



Meeting Agenda

June 15, 2020

5:30 PM

City Council Work Session

Mike Walker - President
Mike Coolman – Vice President
Jill Amos
Will Bennett
Bob Clark
Patrick Lynch
Chuck Milliken

Until further notice, all City Council Work Sessions and Regular City Council Meetings (held on the first and third Mondays of each month) will be closed to the public. They will be hosted online using the “Go-To-Meeting” platform for the public to view.

For the June 15th Public Hearings and Regular City Council Meeting, the public is invited to give public comment by visiting the Canal Winchester Community Center (22 South Trine Street). The public will be able to view the meeting and virtually communicate with City Council from this location. The public may also view the meeting remotely using the Go-To-Meeting platform from a computer, tablet or smartphone or dial in to listen.

Per the direction of the Ohio Attorney General Dave Yost and the Ohio Public Meetings Act, public comments may be also accepted prior to a council meeting. Written comments regarding legislation or other topics will be accepted until 3:00 pm on the day of the meeting. [Submit a Comment](#)

For Monday evening’s meeting. It will be one link/phone number for all 4 meetings.

CW City Council Meeting - 6-15-20
Mon, Jun 15, 2020 5:30 PM - 9:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CWGov/cw-city-council-meeting---6-15-20>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 893-872-757

Note: In this format, video and audio of the meeting will be available as the meeting takes place, however, viewers will not have microphone or webcam permissions.

A. Call To Order**B. Roll Call****C. Also In Attendance**

Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson, Bill Sims, Sergeant Hendershot

D. Reports

Bill Sims -

Sergeant Hendershot-

E. Request for Council Action**RES 20-005**

Finance

A Resolution Affirming that Funds Distributed Under Amended Substitute House Bill 481 by the State of Ohio to the City of Canal Winchester Shall be Expended by the City Only for Costs Permitted Under the Federal Coronavirus Aid, Relief, and Economic Security Act ([Resolution](#))

- Request to move to full Council

ORD 20-031

Development

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 2 ([Ordinance, Exhibit A, Exhibit B, Exhibit C](#))

- Request to move to full Council

ORD 20-032

Development

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 1 ([Ordinance, Exhibit A, Exhibit B, Exhibit C](#))

- Request to move to full Council

ORD 20-033

Development

An Ordinance Approving the Final Development Plan for the Greengate Residential Development ([Ordinance, Exhibit A Greengate Application Only, Exhibit B](#))

Request to move to full Council

ORD 20-034

Public Service

An Ordinance to Repeal Section 333.03.1 of the Codified Ordinances of the City of Canal Winchester ([Ordinance, Exhibit A](#))

- Request to move to full Council

F. Items for Discussion**G. Old/New Business****H. Adjournment**

RESOLUTION NO. 20-005

A RESOLUTION AFFIRMING THAT FUNDS DISTRIBUTED UNDER AMENDED SUBSTITUTE HOUSE BILL 481 BY THE STATE OF OHIO TO THE CITY OF CANAL WINCHESTER SHALL BE EXPENDED BY THE CITY ONLY FOR COSTS PERMITTED UNDER THE FEDERAL CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT

WHEREAS, the Coronavirus Aid, Relief, and Economic Security Act, 116 Public Law 136, (“CARES Act”) was signed into law by the President of the United States on March 27, 2020; and

WHEREAS, the Ohio General Assembly established a process for distributing funds provides by the CARES Act in Amended Substitute House Bill 481 of the 133rd General Assembly (H.B. 481); and

WHEREAS, H.B. 481 requires subdivisions receiving funds, to pass a resolution affirming that funds from the County Coronavirus Relief Distribution Fund may be expended only to cover costs of the subdivision consistent with the requirements of Section 5001 of the CARES Act as described in 42 U.S.C. 601(d), and any applicable regulations before receiving said funds; and

WHEREAS, Canal Winchester is requesting its share of funds from the County Coronavirus Relief Distribution Fund; and

WHEREAS, Canal Winchester City Council believes that accepting such funds pursuant to the required conditions is in the best interest of the public health, safety, and welfare of the City of Canal Winchester.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1: The City affirms that all funds received from the County Coronavirus Relief Distribution Fund pursuant to H.B. 481 shall be expended only to cover costs of the city consistent with the requirements of Section 5001 of the CARES Act as described in 42 U.S.C. 601(d), and outlined more specifically in Section 2.

Section 2: The City shall spend funds received under H.B. 481 only on necessary expenditures incurred due to COVID-19 between March 1, 2020 and December 30, 2020 that were not accounted for in Canal Winchester’s most recently approved budget as of March 27, 2020.

Section 3: The City Finance Director is directed to take all necessary action to pay any unencumbered balance of money in Canal Winchester’s local coronavirus relief fund to the County Treasurer no later than October 15, 2020 as required by H.B. 481.

Section 4: The City Finance Director is directed to take all necessary action to pay the balance of any money in Canal Winchester’s local coronavirus relief fund to the state treasury in the manner prescribed by the Director of the Ohio Office of Budget and Management as required by H.B. 481; and

Section 5: The City Finance Director is directed to provide information related to any payments received under H.B. 481 to the Director of the Ohio Office of Budget and Management as requested, and as required by H.B. 481.

Section 6: This Resolution shall take effect and be in force from the earliest date permitted by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LAW DIRECTOR

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

ORDINANCE NO. 20-031

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR VILLAGES AT WESTCHESTER, SECTION 9 PART 2

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Villages at Westchester, Section 9 Part 2, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Villages at Westchester, Section 9 Part 2.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

**Final Subdivision #FS-20-002
Villages at Westchester, Section 9 Part 2**

Owner: Grand Communities, Ltd.
Applicant: Grand Communities, Ltd.
Location: PID 184-003289 (Connor Court Extension)
Existing Zoning: PUD (Planned Unit District)
Request: Final Subdivision for Villages at Westchester, Section 9 Part 2

Location and Surrounding Land Uses

The subject property consists of 4.213 acres to the north of the existing Connor Court stub. The applicant is requesting to Plat Section 9 Part 2, which will account for a total of 17 buildable lots and 1 reserve lot. To the north are single family homes along Groveport Road zoned R-3 (low density residential). To the west is a 48 unit condominium development being constructed by Rockford Homes. To the south is the Section 9.1 and 10 Part 2 of the Villages at Westchester subdivision. To the east is undeveloped ground zoned R-3 (low density residential).

Zoning

The subject parcel is zoned PUD (Planned Unit District). It is currently subject to the Villages at Westchester development text and conditions adopted by Ordinance 59-90, 81-91, 17-01, and 40-02. Sections 1 through 13 of the Villages at Westchester have been developed, with 57 lots remaining for homes to be constructed, out of the 771 single family platted lots.

VAW Section('s)	Available Lots
VAW Section 12	19
VAW Section 10	1
VAW Section 13	37

The approved development standards as part of the Villages at Westchester planned unit district are as follows.

- Building heights regarding the residential and non-residential structures as well as the off-street parking and loading standards shall comply with the requirements set forth by the Village of Canal Winchester Zoning Ordinance (as adopted by Ordinance 48-90). These standards include:
 - 60 feet of frontage on an approved public right-of-way, with 40 feet of frontage on a curve with a 60 feet lot width at the building line.
 - 30 feet front setback
 - 30 feet rear setback
 - 20 feet total side yard with a minimum of 8 feet on any side
 - A minimum finished floor area of 1,700 square feet for a 2 story home, 1,500 square feet for a one-and-a-half story and 1,300 square feet for a one story or split-level home.
 - The minimum lot size for any single family detached house shall be 8,000 square feet with an average lot size of not less than 9,000 square feet, except that a total of one hundred

and eight (108) lots in Sections 8 and 9 (as identified on the Phasing Plan, dated April 20, 1990) may have a minimum lot size of 7,200 square feet. Any lot in Section 8 or Section 10 which abuts an existing single family lot shall contain a minimum of 8,400 square feet and shall be a minimum of seventy (70) feet at the building line. No final development plan shall be filed for less than an entire section as shown on the Phasing Plan dated April 20, 1990.

Zoning Analysis

The Planning and Zoning Commission approved the final development plan #FDP-16-002 for Phase 9, 10 and 11.2 in October 2016. This approved plan called for 117 single family lots that are within the three sections. Section 9 will be broken up into two construction parts containing a total of 24 new lots. Section 9.2 will contain 17 single family lots.

With Section 9 Part 2 the applicant extended Connor Court for 17 additional lots. These lots conform to the Final Development Plan for the section. This section will also include a .912 acre reserve area behind lots 820-821 for a detention basin that serves this cul-de-sac. This reserve will have public access between lots 821 and the ditch via a 10' reserve access easement.

Staff Recommendation

Staff recommends the applicant's request for the Final Subdivision Plat #FS-20-002 be approved as presented and recommended to City Council for adoption.

THE VILLAGES AT WESTCHESTER SECTION 9, PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,
SECTION 25, TOWNSHIP 11, RANGE 21,
SECTION 30, TOWNSHIP 15, RANGE 20,
CONGRESS LANDS EAST OF THE SCIOTO RIVER



VICINITY MAP
SCALE: 1" = 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, LOCATED IN SECTION 25, TOWNSHIP 11, RANGE 21, AND BEING IN SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO RIVER, CONTAINING 5.755 ACRES OF LAND, MORE OR LESS, SAID 5.755 ACRES BEING OUT OF THAT 25.455 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD. OF RECORD IN INSTRUMENT NO. 201706280088119, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "THE VILLAGES AT WESTCHESTER, SECTION 9, PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 805-821 INCLUSIVE AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CONNOR COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "SANITARY EASEMENT", "ACCESS EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. THOSE AREAS DESIGNATED AS ACCESS EASEMENT ARE RESERVED FOR THE PURPOSE TO PROVIDE INGRESS/EGRESS FROM THE PUBLIC ROADWAY TO THE REAR ACREAGE OF THE PLATTED RESERVE TO THAT ENTITY RESPONSIBLE FOR THE MAINTAINING SAID RESERVE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 25.455 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LLC, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY BY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 2020.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____
TODD E. HUSS
PRESIDENT

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020, BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DRAFT

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232

DATE

APPROVED THIS ____ DAY OF _____, 2020

PLANNING & ZONING ADMINISTRATOR,
CITY OF CANAL WINCHESTER

APPROVED THIS ____ DAY OF _____, 2020

CHAIRMAN,
PLANNING & ZONING ADMINISTRATOR,
CITY OF CANAL WINCHESTER

APPROVED THIS ____ DAY OF _____, 2020

CITY ENGINEER,
CITY OF CANAL WINCHESTER

THIS ____ DAY OF _____, 2020, BY ORDINANCE NO. _____ RIGHTS-OF-WAY FOR CONNOR COURT, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

MAYOR, CITY OF CANAL WINCHESTER

CLERK OF COUNCIL,
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS ____ DAY OF _____, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2020

AT ____ M.

FEE \$ _____

FILE NO. _____

RECORDED THIS _____, DAY OF _____, 2020

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

ZONING:

AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED:
"PLANNED UNIT DISTRICT (PUD)"
"LOW DENSITY RESIDENTIAL (R-3)"

SETBACKS:

FRONT YARD SETBACK: 30' MINIMUM
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 20' TOTAL SIDE YARD SETBACK WITH A MINIMUM OF 8'

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE EASTERLY LINE OF 13.689 ACRE TRACT AS SHOWN IN INSTRUMENT NUMBER 201612160173734 AS BEING SOUTH 04°28'49" WEST.

SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

THE VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

DATE:	MAY 2020	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	DBP
PROJECT NO.:	162-435	APPROVED BY:	

DRAWING NO.:
PLAT

P:\2016\162-435-Survey\Draw\162435-SP1-Sub 9-2.mxd\CONFER LS(5/29/2020 - 08:40:00) - LP: 5/29/2020 2:34 PM



To: Audra DiOrio, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: June 9, 2020
RE: Application FS-20-002

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held June 8, 2020

Motion by Joe Donahue, seconded by Mark Caulk, to recommend to council approval of FS-20-002; to consider a Final Subdivision Plat for Villages at Westchester Section 9 Part 2; for property located at PID 184-003289. Applicant Grand Communities, Ltd. Owner Grand Communities, Ltd. Voting yes: Joe Donahue, Kevin Serna, Mike Vasko, Bill Christensen & Mark Caulk. **Motion Carried 5-0**

Andrew Moore
Planning and Zoning Administrator

ORDINANCE 20-032

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR VILLAGES AT WESTCHESTER, SECTION 9 PART 1

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Villages at Westchester, Section 9 Part 1, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Villages at Westchester, Section 9 Part 1.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

**Final Subdivision #FS-20-001
Villages at Westchester, Section 9 Part 1**

Owner: Grand Communities, Ltd.
Applicant: Grand Communities, Ltd.
Location: PID 184-003289 (Connor Court Extension)
Existing Zoning: PUD (Planned Unit District)
Request: Final Subdivision for Villages at Westchester, Section 9 Part 1

Location and Surrounding Land Uses

The subject property consists of 4.032 acres to the north of the existing Connor Court stub. The applicant is requesting to Plat Section 9 Part 1, which will account for a total of 7 buildable lots and 1 reserve lot. To the north is Section 9 Parts 2 of the subdivision. To the west is Section 10 Part II of the subdivision. To the south is the existing Section 10 Part 2 of the Villages at Westchester subdivision. To the east is undeveloped ground zoned R-3 (low density residential).

Zoning

The subject parcel is zoned PUD (Planned Unit District). It is currently subject to the Villages at Westchester development text and conditions adopted by Ordinance 59-90, 81-91, 17-01, and 40-02. Sections 1 through 13 of the Villages at Westchester have been developed, with 57 lots remaining for homes to be constructed, out of the 771 single family platted lots.

VAW Section('s)	Available Lots
VAW Section 12	19
VAW Section 10	1
VAW Section 13	37

The approved development standards as part of the Villages at Westchester planned unit district are as follows.

- Building heights regarding the residential and non-residential structures as well as the off-street parking and loading standards shall comply with the requirements set forth by the Village of Canal Winchester Zoning Ordinance (as adopted by Ordinance 48-90). These standards include:
 - 60 feet of frontage on an approved public right-of-way, with 40 feet of frontage on a curve with a 60 feet lot width at the building line.
 - 30 feet front setback
 - 30 feet rear setback
 - 20 feet total side yard with a minimum of 8 feet on any side
 - A minimum finished floor area of 1,700 square feet for a 2 story home, 1,500 square feet for a one-and-a-half story and 1,300 square feet for a one story or split-level home.
 - The minimum lot size for any single family detached house shall be 8,000 square feet with an average lot size of not less than 9,000 square feet, except that a total of one hundred

and eight (108) lots in Sections 8 and 9 (as identified on the Phasing Plan, dated April 20, 1990) may have a minimum lot size of 7,200 square feet. Any lot in Section 8 or Section 10 which abuts an existing single family lot shall contain a minimum of 8,400 square feet and shall be a minimum of seventy (70) feet at the building line. No final development plan shall be filed for less than an entire section as shown on the Phasing Plan dated April 20, 1990.

Zoning Analysis

The Planning and Zoning Commission approved the final development plan #FDP-16-002 for Phase 9, 10 and 11.2 in October 2016. This approved plan called for 117 single family lots that are within the three sections. Section 9 will be broken up into two construction parts containing a total of 24 new lots. Section 9.1 will contain 7 single family lots.

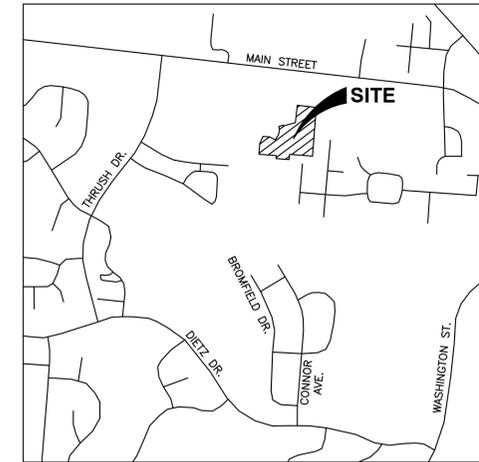
With Section 9 Part 1 the applicant extended Connor Court for 7 additional lots. These lots conform to the Final Development Plan for the section. This section will also include a 2.081 acre reserve area behind lots 749-751. This reserve will have public access between lots 749 and the ditch via a 10' reserve access easement.

Staff Recommendation

Staff recommends the applicant's request for the Final Subdivision Plat #FS-20-001 be approved as presented and recommended to City Council for adoption.

THE VILLAGES AT WESTCHESTER SECTION 9, PART 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,
SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO RIVER



VICINITY MAP
SCALE: 1"=1,000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, AND LOCATED IN SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO RIVER, CONTAINING 4.032 ACRES OF LAND, MORE OR LESS, SAID 4.032 ACRES BEING OUT OF THAT 25.455 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD OF RECORD IN INSTRUMENT NO. 201706280088119, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC., A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "THE VILLAGES AT WESTCHESTER, SECTION 9, PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 746-752 INCLUSIVE, AND RESERVE "B" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CONNOR COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "ACCESS EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. THOSE AREAS DESIGNATED AS ACCESS EASEMENT ARE RESERVED FOR THE PURPOSE TO PROVIDE INGRESS/EGRESS FROM THE PUBLIC ROADWAY TO THE REAR ACREAGE OF THE PLATTED RESERVE TO THAT ENTITY RESPONSIBLE FOR THE MAINTAINING SAID RESERVE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 25.455 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LLC., AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC., A KENTUCKY LIMITED LIABILITY COMPANY BY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, 2020.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
BY: FISCHER DEVELOPMENT COMPANY

BY: _____

TODD E. HUSS
PRESIDENT

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020, BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____

APPROVED THIS ____ DAY OF _____, 2020

PLANNING & ZONING ADMINISTRATOR,
CITY OF CANAL WINCHESTER

APPROVED THIS ____ DAY OF _____, 2020

CHAIRMAN,
PLANNING & ZONING ADMINISTRATOR,
CITY OF CANAL WINCHESTER

APPROVED THIS ____ DAY OF _____, 2020

CITY ENGINEER,
CITY OF CANAL WINCHESTER

THIS ____ DAY OF _____, 2020, BY ORDINANCE NO. _____ RIGHTS-OF-WAY FOR CONNOR COURT, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

MAYOR, CITY OF CANAL WINCHESTER

CLERK OF COUNCIL,
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS ____ DAY OF _____, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2020

RECORDER, FRANKLIN COUNTY, OHIO

AT ____ M.

FEE \$ _____

FILE NO. _____

RECORDED THIS _____, DAY OF _____, 2020

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

ZONING:

AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED: "PLANNED UNIT DISTRICT (PUD)" "LOW DENSITY RESIDENTIAL (R-3)"

SETBACKS:

FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 20' TOTAL SIDE YARD SETBACK

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE EASTERLY LINE OF 13.689 ACRE TRACT AS SHOWN IN INSTRUMENT NUMBER 201612160173734 AS BEING SOUTH 04°28'49" WEST.

SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DRAFT

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. S-8232

DATE _____

NO.	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

THE VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

THE VILLAGES AT WESTCHESTER
SECTION 9, PART 1

DATE:	MAY 2020	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	MAS
PROJECT NO.:	162-435	APPROVED BY:	

DRAWING NO.:

PLAT

SHEET 1 OF 2

P:\2016\162-435-Survey\Draw\162435-5701-PLAT-SEC. 9-P1 1.dwg | L:\S\20\2020 - abachner | LP: 5/29/2020 2:44 PM



NORTH

SCALE IN FEET



LEONARD J. SENDEK AND DEBORAH D. SENDEK, TRUSTEES
1.1367 ACRES
IN: 201608310116015
ZONED: R-3

LARRY B. FELTS AND MALISSA L. SCHERER
1.1367 ACRES
IN: 201603010024654
ZONED: R-3

RYAN SIX AND ALEXANDRA SIX
ORIGINAL 2.825 ACRES
IN: 201811050150782
ZONED: R-3

JANICE L. BAUGHMAN
1.5021 ACRES
IN: 200903120034811
ZONED: R-3

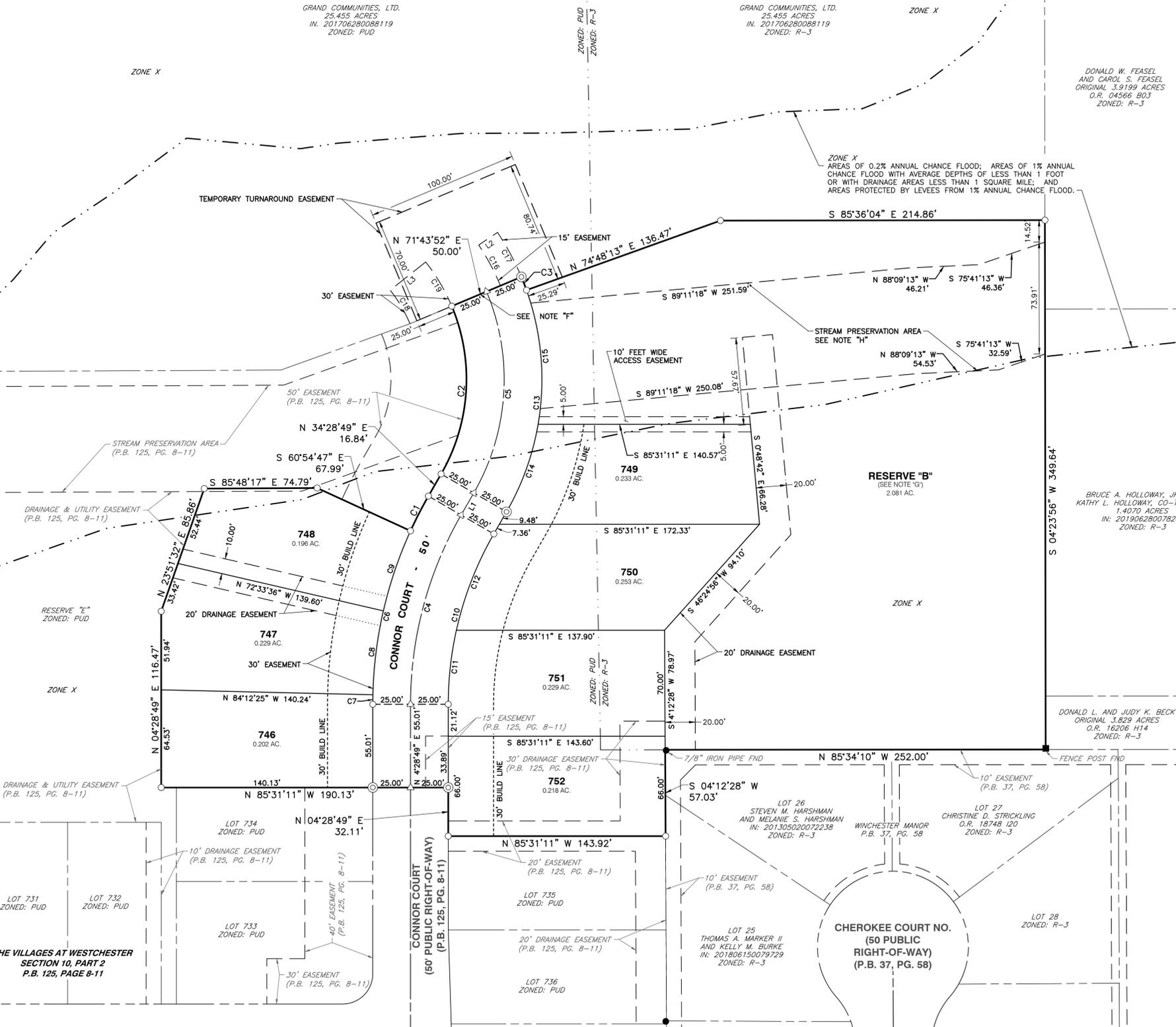
GRAND COMMUNITIES, LTD.
25.455 ACRES
IN: 201706280088119
ZONED: PUD

GRAND COMMUNITIES, LTD.
25.455 ACRES
IN: 201706280088119
ZONED: R-3

DONALD W. FEASEL AND CAROL S. FEASEL
ORIGINAL 3.9199 ACRES
O.R. 04566 B03
ZONED: R-3

BRUCE A. HOLLOWAY, JR. AND KATHY L. HOLLOWAY, CO-TRUSTEES
1.4070 ACRES
IN: 201906280078201
ZONED: R-3

DONALD L. AND JUDY K. BECK
ORIGINAL 3.829 ACRES
O.R. 16206 H14
ZONED: R-3



NOTE "A": AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, "THE VILLAGES AT WESTCHESTER SECTION 9, PART 1", ARE IN: ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0454K WITH EFFECTIVE DATE OF JUNE 17, 2008.

NOTE "B": ACREAGE BREAKDOWN
TOTAL ACREAGE: 4.032 ACRES
ACREAGE IN LOTS 746-752 INCLUSIVE: 1.560 ACRES
ACREAGE IN RESERVE "B": 2.081 ACRES
ACREAGE IN RIGHT-OF-WAY: 0.391 ACRES

ACREAGE OUT OF PID: 184-001350: 2.360 ACRES
ACREAGE OUT OF PID: 184-003289: 1.672 ACRES

NOTE "C": AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "THE VILLAGES AT WESTCHESTER SECTION 9, PART 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE "D": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "E": A PORTLAND CEMENT CONCRETE SIDEWALK, FOUR FEET IN WIDTH, SHALL BE CONSTRUCTED/INSTALLED BY THE BUILDER OF THE HOUSE ALONG THE STREET FRONTAGE OF EACH LOT IN "THE VILLAGES AT WESTCHESTER SECTION 9, PART 1". THE SIDEWALK SHALL BE LOCATED IN THE STREET RIGHT-OF-WAY.

NOTE "F": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "G": RESERVE "B" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY THE VILLAGES AT WESTCHESTER HOMEOWNERS ASSOCIATION FOR OPEN SPACE. AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES SHALL BE GRANTED TO THE CITY OF CANAL WINCHESTER FOR THE PURPOSE OF THE MAINTENANCE OF DRAINAGE FEATURES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS DEVELOPMENT.

NOTE "H": THE STREAM PRESERVATION AREA SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID AREA SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM AND/OR WETLAND PRESERVATION AREA TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID AREA WAS CREATED.

ADDITIONAL RESTRICTIONS INCLUDE:

1. NO DUMPING OR BURNING REFUSE.
2. NO HUNTING OR TRAPPING.
3. NATURAL RESOURCES OF THE AREA SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.
4. NOTHING SHALL BE PERMITTED OR OCCUR ON THE PREMISES WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR REMOVED UNLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM NOXIOUS, OR DECAYED TREES OR VEGETATION WHICH MAY BE REQUIRED FOR CONSERVATION OR SCENIC PURPOSES, OR FOR REASONS OF PUBLIC SAFETY.
5. NO PRIVATE ENCROACHMENTS SHALL BE PERMITTED, SUCH AS, BUT NOT LIMITED TO, PLANTING OF FLOWERS, SHRUBS, GARDEN MATERIAL, ETC. DUMPING OF TRASH OR DEBRIS, OR THE INSTALLATION OF ANY TYPE OF RECREATION OR OTHER FACILITY OR CONVENIENCE.

NO ROADWAY OR ANY FACILITY OF ANY PUBLIC UTILITY OTHER THAN EXISTING ROADWAYS AND PUBLIC UTILITY FACILITIES OR THOSE OUTLINED IN THE ORIGINAL PLAN SHALL BE PERMITTED TO BE CONSTRUCTED OR INSTALLED IN THE PREMISES.

NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE THE VILLAGES AT WESTCHESTER SUBDIVISION THAT THE CITY OF CANAL WINCHESTER, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS STREAM PRESERVATION AREA INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.

NOTE "I": THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE VILLAGES AT WESTCHESTER SECTION 9, PART 1 RECORDED IN INSTRUMENT NUMBER _____ IN FRANKLIN COUNTY, OHIO AS MAY BE AMENDED OR SUPPLEMENTED.

LINE #	DIRECTION	LENGTH
L1	N 34°28'49" E	16.84'
L2	N 60°47'37" E	15.00'
L3	N 56°08'54" E	30.00'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	275.00'	5°23'36"	25.89'	25.88'	N 31°47'01" E
C2	125.00'	52°44'58"	115.08'	111.06'	N 08°06'21" E
C3	175.00'	3°04'21"	9.38'	9.38'	S 16°43'58" E
C4	250.00'	30°00'00"	130.90'	129.41'	N 19°28'49" E
C5	150.00'	52°44'58"	138.10'	133.27'	N 08°06'21" E
C6	275.00'	24°36'24"	118.10'	117.20'	N 16°47'01" E
C7	275.00'	1°18'45"	6.30'	6.30'	S 05°08'12" W
C8	275.00'	11°38'49"	55.90'	55.81'	S 11°36'59" W
C9	275.00'	11°38'49"	55.90'	55.81'	S 23°15'49" W
C10	225.00'	30°00'00"	117.81'	116.47'	S 19°28'49" W
C11	225.00'	12°32'48"	49.27'	49.17'	N 10°45'14" E
C12	225.00'	17°27'12"	68.54'	68.27'	N 25°45'14" E
C13	175.00'	49°40'37"	151.73'	147.02'	S 09°38'31" W
C14	175.00'	20°13'35"	61.78'	61.46'	N 24°22'02" E
C15	175.00'	29°27'02"	89.95'	88.96'	N 00°28'16" W
C16	160.00'	10°56'15"	30.54'	30.50'	N 23°44'16" W
C17	175.00'	10°56'15"	33.41'	33.36'	S 23°44'16" E
C18	95.00'	15°34'57"	25.84'	25.76'	N 26°03'37" W
C19	125.00'	15°34'57"	34.00'	33.89'	S 26°03'37" E

- I.P. FOUND
- ▲ MAG NAIL FOUND
- I.P. SET
- ⊙ PERMANENT MARKER SET
- △ MAG NAIL SET

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ccecinc.com

THE VILLAGES AT WESTCHESTER
CITY OF CANAL WINCHESTER
FRANKLIN COUNTY, OHIO

THE VILLAGES AT WESTCHESTER
SECTION 9, PART 1
DATE: MAY 2020 DRAWN BY: KAS
DWG SCALE: 1"=40' CHECKED BY: MAS
PROJECT NO: 162-435
APPROVED BY: [Signature]

DRAWING NO.: **PLAT**
SHEET 2 OF 2

PL 2016162-435 - Survey (DWG) 162435-5701-PLAT-SEC 9-P1 1.dwg [21:53:09/2020 - 08/26/2020] - LP: 5/29/2020 2:45 PM



To: Audra DiOrio, CMC, Clerk of Council
From: Andrew Moore, Planning and Zoning Administrator
Date: June 9, 2020
RE: Application FS-20-001

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **June 8, 2020**

Motion by Joe Donahue, seconded by Kevin Serna, to recommend to council approval of FS-20-001; to consider a Final Subdivision Plat for Villages at Westchester Section 9 Part 1; for property located at PID 184-003289. Applicant Grand Communities, Ltd. Owner Grand Communities, Ltd. Voting yes: Joe Donahue, Kevin Serna, Mike Vasko, Bill Christensen & Mark Caulk. **Motion Carried 5-0**

Andrew Moore
Planning and Zoning Administrator

ORDINANCE NO. 20-033

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR THE GREENGATE RESIDENTIAL DEVELOPMENT

WHEREAS, the final development plan for Greengate Residential Development has been approved with conditions by the Planning and Zoning Commission; and

WHEREAS, per Ordinance No. 52-01, all final development plans of the Pifer property are also to be approved by the Council of the City of Canal Winchester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the City Council hereby approves the Final Development Plan for Greengate Residential Development which is attached hereto as Exhibit A, subject to and conditioned upon, with the following conditions:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED: _____

APPROVED AS TO FORM:

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

CLERK OF COUNCIL

Application for
Final Development Plan
Greengate Residential Development

City of Canal Winchester, Ohio

January 21, 2020

Applicant: DDC Management
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
(937) 401-3844
Ryan Reed

Property Owners: Pifer Tract Five Limited Partnership
1519 Bottomwood Dr.
Hebron, KY 41048

Tipani Pifer Hickey
9450 E. State Road 32
Zionsville, IN 46077

Property: Hill Rd, Canal Winchester, Ohio 43110

Approx. Site Total: 46.17± acres

Tax Parcel Numbers: 0420388600
0420388500

Project Engineer/Planner: CESO, Inc.
2800 Corporate Exchange Drive, Suite 160
Columbus, Ohio 43231
(614) 942-3019
Jonathan S. Buchanan, PE

Project Developer: DDC Management
3601 Rigby Rd, Suite 300
Miamisburg, OH 45342
(937) 401-3844
Ryan Reed

Proposed Application: PRD-Planned Residential District development plan and text
detached condominiums (Zoning per Ordinance No. 52-01 passed
9/17/2001)

Project Narrative:

The project site consists of approximately 46.17 acres located on the west side of Hill Road, north of Carriage Place. The site, zoned PRD, is comprised of farm field and woods.

Currently located around the proposed development to the:

- north of the property is Busey Rd
- south of the property is US 33
- east of the property is farm field
- west of the property is Redwood Canal Winchester Subdivision

The proposed development will consist of a detached condominium development (approximately 191 pads).

Utilities/Public Services:

- A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.
 1. Waterline: Waterline service throughout the development will be public.
 2. Sanitary: Sanitary service throughout the development will be public.
 3. Drainage: A retention pond is being proposed at the southwest corner of the residential development. Maintenance of the retention pond will be the responsibility of the Condominium Association.

Traffic

A. Traffic Impact Study

- 1. A Traffic Impact Study has been conducted and provided with the Final Development Plan. Traffic improvements shall be subject to County and City approval.
- 2. Roadway improvements along Hill Road shall be installed in accordance with the approved Traffic Study recommendations.

Residential Development Standards

The following are Development Standards for the Subdivision, provided however, in the event a standard, provision, or requirement is not provided, the standards, provisions and requirements set forth in the Ordinance 41-01 including any amendments as were in effect as of September 17, 2001.

A. General Standards

Site Acreage:	46.17 Acres
Number of Pads:	191 pads
Typical Pad Size:	30'x 75'
Building Setbacks:	25' (Front) from Right of Way / 10' (Side) Between Buildings / 25' (Rear)

- 1. All proposed roads are public and designed to comply with city standards, unless otherwise noted on the Development Plan.
- 2. On street parking will be allowed on both sides of the street.

B. Building, Setback and Height Restrictions

- 1. Subject to rules the board of directors adopts, the board may authorize the use of Limited Common Elements, as distinguished from the Common Elements and Exclusive Use Areas, for the construction of open, unenclosed patios and decks or similar improvements provided that the improvements are attached to the Unit, maintained and insured by the owner of the Unit to which the Limited Common Area is appurtenant.
 - i. The side boundaries of the Limited Common Area shall generally be as follows:
 - The side boundary line shall be the line that divides the distance between the Unit and the adjacent Unit extending from the front of the primary structure of the Unit to the rear of the primary structure of the Unit.
 - If the side of a Unit is not adjacent to another Unit, then the side

boundary line on that side of the Unit shall be a maximum of five (5') feet.

- ii. The rear boundary of the Limited Common Area shall generally be as follows:
 - The rear boundary line shall be thirty (30') feet from the rear of the primary structure of the Unit extending from one side boundary of the Unit to the other side boundary of the Unit.

2. No fences other than "invisible fences" for pet containment shall be allowed.
3. Dwelling Units shall be single-family, detached residences. The maximum building height shall not exceed thirty feet (35') in height from top of foundation to ridge of roof line.
4. There shall be no maximum lot coverage requirement.
5. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than twelve hundred (1,200) square feet.

C. Architectural and Design Standards:

1. In accordance with Ordinance 41-01, including any amendments as were in effect as of September 17, 2001, detached condominiums shall incorporate common elements of style, color schemes and materials such that they are architecturally compatible and complimentary.

Elevations shown in Appendix D are sample elevations and not the ONLY building design permitted.

Condominium Association Responsibilities

1. Condominium Association: All residential property owners located within Greengate will be required to join and maintain membership in a forced and funded condominium association (the "Association"), which will be formed prior to any units being sold.
2. Association shall be responsible for lawn maintenance for common areas and exclusive use areas. Lawn maintenance, by the Association, for Limited Common Areas shall be determined by the board of directors on a case by case basis.
3. Reserve areas/common areas and landscaping of those reserve areas are to be maintained by the Association.
4. The homeowner will be responsible for maintenance and repair of own dwelling structure.
5. The Board will be turned over at the expiration of the Development Period. Within ninety

(90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting (“Development Period Special Meeting”). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

Landscaping, and/or Screening Commitments

The proposed development shall comply with all landscape regulations set forth in part eleven Chapter 1191 of the codified ordinances of Canal Winchester.

APPENDICES

- A. Final Development Plan Application
- B. Final Development Plan
- C. Traffic Study
- D. Detached Condominium Elevations
- E. Council Ordinance 52-01

To view the appendices, please click [here](#).

June 9, 2020

Jonathan Buchanan
2800 Corporate Exchange Drive, Suite 400
Columbus, OH 43231

Re: Application #FDP-20-002

To Whom it May Concern:

The Planning and Zoning Commission heard your above referenced application at their June 8, 2020 meeting. Following discussion, the Commission passed a motion to approve Final Development Plan application #FDP-20-002 with the following conditions and recommend to City Council for approval:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

This application is scheduled for the first reading on the June 15, 2020 Council Agenda.

If you have any questions regarding the above, please give me a call at (614) 837-6742 or e-mail me at amoore@canalwinchesterohio.gov.

Sincerely,

Andrew Moore
Planning and Zoning Administrator

ORDINANCE NO. 20-034

**AN ORDINANCE TO REPEAL SECTION 333.03.1 OF THE CODIFIED
ORDINANCES OF THE CITY OF CANAL WINCHESTER**

WHEREAS, Section 351.14(c) in part provides authorization to the Director of Public Service to issue rules and regulations of traffic control devices and signs; and,

WHEREAS, in order to eliminate due duplicity of City Code sections governing sign regulations, it is the recommendation of the Director of Public Service that Section 333.03.1 be repealed; and,

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to repeal Section 333.03.1 of the codified ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Section 333.03.1 is hereby repealed.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED _____

PRESIDENT OF COUNCIL

ATTEST _____
CLERK OF COUNCIL

MAYOR

DATE APPROVED _____

APPROVED AS TO FORM:

LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Clerk of Council

03-15-04
0-03-04F
Sponsor: Mr. Deeds

ORDINANCE NO. 45-04

TO ESTABLISH THE PRIMA FACIE LAWFUL SPEED LIMIT ON WEST WATERLOO STREET/WINCHESTER BLVD. FROM CHESTERVILLE DRIVE TO GENDER ROAD AT 35 MILES PER HOUR.

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CANAL WINCHESTER, OHIO:

SECTION 1. That Section 333.03.1 is hereby enacted to read as follows:

Section 333.03.1 PRIMA FACIE SPEED ON WATERLOO STREET/WINCHESTER BLVD. FROM CHESTERVILLE DRIVE TO GENDER ROAD.

It is prima-facie lawful, for the operator of a motor vehicle to operate the same at a speed not exceeding 35 miles per hour on Waterloo Street/Winchester Blvd from Chesterville Drive to Gender Road.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED July 6, 2004

ATTEST Hansa K. Ober
CLERK OF COUNCIL

[Signature]
PRESIDENT OF COUNCIL

[Signature]
MAYOR

DATE APPROVED 7-6-04

APPROVED AS TO FORM:
[Signature]
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Hansa K. Ober
CLERK-TREASURER