



## Legislation Text

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**File #:** ORD-0076-2002, **Version:** 1

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TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS RIVERS EDGE; CANINI & PELLECCCHIA, APPLICANT; AND TO DECLARE AN EMERGENCY

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WHEREAS, Canini & Pellecchia, 430 Beecher Road, Gahanna, Ohio 43230, has submitted to the City a Final Plat for property consisting of 12.340 acres; and

WHEREAS, Planning Commission, on mARCH 27, 2002, after study and review has recommended to Council the approval of this Final Plat;

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

Section 1. The Final Plat for Rivers Edge, more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, containing 12.340 acres of land, more or less, said 12.340 acres being 1) part of Lot 5 of the subdivision entitled "John F. Conroy Heirs Subdivision" of record in Plat Book 19, Page 34 and 2) comprised of all of those tracts of land conveyed to Canini & Pellecchia, Inc. by deeds of record in Instrument Numbers 200110020227101 and 000000000000000, Recorder's Office, Franklin County, Ohio

be, and the same is hereby approved and accepted, and the dedication to public use of all or parts of Rivers Edge Place and Olde Ridenour Road not heretofore dedicated to public use, be and the same are hereby accepted and confirmed, subject to all requirements as set out in Chapter 1107, 1109, 1193 and 1195 of the Codified Ordinances of Gahanna, Ohio.

Section 2. The Rivers Edge, consisting of 12.340 acres, meets all requirements of the ROD SF-3 (Residential Overlay District Single Family) base zoning approved by the City in prior actions.

Section 3. That the City Engineer has certified that Rivers Edge will meet all requirements of storm water and design requirements for adequate on-site drainage and the ability to accept runoff from land tributary to the development.

Section 4. That said Final Plat for Rivers Edge is attached to this ordinance as EXHIBIT A and made a part herein.

Section 5. The developer will submit a Landscape Plan to the Gahanna Landscape Board for approval at their next meeting in accordance with Chapter 913, Landscaping Requirements, as well as any Property Perimeter Requirements as set forth in Section 1167.20 of the Codified Ordinances of Gahanna.

Section 6. The park land dedication requirement in Section 1109.08(e) of the Codified Ordinances of Gahanna shall be met through acceptance by the City of Reserves A and B as delineated on the Final Plat.

Section 7. That for the reasons stated in the preamble hereinabove this ordinance is declared emergency legislation,

and shall be in full force and effect after passage by this Council and on date of signature approval by the Mayor.