



JAN 28 2013

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 Gemini Synergy Center
PROPERTY LOCATION/ADDRESS 3500 London-Groveport Road, Grove City, Ohio 43123
PARCEL TAX ID # 160-001815, 160-001590, 160-00018, 040-010224, 040-010232, 160-002580, 160-001244
EXISTING ZONING PUD-I PROPOSED ZONING PUD-I
PROPERTY OWNER(S) Solid Waste Authority of Central Ohio (SWACO)
MAILING ADDRESS 4239 London-Groveport Road, Grove City, Ohio 43123
DAYTIME TELEPHONE 614-871-5100 FAX NUMBER 614-871-5103 E-MAIL michael.mentel@swaco.org

APPLICANT/AGENT
NAME OF APPLICANT Team Gemini - c/o Gregory J. Lestini & Christopher N. Slagle
MAILING ADDRESS Bricker & Eckler LLP, 100 South Third Street, Columbus, Ohio 43215
DAYTIME TELEPHONE 614-227-2311 FAX NUMBER 614.227.2390 E-MAIL glestini@bricker.com
DESIGNATED CONTACT PERSON Gregory J. Lestini / Christopher N. Slagle DAYTIME TELEPHONE 614-227-2300

I, Team Gemini (G. Lestini & C. Slagle), 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]
Signature of Owner [Signature]

Date 1/28/13
Date 1/28/13

FOR OFFICE USE ONLY
DATE RECEIVED PAYMENT RECEIVED/AMOUNT RECEIVED BY CHECK #
DATE SCHEDULED FOR PC PUD FINDING MET APPROVED PLAN ATTACHED YES NO YES NO YES NO
PROJECT ID # 201301280004 PLANNING COMMISSION ACTION APPROVED DISAPPROVED

JAN 28 2013

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 3500 Carbon-Groveport Road, Grove City, OH 43123

EXISTING ZONING PUD-I PROPOSED ZONING PUD-I

PETITIONER NAME (PLEASE PRINT) Team Gemini

PETITIONER'S SIGNATURE 

OWNER NAME (PLEASE PRINT) SWACO

OWNER SIGNATURE 

DATE 1/28/13

METHOD OF ZONING CHANGE;
REVISION OF ZONING CLASSIFICATION GC PLANNING COMMISSION
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) Team Gemini / Gregory J. Leatini, Counsel

PETITIONER'S SIGNATURE 

OWNER NAME (PLEASE PRINT) SWACO / Michael C. Mentel, Chief Counsel

OWNER SIGNATURE 

DATE 1/28/13