

BY: Keethler Ball

ORDINANCE NO. 01-2024

**AN ORDINANCE ADOPTING THE PERMANENT ZONING OF INSTITUTIONAL DISTRICT (ID) FOR THE PROPERTY OWNED BY DENISON UNIVERSITY THAT IS APPROXIMATELY 31.317 +/- ACRES LOCATED ALONG NEW BURG STREET**

**WHEREAS**, the Village Council, through Ordinance No. 25-2023, accepted the annexation of certain real properties totaling approximately 31.317 +/- acres located along New Burg Street, owned by Denison University; and

**WHEREAS**, the property owner, Denison University, has requested the property be zoned Institutional District as permanent zoning; and

**WHEREAS**, it is recognized that institutions such as a university have special needs and land use requirement. Denison University forms an integral part of the community and it is the intent of the Institutional District is to provide for the protection and whereas necessary, the continued growth of that university and other similar institutions, and to protect and enhance compatibility and relationships to adjacent uses; it is not to unduly restrict or to discourage the continued vitality of Denison University; and

**WHEREAS**, specific attention shall be focused on such institutional development that may significantly affect traffic or parking activity within the Village; and

**WHEREAS**, the Granville Planning Commission, after conducting a public hearing on the permanent zoning proposal, recommended that property owned by Denison University along New Burg Street be zoned Institutional District; and

**WHEREAS**, the Granville Planning Commission believes that the Denison University Property along New Burg Street is suitable for the zoning classification of Institutional District (ID).

NOW, THEREFORE, BE IT ORDAINED by the Council of Granville, Ohio that:

**Section I:** Upon the recommendation of the Planning Commission and after a public hearing by Village Council, the proposal to rezone the Denison University property located along New Burg Street to Institutional District is hereby approved and the property is zoned in accordance with Section II of this Ordinance.

**Section II:** The official zoning map of the Village of Granville, Ohio, is hereby amended and revised to designate the permanent zoning classification of Institutional District for the property located New Burg Street, owned by Denison University. Said property is described on Exhibit A and shown on the map Exhibit B, which are attached hereto and made a part hereof.

**Section III:** The Village Manager is hereby authorized and directed to make this change on the zoning map maintained under Section 1155.02 of the Codified Ordinances.

**Section IV:** This Ordinance shall take effect and be in full force and effect upon the earliest date allowed by law.

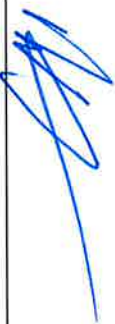
Passed this 17<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Mayor Melissa Hartfield

ATTEST:

  
Autumn Klein, Clerk of Council

APPROVED AS TO FORM:



William Mattes, Law Director

**31.317 ACRE ANNEXATION DESCRIPTION  
FROM THE TOWNSHIP OF GRANVILLE  
TO THE VILLAGE OF GRANVILLE**

Situated in the Township of Granville, County of Licking, State of Ohio, also being a part of Lots 1 and 2, Township 2, Range 13; also being a 31.3233 acre tract (31.317 acres as surveyed) as conveyed to Denison University as described in Deed Book 686 Page 455; being more particularly described as follows:

**Beginning** at a northwesterly corner of said 31.3233 acre tract, said point being a common corner of Lot 14 of Carmarthen Woods II Subdivision, Section 1 as recorded in Plat Book 13 Page 223 and the southwesterly corner of a 10.4 acre tract as conveyed to Jennifer L. Welsh as recorded in Instrument No. 201704250008479 Parcel 1, said point also being along the division line between said Lot 1 and Lot 2; said point also being the **TRUE POINT OFBEGINNING**, and from said beginning point running thence,

Along a northerly line of said 31.3233 acre tract and the southerly line of said 10.4 acre tract, **South 86° 16' 21" East for a distance of 1292.87'** to a 1" iron pipe found; thence,

Along a westerly line of said 31.3233 acre tract and the easterly line of said 10.4 acre tract, **North 03° 49' 53" East for a distance of 174.00'** to a point along the centerline of New Burg Road; thence,

Along the northerly-most line of said 31.3233 acre tract, **South 55° 21' 00" East for a distance of 46.58'** to a point, said point being the northeasterly corner of said 31.3233 acre tract, said point also being the northwesterly corner of a 54 acre tract as conveyed to Denison University of Granville, Ohio as described in Deed Book 237 Page 171; said point also being along a division line between the Township of Granville and the Village of Granville; thence,

Along the easterly line of said 31.3233 acre tract, also being along the easterly line of said Lot 2 and then along the easterly line of said Lot 1, also being along the westerly line of said 54 acre tract and then along a portion of the westerly line of Chapin Place subdivision as recorded in Plat Book 13 Page 99, also being along a division line between the Township of Granville and the Village of Granville, **South 03° 49' 59" West for a distance of 1297.30'** to a 5/8" iron pin found at the southeasterly corner of said 31.3233 acre tract, said point also being along the westerly line of Lot 4 of said Chapin Place subdivision, said point also being the northeasterly corner of a 10.11 acre tract as conveyed to Stephen E. Walters and Jennifer L. Walters as described in Instrument No. 201506300013334; thence,

Along the southerly line of said 31.3233 acre tract and the northerly line of said 10.11 acre tract, also being along a division line between the Township of Granville and the Village of Granville, **South 80° 26' 19" West for a distance of 835.41'** to the southwesterly corner of said 31.3233 acre tract, said point also being the northwesterly corner of said 10.11 acre tract, said point also being the northerly-most corner of a 0.5236 acre tract as conveyed to Christopher Richard Masters and Catherine D. Masters as described in Instrument No. 199710030001745 Parcel 2, said point also being the northeasterly corner of a 2.00 acre tract as conveyed to Christopher Richard Masters and Catherine D. Masters as described in Instrument No. 199710030001745 Parcel 1; thence,

Along a westerly line of said 31.3233 acre tract, also being along the easterly line of said 2.00 acre tract and then along the easterly line of a 0.843 acre tract as conveyed to Kimberlee Mae Manley as described in Instrument No. 201808140016816, **North 17° 07' 23" West for a distance of 286.08'** to a 5/8" iron pin found at the northerly-most corner of said 0.843 acre tract, said point being the northeasterly terminus of the southeasterly right-of-way line of Miller Avenue (40' right-of-way); thence,

Exhibit A  
Legal Description, Page 2

Along a westerly line of said 31.3233 acre tract, also being along the easterly terminus of Miller Avenue and then along Lot 7 of Miller's First Addition subdivision as recorded in Plat Book 5 Page 219 and then along the easterly line of a 1.92 acre tract as conveyed to John S. Gordon and Janet F. Gordon as described in Official Record 844 Page 18 and then along the easterly line of Lot 5 of Carmarthen Woods II Subdivision, Section II as recorded in Plat Book 13 Page 364 and then along an easterly line of said Lot 14 of said Carmarthen Woods II Subdivision, Section 1, **North 17° 28' 41" West for a distance of 1149.77'** to the point of beginning, containing 31.317 acres of land, more or less.

Basis of Bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-2011) with the easterly lines of Lot 1 and Lot 2 being South 03° 49' 59" West as determined by a GPS survey utilizing CORS Stations "OHL" and "COLB".

The total length of the annexation perimeter is 5082.02', of which 2,418.79' are contiguous with existing Village of Granville Corporation Lines, being 48%+/- contiguous.



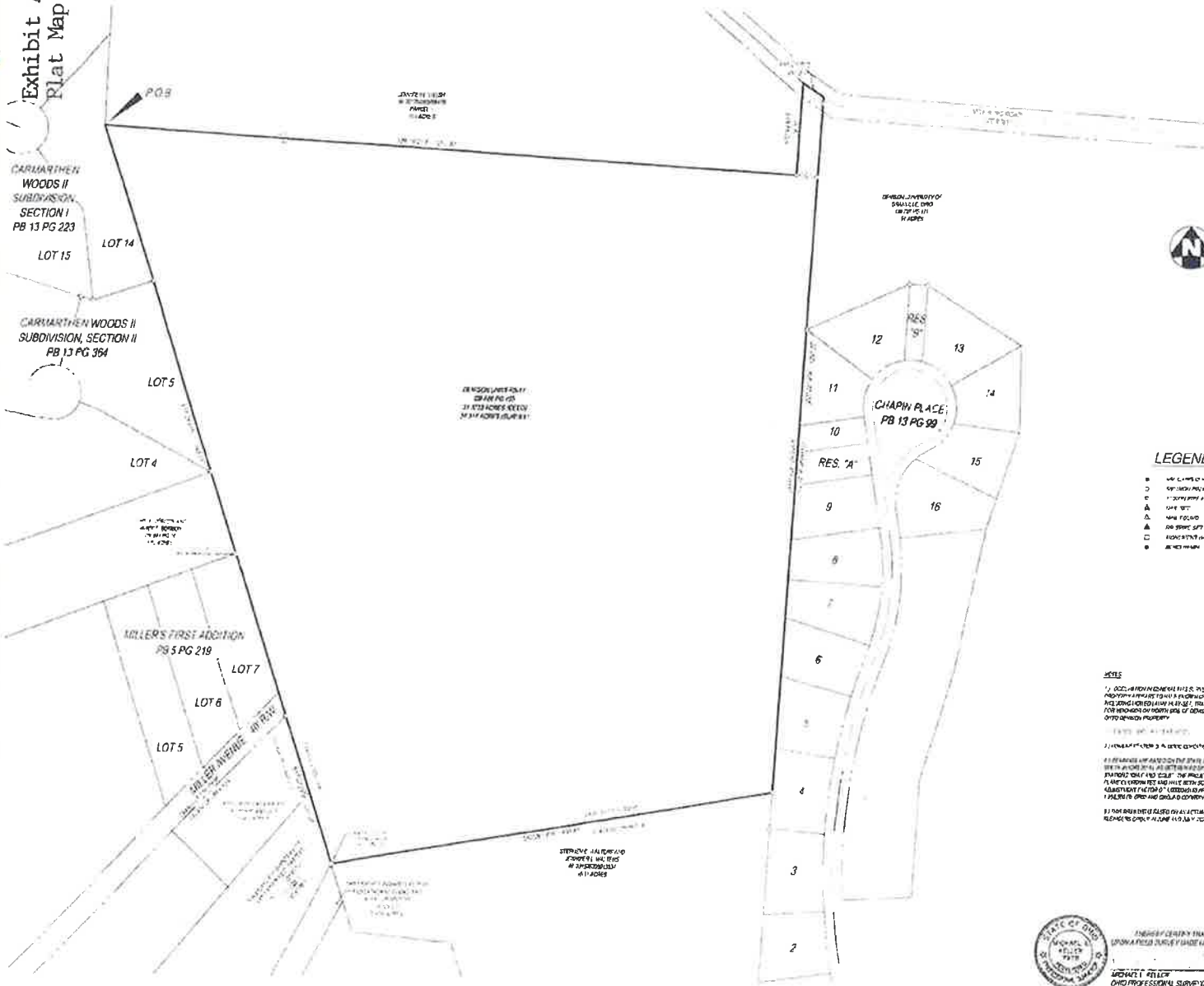
A handwritten signature in blue ink, appearing to read "Michael L. Keller".

2/03/2023

Michael L. Keller  
Professional Surveyor, Ohio License No. 7978

Date

Exhibit A  
Plat Map



LEGEND

- 1/4 SECTION
- 1/2 SECTION
- 1/4 SECTION
- △ 1/4 SECTION
- ▲ 1/4 SECTION
- ◻ 1/4 SECTION
- ◼ 1/4 SECTION

NOTES

1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED AND SHALL BE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLAT AND TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLATS OF THE ADJACENT SUBDIVISIONS.

2. NOTES ON THE PLAT

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



STEVEN J. MILLER  
OHIO PROFESSIONAL SURVEYOR NO. 7218



**THE KLEINGERS GROUP**

Surveying & Mapping  
Engineering & Construction  
Real Estate & Development

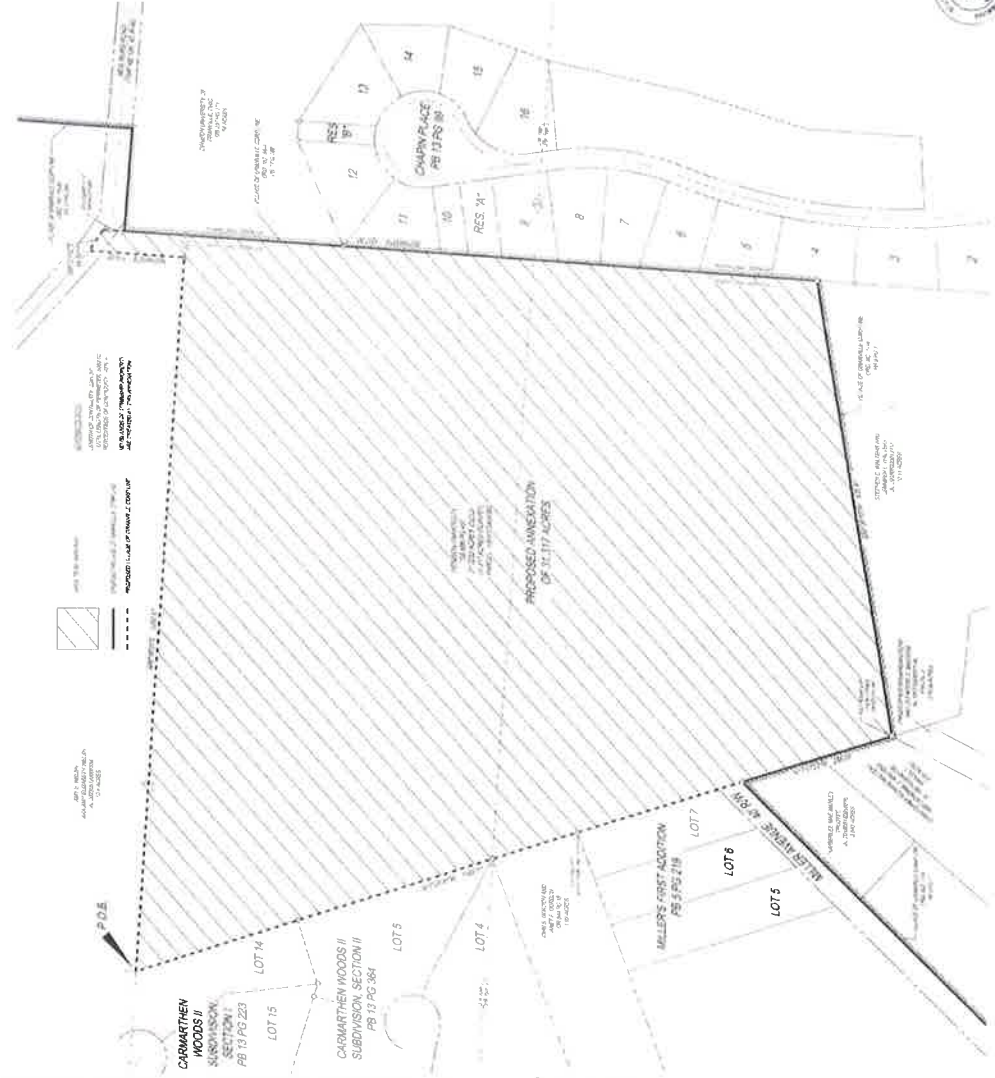


**DENISON UNIVERSITY**  
1875 N. S. St., P.O. Box 113  
Granville, Ohio 43023  
Lester C. Osborn, D.D.

BOUNDARY SURVEY

**1 OF**





EASEMENT  
 UTILITY EASEMENT  
 PROPOSED EASEMENT  
 PROPOSED EASEMENT

**LEGEND**  
 STREET  
 ALLEY  
 EASEMENT  
 UTILITY EASEMENT  
 PROPOSED EASEMENT  
 PROPOSED EASEMENT



OWNER: [Redacted]  
 PROJECT: [Redacted]  
 DATE: [Redacted]  
 SCALE: [Redacted]  
 SHEET: [Redacted]  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 APPROVED BY: [Redacted]



