



CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
 (614) 277-3000
 Fax (614) 277-3011
 www.ci.grove-city.oh.us

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JAN 1 2012

GC PLANNING COMMISSION

**METHOD OF ZONING CHANGE
 REVERSION OF ZONING CLASSIFICATION
 APPLICATION
 FEE \$100.00**

Date Submitted _____

PROJECT INFORMATION		
PROJECT NAME Pinnacle Clun Subarea A3		
PROPERTY LOCATION/ADDRESS See attached		
PARCEL TAX ID # See attached		
EXISTING ZONING PUD-R	PROPOSED ZONING PUD-R	
PROPERTY OWNER(S) Pinnacle Development Co.		
MAILING ADDRESS 1500 Pinnacle Club Drive Grove City, Ohio 43123		
DAYTIME TELEPHONE () 207-7607	FAX NUMBER ()	E-MAIL ciminelloj@aol.com

APPLICANT/AGENT		
NAME OF APPLICANT Pinnacle Development Co.		
MAILING ADDRESS 1500 Pinnacle Club Drive Grove City, Ohio 43123		
DAYTIME TELEPHONE () 207-7607	FAX NUMBER ()	E-MAIL ciminelloj@aol.com
DESIGNATED CONTACT PERSON Joseph Ciminello	DAYTIME TELEPHONE () 207-7607	

I, JOSEPH A. CIMINELLO, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant [Signature] Date 1/17/12

Signature of Owner [Signature] Date 1/17/12

FOR OFFICE USE ONLY			
DATE RECEIVED 1/17/12	PAYMENT RECEIVED/AMOUNT 100.00	RECEIVED BY MF	CHECK # 1001
DATE SCHEDULED FOR PC 2/14/12	PUD FINDING MET YES NO	APPROVED PLAN ATTACHED YES NO	TEXT INCLUDED YES NO
PROJECT ID # 201201170002		PLANNING COMMISSION ACTION APPROVED DISAPPROVED	

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GC PLANNING COMMISSION

**PETITION TO CHANGE THE ZONING MAP OF THE
CITY OF GROVE CITY**

Per Section 1139.01, "Applications or petitions for change or amendment to existing districts in the City shall be made to the office of the Planning Commission and shall be accompanied with a fee of \$100.00, payable to the City of Grove City and shall be deposited in the General Fund. This fee is for the purpose of defraying the costs of preparing the necessary plats, maps, data, legislation and notices and all official publications required by the City and shall not be refundable even though the application is disapproved by the Planning Commission or Council. Applications under Sections 1135.01 to 1135.05 are included herein". (Ordinance C-49-01, Passed 8-6-01.)

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Zoning map:

LOCATION OF PROPERTY See attached parcel numbers and addresses.

EXISTING ZONING PUD-R **PROPOSED ZONING** PUD-R

PETITIONER NAME (PLEASE PRINT) _____

PETITIONER'S SIGNATURE _____

OWNER NAME (PLEASE PRINT) _____

OWNER SIGNATURE _____

DATE _____

METHOD OF ZONING CHANGE;
REVISION OF ZONING CLASSIFICATION
APPLICATION CHECKLIST

Per Section 1139.03 (a), "All requests for modifications of the use districts as established by the Zoning Code shall be submitted to the Planning Commission upon such forms as provided by the Planning Commission for that purpose and pursuant to such rules and regulations as shall be established by the Planning Commission. The Commission may, upon its own motion, recommend to Council changes in the use districts herein established. An applicant requesting a change in the use districts herein established shall file together with the request as hereandbefore described an affidavit with the Planning Commission. The Commission after hearing and consideration of such request shall forward its findings and recommendations to Council and provide a copy thereof to the applicant and other interested parties who shall request the same". (Ordinance C-49-01, Passed 8-6-01.)

The following checklist items are required to process a Zoning Request:

- 1. For a Planned Unit Development (PUD) Rezoning Request, a copy of the letter from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan.
- 2. A meets and bounds legal description for the area to be rezoned.
- 3. A map (no larger than 11 x 17) outlining the said parcel or parcels to be rezoned.
- 4. Listing of names and mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change.
- 5. Signature of Property Owner of Record

Please be aware that no changes or alterations in applications shall be permitted, once processing has started. However, an application may be withdrawn upon written request from the petitioner, but in all such instances, the petitioners will forfeit the filing fee.

PETITIONER NAME (PLEASE PRINT) _____

PETITIONER'S SIGNATURE _____

OWNER NAME (PLEASE PRINT) _____

OWNER SIGNATURE _____

DATE _____

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Property Location / Address, Ownership Parcel Numbers
GC PLANNING COMMISSION

903 Pinnacle Club Drive	Pinnacle Development Co.	040-013733-90
917 Pinnacle Club Drive	Pinnacle Development Co.	040-013734-90
931 Pinnacle Club Drive	Pinnacle Development Co.	040-013735-90
934 Pinnacle Club Drive	Pinnacle Development Co.	040-013728-90
945 Pinnacle Club Drive	Pinnacle Development Co.	040-013736-90
948 Pinnacle Club Drive	Pinnacle Development Co.	040-013729-90
959 Pinnacle Club Drive	Pinnacle Development Co.	040-013737-90
964 Pinnacle Club Drive	Pinnacle Development Co.	040-013730-90
973 Pinnacle Club Drive	Pinnacle Development Co.	040-013738-90
980 Pinnacle Club Drive	Pinnacle Development Co.	040-013731-90
987 Pinnacle Club Drive	Pinnacle Development Co.	040-013739-90
1001 Pinnacle Club Drive	Pinnacle Development Co.	040-013740-90
1004 Pinnacle Club Drive	Pinnacle Development Co.	040-013732-90
Bell Classic Drive	Pinnacle Development Co.	040-013719-90
4743 Bell Classic Drive	Pinnacle Development Co.	040-013720-90
4755 Bell Classic Drive	Pinnacle Development Co.	040-013721-90
4769 Bell Classic Drive	Pinnacle Development Co.	040-013722-90
4785 Bell Classic Drive	Pinnacle Development Co.	040-013723-90
4827 Bell Classic Drive	Pinnacle Development Co.	040-013724-90
4841 Bell Classic Drive	Pinnacle Development Co.	040-013725-90
4855 Bell Classic Drive	Pinnacle Development Co.	040-013726-90
Bell Classic Drive	Pinnacle Development Co.	040-013727-90



Letter of Transmittal

To: Mr. Kyle Rauch, AICP
City of Grove City
4035 Broadway
Grove City, Ohio 43123

From: Jeffrey A. Strung, PLA, ASLA
Date: January 17, 2012
Job no.: 2012- 0185
Re: Pinnacle Club Subarea A3

We are sending you herewith via: Courier Pick Up Fed. Ex. UPS

The following items: copies originals [other]

Copies	Date	Number of sheets	Description
Original	2/14/11	4	Application and fee
20	2/14/11	1	Contiguous Property Owners
20	2/14/11	1	Legal Description
20	2/14/11	1	Zoning Plat (11" x 17")
1	2/14/11	14	Marked Up Amended Zoning Text
20	2/14/11	14	Amended Zoning Text
20	2/14/11	1	Site Plan (11" x 17")

These are transmitted as checked below:

for approval for your file as requested for review & comment
 for execution / signatures [other]

Copies To: Joseph Ciminello

From EMH&T:


Jeffrey A. Strung, PLA, ASLA
Director of Planning & Landscape
Architecture

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A legacy of experience. A reputation for excellence

5500 New Albany Road, Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800

Columbus • Charlotte • Cincinnati • Indianapolis
emht.com

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