



Legislation Text

File #: ORD-0243-2000, **Version:** 2

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS WOODMERE PLACE; BROOKEWOOD CONSTRUCTION CO., INC., APPLICANT
ils-sub-slb

WHEREAS, Brookewood Construction Co., Inc., 120 North High Street, Gahanna, Ohio 43230, has submitted to the City a Final Plat for property consisting of 4.9 acres; and

WHEREAS, Planning Commission, on September 27, 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 Woodmere Place, more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Township 1, Quarter Township 1, Range 17, United States Military Lands, containing 4.9 acres of land, more or less, said 0.000 acres being comprised of parts of those tracts of land conveyed to BROOKEWOOD CONSTRUCTION CO., INC. by deeds of record in Instrument Numbers 0000000000000000 and 0000000000000000, all being of record in 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 McCutcheon 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. That Woodmere Place, consisting of 4.9 acres, meets all requirements of the SF-3 zoning approved by the City in prior actions.

Section 3. That the City Engineer has certified that Woodmere Place 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 Woodmere Place 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, which will 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. That an appraisal as required by Section 1109.08(e) of the Codified Ordinances of Gahanna for the calculation of fees in lieu of land dedication has been submitted to the Clerk of Council and reviewed and approved by Council.

Section 7. That the applicant shall, within 60 days of notification of approval of this final plat, convey payment of in lieu fees in the amount of \$21,000 to the City.

Section 8. That this ordinance shall go into effect after passage by this Council and 30 days after signature of approval by the Mayor.