



Legislation Text

File #: ORD-0078-2000, **Version:** 1

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS "THE PARK AT HARRISON POND", THE VILLAGES AT ROCKY FORK, SECTION 10, PART 2; EVANS MECHWART HAMBLETON & TILTON, APPLICANT; AND TO DECLARE AN EMERGENCY

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WHEREAS, Evans, Mechwart, Hambleton and Tilton, 170 Mill Street, Gahanna, Ohio 43230, has submitted to the City a Final Plat for property consisting of 16.339 acres; and

WHEREAS, Planning Commission, on April 12, 2000, after study and review has recommended to Council the approval of this Final Plat; and

WHEREAS, due to the impending building season and the need to move forward as quickly as possible, all for the preservation of the public peace, health, safety, and welfare;

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

Section 1. The Final Plat for "The Park at Harrison Pond", The Villages at Rocky Fork, Section 10, Part 2, more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 2, Township 1, Range 16, United States Military Lands, containing 16.339 acres being part of that tract of land conveyed to HMI Properties, Ltd. by deed of record in Instrument Number 200002150030923, 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 Clark State Road, Harrison Pond 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 Chapters 1107, 1109, 1193 and 1195 of the Codified Ordinances of Gahanna, Ohio.

Section 2. That "The Park at Harrison Pond", The Villages at Rocky Fork, Section 10, Part 2, Final Plat, consisting of 16.339 acres, meets all requirements of the SF-2 and ER-2 zoning approved by the City in prior actions.

Section 3. That the City Engineer has certified that "The Park at Harrison Pond", The Villages at Rocky Fork, Section 10, 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 Park at Harrison Pond", The Villages at Rocky Fork, Section 10, Part 2 is attached to this ordinance as EXHIBIT A and made a part herein.

Section 5. The developer will submit a Landscape Plan to Gahanna Landscape Board, to be on the Board's next agenda, and developer shall meet the requirements of 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 has been met through the acceptance by the City of the 25 acre Headley Park.

Section 7. That, for the reasons set forth 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.