



## Legislation Text

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**File #:** ORD-0158-2000, **Version:** 1

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TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS THE GREENS AT CLARENTON SECTION 1, PART 2; EVANS MECHWART HAMBLETON & TILTON, APPLICANT; AND TO DECLARE AN EMERGENCY

WHEREAS, Evans, Mechwart, Hambleton and Tilton, 170 Mill Street, Gahanna, Ohio 43230, has submitted to the City a Final Plat for property consisting of 15.963 acres; and

WHEREAS, because the plat was not filed in a timely fashion, it expired and therefore needs reapproved; and

WHEREAS, Planning Commission, on June 28, 2000, 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 The Greens at Clarenton, Section 1, Part 2, more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Gahanna, and in Quarter Township 2, Township 1, Range 16, United States Military Lands, containing 15.963 acres of land, more or less, said 15.963 acres being comprised of parts of that tract of land conveyed to M/I SCHOTTENSTEIN HOMES, INC., by deed of record in Instrument Numbers 199906300166342 and 199906300166343 and all of that tract of land conveyed to M/I SCHOTTENSTEIN HOMES INC., by deeds of record in Instrument Numbers 199906300166349 and 199906300166350, all references being to records of the 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 Liston Park Drive, Paytes End, Clarksford Drive and Paden Drive 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 Greens at Clarenton, Section 1, Part 2, consisting of 15.963 acres, meets all requirements of the ROD SF-2 (Residential Overlay District Single Family) base zoning approved by the City in prior actions.

Section 3. That the City Engineer has certified that The Greens at Clarenton, Section 1, Part 2, 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 The Greens at Clarenton, Section 1, Part 2 is attached to this ordinance as EXHIBIT A and made a part herein.

Section 5. The developer submitted a Landscape Plan to the Gahanna Landscape Board, which was approved by the Board at their August 12, 1999 meeting, said approved Landscape Plan 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 the park land as delineated on the Final Plat.

Section 7. That the developer will erect split rail fencing around Reserve F.

Section 8. That for the reasons stated in the preamble herein above this ordinance is declared emergency legislation, and shall be in full force and effect at the earliest period allowed by law.