DEC 2 8 2012

GC PLANNING COMMISSION

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

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

Date Submitted _____

PROJECT INFORMATION

PROJECT NAME	Grove City Ranch Development		
PROPERTY LOCATION/ADDRESS	Northwest corner of Hoover Road and S.R. 665, west of Grove City Shopping Center and South of Buckeye Ranch.		
PARCEL TAX ID #	040-008057-00; 040-008049-00; 040-008048-00; 040-010043-00; 040-014508-00		
EXISTING ZONING	SD-1; CF	PROPOSED ZONING	PUD-R; PUD-C
PROPERTY OWNER(`S)	The Buckeye Ranch Foundation, Inc. c/o Nicholas Rees		
MAILING ADDRESS	5665 Hoover Road, Grove City, OH 43123		
DAYTIME TELEPHONE (614)539-6663	FAX NUMBER ( )	E-MAIL nick.rees@buckeyeranch.org	

APPLICANT/AGENT

NAME OF APPLICANT	The Buckeye Ranch Foundation, Inc. and Schottenstein real Estate Group	
MAILING ADDRESS	See attached schedule for all contact info	
DAYTIME TELEPHONE ( )	FAX NUMBER ( )	E-MAIL
DESIGNATED CONTACT PERSON		DAYTIME TELEPHONE ( )

I, DONALD J. HUNTER JR., 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 _____ Date 12-27-12

Signature of Owner _____ Date 12-17-12

FOR OFFICE USE ONLY

DATE RECEIVED 12/28/12	PAYMENT RECEIVED/AMOUNT $100	RECEIVED BY DD	CHECK # 154490
DATE SCHEDULED FOR PC 2/5/13	PUD FINDING MET YES NO	APPROVED PLAN ATTACHED YES NO	TEXT INCLUDED YES NO
PROJECT ID # 201212280051		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 Northwest corner of Hoover Road and S.R. 665, west of Grove City Shopping Center and South of Buckeye Ranch.

EXISTING ZONING SD-1; CF **PROPOSED ZONING** PUD-R; PUD-C

PETITIONER NAME (PLEASE PRINT) DONALD J. HUNTER, JR

PETITIONER'S SIGNATURE

OWNER NAME (PLEASE PRINT) D. NICHOLAS REES

OWNER SIGNATURE

DATE 12-17-12

DEC

GC PLANNING COMMISSION

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:

X 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.

X 2. A meets and bounds legal description for the area to be rezoned.

X 3. A map (no larger than 11 x 17) outlining the said parcel or parcels to be rezoned.

X 4. Listing of names and mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change.

X 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) DONALD J. HUNDLEY, JR.

PETITIONER'S SIGNATURE

OWNER NAME (PLEASE PRINT) D. NICHOLAS REES

OWNER SIGNATURE

DATE 12-17-12

Contact List

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Property Owner / Co-Applicant

The Buckeye Ranch Foundation, Inc.

5665 Hoover Road, Grove City, OH 43123

Contact: Nick Rees

Ph: 614-539-6663

Email: nick.rees@buckeyeranch.org

Co-Applicant

Schottenstein Real Estate Group

2 Easton Oval, Suite 510

Columbus, OH 43219

Contact: c/o Jim Houk, OHM Advisors (see address below)

Planner

OHM Advisors

101 Mill Street, Suite 200

Gahanna, OH 43230

Contact 1: Jim Houk Email: jim.houk@ohm-advisors.com

Contact 2: Rick Fay Email: rick.fay@ohm-advisors.com

Ph: 614-418-0600

Fax: 614-418-0614