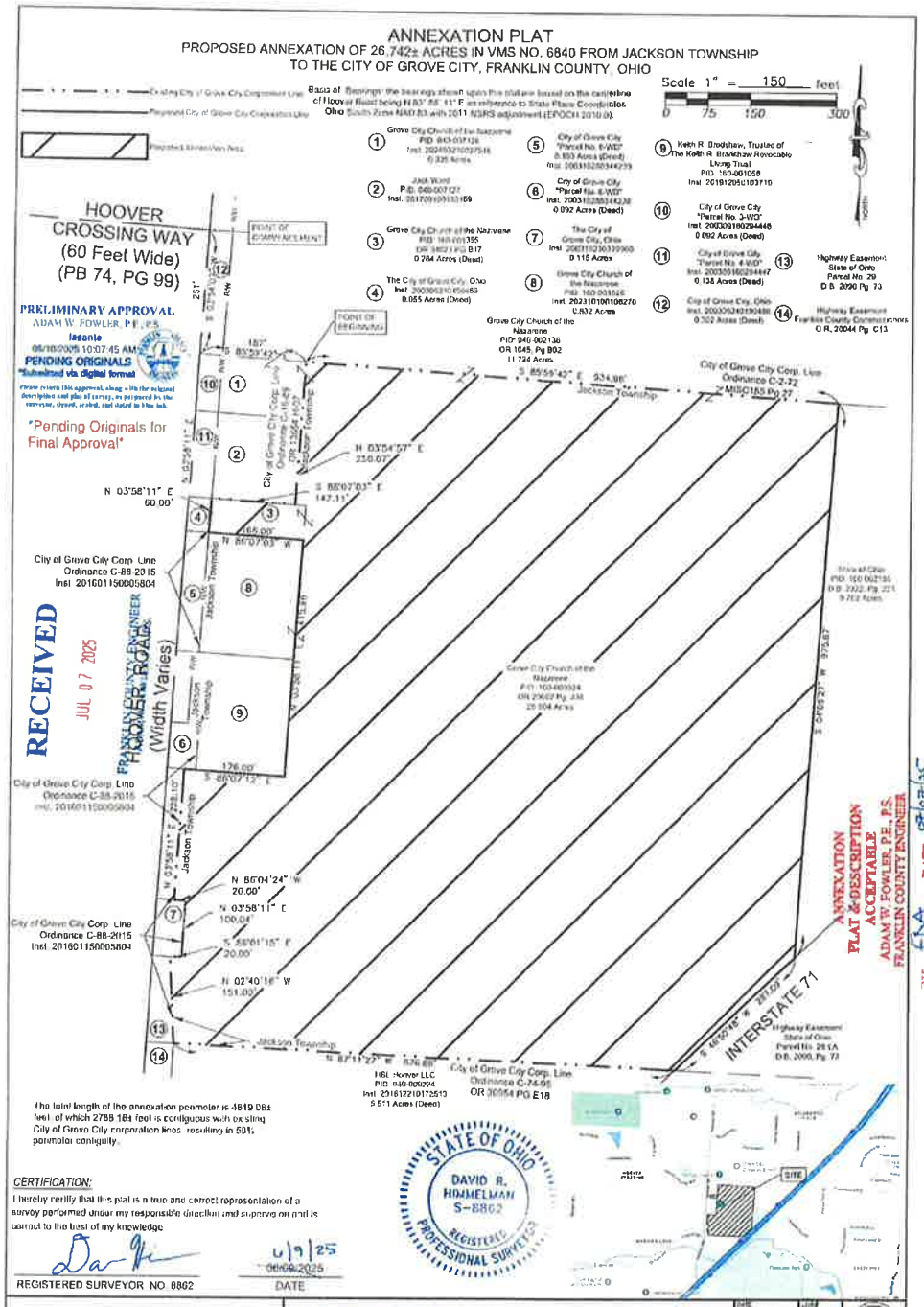
PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
fasante
06/10/2025 10:08:45 AM
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.
Pending Originals for Final Approval

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDA DATE: 07/07/25

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