



ASSOCIATES

Develop Construct Manage

October 26th 2015

Victoria Proehl
4035 Broadway
Grove City, Ohio 43123

Re: Preliminary Development Plan
#20151040078

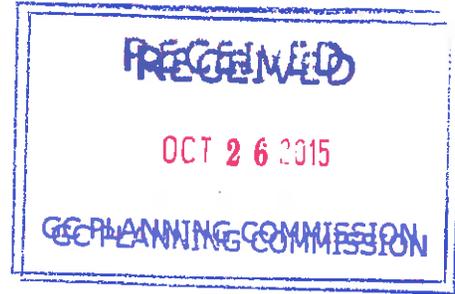
Ms. Proehl,

Please see attached responses to your review letter dated 10-19-2015 for application #201510140078. Also be advised that we would like to change the name of the development From "Grove City Family Apartments" to "Southwest Apartments".

Please let me know if you require any additional information.

Sincerely,

Todd Valentine
LW Associates Inc.



Development Department (Victoria Proehl, 614-277-3014)

1. Building elevations should be submitted for all proposed structures (residential buildings, community building, and shelter house. Please be advised that because of the site's location within one of the city's CRAs and the site's prominent location at the intersection of Broadway and Southwest, Staff expects all structures to have four-sided architecture and utilize high quality materials. Additionally, because of the site's location within the Historical Preservation Area, the project will be required to obtain a Certificate of Appropriateness to review the architecture of all proposed structures.

See attached Building Elevations

2. The southern entrance drive should be realigned to create a straight extension from the existing CVS shared drive. Buildings and parking lots should be reconfigured to accommodate this realignment.

Drive has been aligned as well as the parking areas.

3. Screening should be installed along the west property boundary to screen the development from the railroad.

At this time the development team intends to leave the existing tree line in place to screen the rail line from the development. Please see Landscape Plan.

4. The Tabulation and Narrative sections should be completed.

This has been added to the plan.

5. Based on the number of units proposed (60), 2.69 acres of open space is required for this development. Open space should be delineated on plans and the total amount of open space proposed should be noted in the Site Tabulation.

Please see open space tabulation which is now located on the plan.

6. The sidewalk along Southwest Boulevard should be extended with this project and shown as such on plans. The existing sidewalk between CVS and Southwest Boulevard should be shown on plans.

Sidewalk along Southwest Blvd has been add as well as the existing walk along Southwest Blvd on the CVS property.

7. Sidewalks on the site should create a safe network for residents to access area development and proposed amenities on the site. A connection should be made to the Southwest Boulevard sidewalk. Staff recommends creating a central sidewalk/path from the north end to the south end to connect residents to the open space and community areas. This sidewalk/path should have stamped brick crosswalks to clearly delineate the pedestrian corridor.

Connection is shown the plan and pathways will be marked with pavement striping.

8. Parking rows containing more than 21 consecutive parking spaces require a landscape island or peninsula to break up the row of parking. The southern-most parking row (adjacent to the community building and playground) currently contains 23 parking spaces. Staff recommends a large landscape area with sidewalk be installed across from the sidewalk between the apartments to the north to continue the pedestrian corridor (noted in comment #7).

Landscape Island has been added to the plan as requested.

9. A walking path should be installed around the proposed storm water pond.

Walking path is noted around the pond.

10. Broadway and Southwest Boulevard should be labelled on plans.

These Labels have been added.

11. The zoning of "HPA" should be replaced with "C-2". "HPA" is not a zoning district, but an overlay.

Zoning classification on the plan has been corrected as requested.

12. The floodplain and floodway should be labelled on plans.

Labels have been added to the plan as requested.

13. Multiple items required for Preliminary Development plan were not submitted. Specifically, items 3, 4, 5, & 6.

All items have been added to the plan. At this time all existing trees will remain on the site.

14. Item # 7; current zoning listed as IND-1. Correct Zoning is C-2.

Zoning label has been corrected on the plan.

15. Item 9, 11, 12, 13, 14, 15, 16, and 17 not provided.

These items have been added to the plan.

16. Unable to determine # of units (8 units per acre= 57.6 units) because the area of the flood plain has not been identified.

The site included 60 residential units. Gross Acreage is 7.2 acres which equals 8.3 units per acre.

Urban Forestry (Jodee Lowe, 614-277-1103)

17. For the Development Plan, a landscape Plan will need to be submitted and should include the following:

Please see attached Landscape Plan.

- a) Tree Inventory of the trees on the property that are 6" DBH or larger. This should show whether or not the trees will remain and be protected during construction or removed for the development (1136.05 & 1136.10)
- b) Plantings along the perimeter of the property based on whether or not the surrounding properties are complimentary or uncomplimentary (1136.06 & 1136.07)
- c) Parking lot plantings- screening of parking spaces/lots and installation of island beds (1136.06)
- d) Screening of all service structures-there should be a note on the plans stating that all service structures shall be screened per 1136.08
- e) Landscaping Abutting the Structure(s) to be Built (1136.09)
- f) landscaping around Free Standing Signs (1136.09)
- g) Tree Planting Typical Needs to show that 50% of the wire cage and burlap will be removed from tree root balls (1136.09(d))
- h) Grass/Sod/Hydro-seeding needs to be shown on the plan (1136.11)
- i) There needs to be a key of the plant material that will be used (include variety name of plants, quantity to be used and height/size at installation)

Service Department (Cindi Fitzpatrick, 614-277-1110)

18. Comments will be forthcoming.

Comments received via Email 10-21-2015

1. I have concerns with the main access point being the shared drive of CVS & the future O'Reilly's and how the traffic will impact the intersection of Broadway & Southwest Blvd. There are also concerns with the traffic interactions coming off of Southwest Blvd. and the high volume of trucking that is present in the area.

It is our understanding that the entire parcel is to be serviced by the access drive provided by CVS with cross easements in place for the remaining acreage as instructed by Planning Commission and Council when the CVS site was approved. The development team supports these access points and feels that the access will support the traffic generated by the units. A traffic study will be provided prior to the rezoning.

2. O'Reilly's expressed interest in regional storm water solutions with their development since they are unable to fit a wet detention facility on their site. The possibility of sharing the wet basin for storm water management in the area should be explored."

The development team is willing to discuss a joint storm system however it is our understanding that the construction on the O'Reilly's development will be complete by August of 2016. If our development is allowed to move forward we would not be able to start construction until April 2017 given the timing of our funding sources. We do not believe the timing would allow such an arrangement.

Engineering, EMH&T (Erik Meininger, 614-775-4436)

19. The plan is incomplete; many of the requirements of the Preliminary Development Plan Checklist are not met. Please review the checklist, then update and resubmit the plan with the required information. Additional comments may be provided on the completed preliminary development plan

Please see corrected development plan.

20. Show the locations of existing trees six inches or greater in diameter per Code Section 1135.14 (b)(1)

At this time all existing trees are to remain on the site and will be protected during construction.

21. Show the proposed traffic circulation, pedestrian walks, and landscaping per Code Section 1135.14(b)(2).

Please see attached revised development and Landscape Plan.

22. Show how onsite pedestrian accommodations will connect to the public walks on Southwest Boulevard and Broadway per Code Section 1135.14 (b) (2).

Connection to Southwest Blvd has been added. The property does not have frontage on to Broadway nor do we have control of the proposed O'Reilly property.

23. Traffic information must include a traffic study that describes how the additional peak traffic will impact stacking and queue times on Southwest Boulevard and Broadway and describe any improvements needed on the public streets to support these improvements per Code Sections 1135.14 (b) (2) and 1135.14 (e) (5).

A traffic study has been ordered and will be available during the the rezoning review.

24. Show the major utility locations, and show where each will be connected per Code Section 1135.14(b)(3).

Utility Connections have been added.

25. Developer to provide sidewalk along the property frontage on Southwest Boulevard.

Sidewalk has been added to the plan as instructed.

26. Provide a landscaping and screening plan in accordance with Code Section 1136 for the site. Optimize screening between the site and the railroad and the neighboring commercial properties to prevent disturbances to residents.

Please see landscape plan.

Grove City Division of Police (Jeff Pearson, 614-277-1709)

27. Driveway is shared and is only right in/right out onto Southwest Boulevard.

Agreed. This is the existing condition of the access on Southwest Blvd.

28. Not zoned for such use.

The development team is in process of rezoning to PUD -R which requires a preliminary development plan approval prior to a changing zoning.

29. Too much traffic congestion in area as is, let alone placing apartments there.

A traffic study has been ordered and will be available during the the rezoning review.

Jackson Township Fire Department (Tammy Green, 614-945-5043)

30. Applicant needs to show details on how the Jackson Township Fire Department ladder truck can access and maneuver the site.

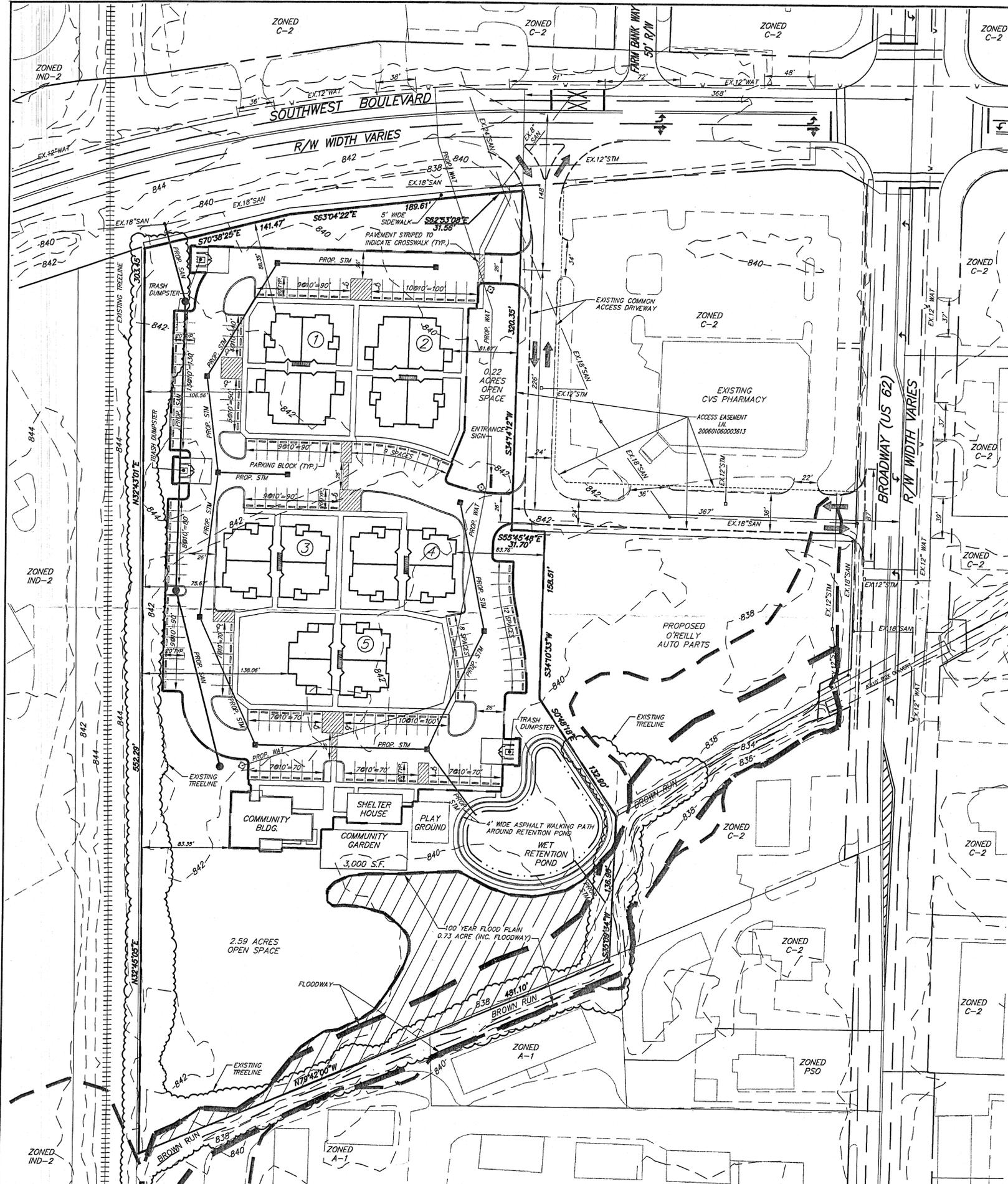
Please see attached Auto Trun Plan Exhibit

31. Fire Lane signs shall be posted on both sides of fire apparatus roads that are 20 to 26 feet wide.

Agreed and has been standard practice.

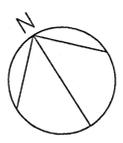
32. Where a portion of the facility or building hereafter constructed within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrant mains shall be provided where required by the fire code official.

See revised Plan for Fire Hydrant locations.



SITE PLAN
SCALE: 1"=60'

50' 25' 0 50' 100'



TABULATION

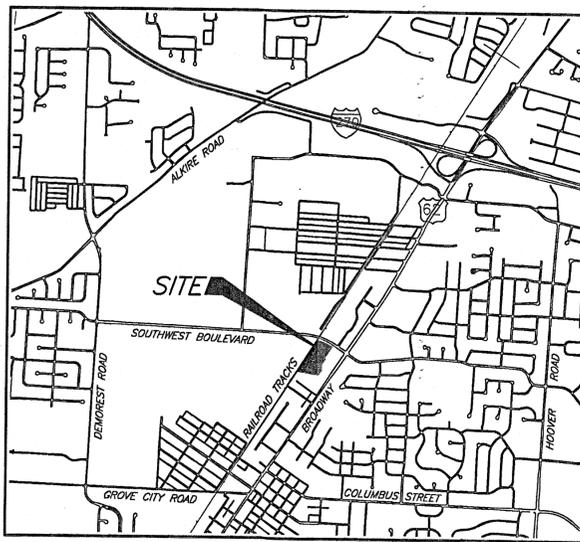
ZONING: CURRENT: C-2 (RETAIL COMMERCIAL)
PROPOSED: PUD-R
7.200 ACRES TOTAL SITE AREA (313,632 S.F.)
31,799 S.F. (0.73 AC.) FLOODPLAIN
60 TOTAL UNITS (6.34 UNITS PER ACRE)
6 - TWO BEDROOM UNITS
50 - THREE BEDROOM UNITS
4 - FOUR BEDROOM UNITS
150 TOTAL PARKING SPACES (ALL OPEN)
INCLUDES 9 HANDICAPPED SPACES
LOT COVERAGE: 39.82%
35,675 S.F. BUILDINGS & PATIOS
75,406 S.F. PAVEMENT & CURB
13,790 S.F. SIDEWALKS
OPEN SPACE REQUIRED: 2.69 AC.
OPEN SPACE PROVIDED: 2.81 AC.
x S.F. LANDSCAPING

NARRATIVE

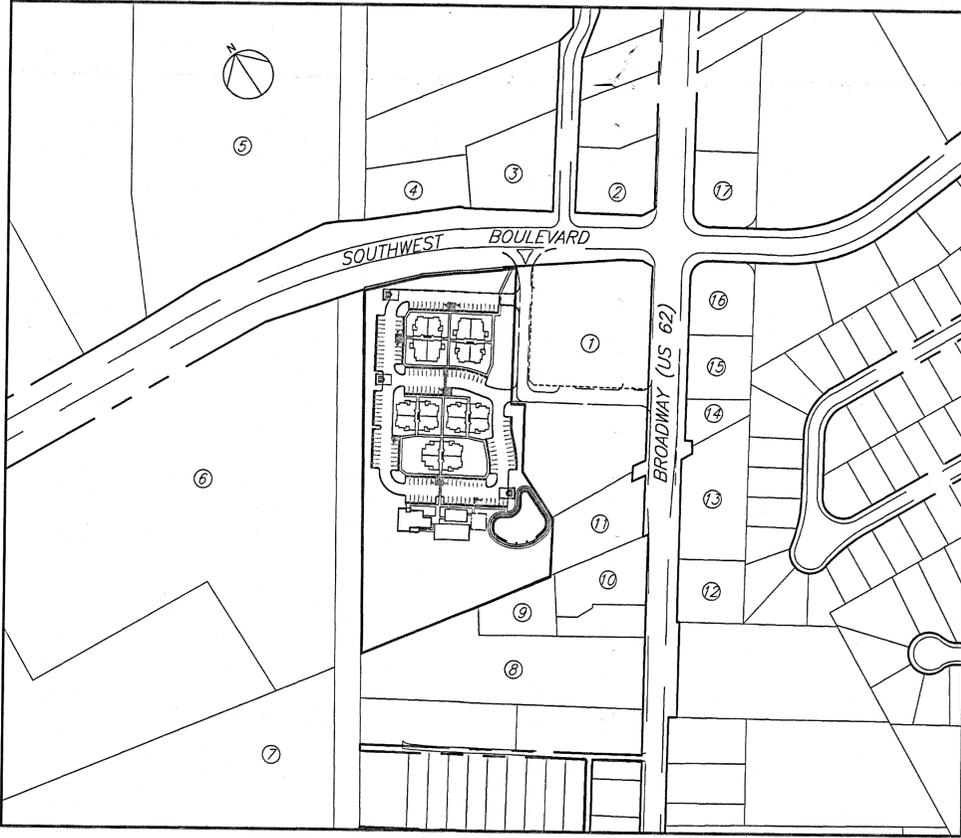
Southwestern Apartments consists of 60 residential rental units to be located on Southwest Blvd just west of the Broadway and Southwest Blvd intersection, situated just west of the CVS Pharmacy. The development consists of 5-twelve unit 3 story walk up apartment buildings with a unit mix of 6-four bedroom units, 50-three bedroom units and 4-four bedroom units. The development also incorporates a large building, Shelter house, community garden, play ground and walking path for residents to enjoy. The exterior colors will be comprised of earth tones, and with the addition of brick to the facades helps the buildings to blend into the surrounding neighborhood. The development's goal is to provide safe affordable housing for the residents of Grove City, Ohio.

CONSTRUCTION SEQUENCE

The Site Improvements will be completed in one phase.
Construction Start: March 15, 2017
Completion: 13 months after start



LOCATION MAP
SCALE: 1"=2000'



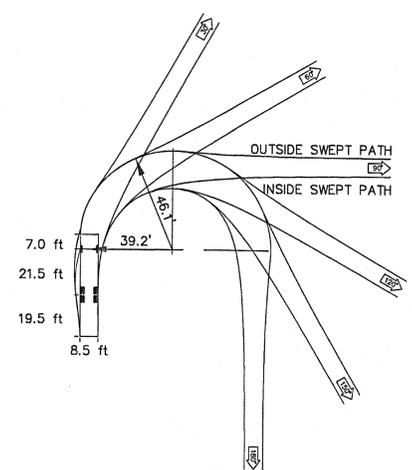
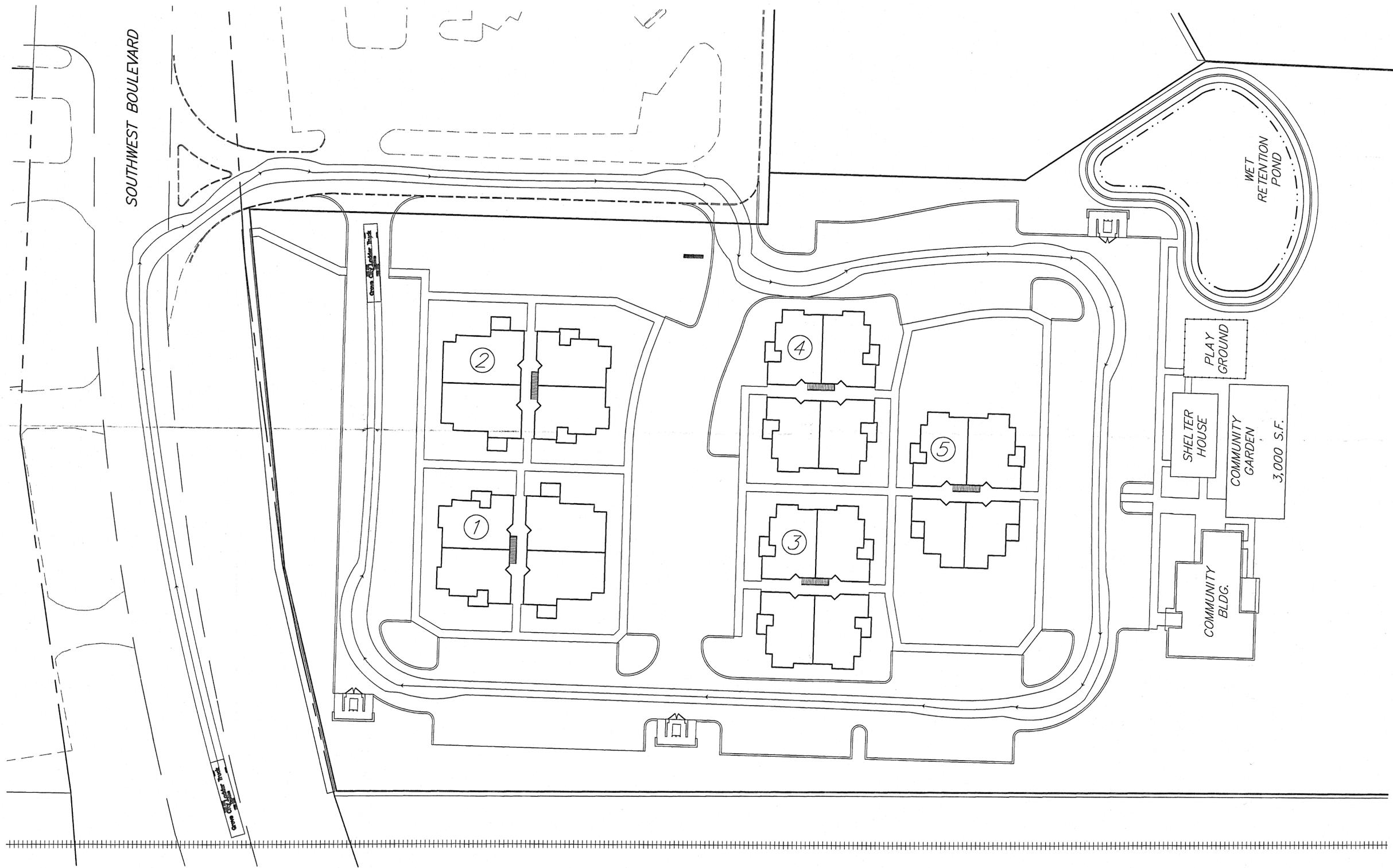
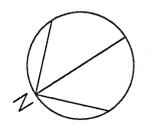
AREA MAP
SCALE: 1"=200'

ADJACENT OWNERS

- ① CVS 1223 OH LLC
CVS PHARMACY OCCUPANCY EXP. 7097-01
1 CVS DR
WOOLSOCKET RI 02895-6146
- ② UNITED DAIRY FARMERS INC
3955 MONTGOMERY RD
CINCINNATI OH 45212-3733
- ③ BASSAM KRET
NAIWA A KRET
7010 DEAN FARM RD
NEW ALBANY OH 43054-9228
- ④ GRANT A MARA
ELAINE K MARA
6832 YOUNG RD
GROVE CITY OH 43123-9519
- ⑤ NEXEO SOLUTIONS LLC
3 WATERWAY SQUARE PL STE 1000
SPRING TX 77380-3488
- ⑥ KANSAS CITY LIFE INSURANCE CO
3520 BROADWAY BLVD
KANSAS CITY MO 64111-2502
- ⑦ BEULAH PARK GAMING VENTURES INC
JAMES MCKINNEY GEN MGR BEULAH PARK
PO BOX 850
GROVE CITY OH 43123-0850
- ⑧ BROADWAY GROVE APARTMENTS LLC
815 N HIGH ST
COLUMBUS OH 43215-1486
- ⑩ WILLIAM F LOTZ SR
JANET LOTZ
3800 ZUBER RD
ORIENT OH 43146-9407
- ⑪ NANCY JO TAYLOR TRUST
TAYLOR HAL HERBERT TR
9050 KILLOCHAN CT
DUBLIN OH 43017-9421
- ⑫ BLUE RIBBON INVESTMENTS
3656 BROADWAY
GROVE CITY OH 43123-2203
- ⑬ MATTHEW D COOK
DEVELOPMENT CO LLC
3636 BROADWAY
GROVE CITY OH 43123-2202
- ⑭ BONDED OIL CO
SPEEDWAY LLC C/O PROPERTY TAX
539 S MAIN ST
FINDLAY OH 45840-3229
- ⑮ RALPH E CHARLES SR TR
HATTIE CHARLES TR
5273 KINGLET CT
ORIENT OH 43146-9234
- ⑰ TROY INVESTMENT CORP
3923 E BROAD ST
COLUMBUS OH 43213-1129

RECEIVED
OCT 26 2015
GC PLANNING COMMISSION

**SOUTHWESTERN APARTMENTS
PRELIMINARY DEVELOPMENT PLAN**
GROVE CITY, OHIO
DEVELOPER/CONTRACTOR:
L.W. ASSOCIATES, INC.
184 WEST MAIN STREET
ASHVILLE, OHIO 43103
740-983-4566
SCALE: - AS NOTED
DATE: 10/20/2015 SHEET: 1 OF 3



STEERING LOCK ANGLE = 33.3 deg.
 ACHIEVED STEERING ANGLE:
 30 deg. SWEEP ANGLE: 19.4 deg.
 60 deg. SWEEP ANGLE: 27.3 deg.
 90 deg. SWEEP ANGLE: 30.7 deg.
 120 deg. SWEEP ANGLE: 32.2 deg.
 150 deg. SWEEP ANGLE: 32.8 deg.
 180 deg. SWEEP ANGLE: 33.1 deg.

JACKSON TOWNSHIP FD
 LADDER TRUCK
 NOT TO SCALE

SITE PLAN
 SCALE: 1"=30'

<p>SOUTHWESTERN APARTMENTS FIRE TRUCK TURNING RADIUS PLAN GROVE CITY, OHIO</p>	
<p>DEVELOPER/CONTRACTOR: L.W. ASSOCIATES, INC. 184 WEST MAIN STREET ASHVILLE, OHIO 43103 740-983-4566</p>	
<p>SCALE: - AS NOTED</p>	<p>DATE: OCTOBER, 2015</p>
<p>SHEET: 1 OF 1</p>	

COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREES		
AUTUMN BLAZE MAPLE	2"	6
EASTERN REDBUD	2"	16
FLOWERING HAWTHORN	2"	14
GREEN MOUNTAIN SUGAR MAPLE	2"	10
IVORY SILK JAPANESE LLAC	2"	2
MORRANE SWEET GUM	2"	8
NORTHERN RED OAK	2"	3
PRINCETON AMERICAN ELM	2"	7
SKYLINE HONEYLOCUST	2"	8
TULIP TREE	2"	6
UPRIGHT EUROPEAN HORBEAM	2"	8
EVERGREEN TREES		
COLORADO BLUE SPRUCE	6'	21
NORWAY SPRUCE	6'	17
SHRUBS		
BLACKHAW VEIBURNUM	3'	32
DENSE YEW	24" HEIGHT	37
SPARTAN JUNPER	6'	39

TOTAL LANDSCAPE AREA - 19,618 SQ FT



EXISTING TREES AND WOODED AREAS TO BE PRESERVED IN ACCORDANCE WITH ZONING ORDINANCE 136.0

ALL SERVICE STRUCTURES TO BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE 136.0B



NOTES

EXISTING TREES AND WOODED AREAS TO BE PRESERVED IN ACCORDANCE WITH ZONING ORDINANCE 136.0

ALL SERVICE STRUCTURES TO BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE 136.0B

No.	Date	Description

RIBROADS
LANDSCAPING

1051 STATE ROUTE 56 E
CINCINNATI, OH 45213
(740) 474-2028
(800) 378-8934

PRELIMINARY LANDSCAPE PLAN

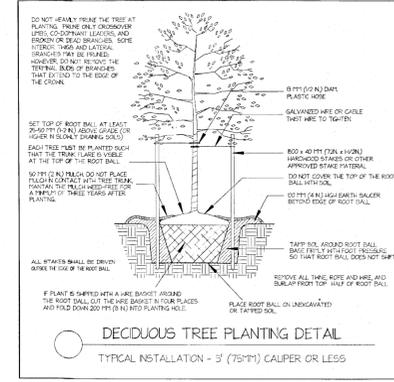
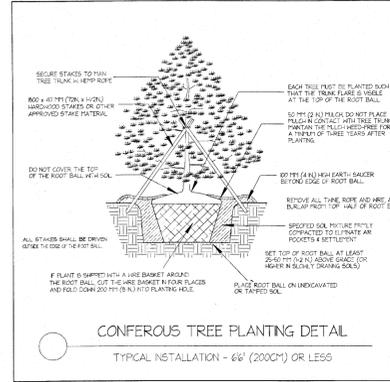
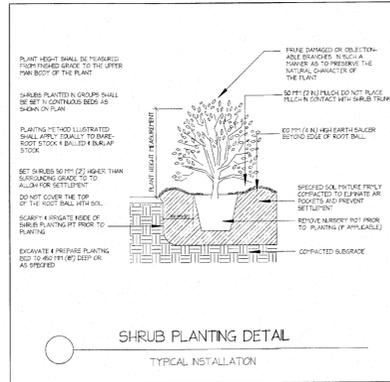
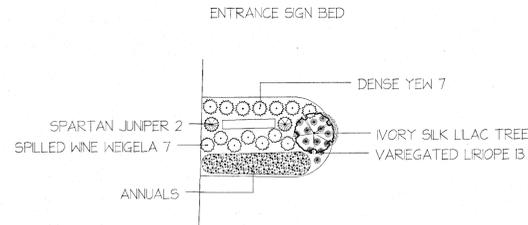
RECEIVED
OCT 28 2015
GC PLANNING COMMISSION

SOUTHWESTERN APARTMENTS
GROVE CITY, OHIO

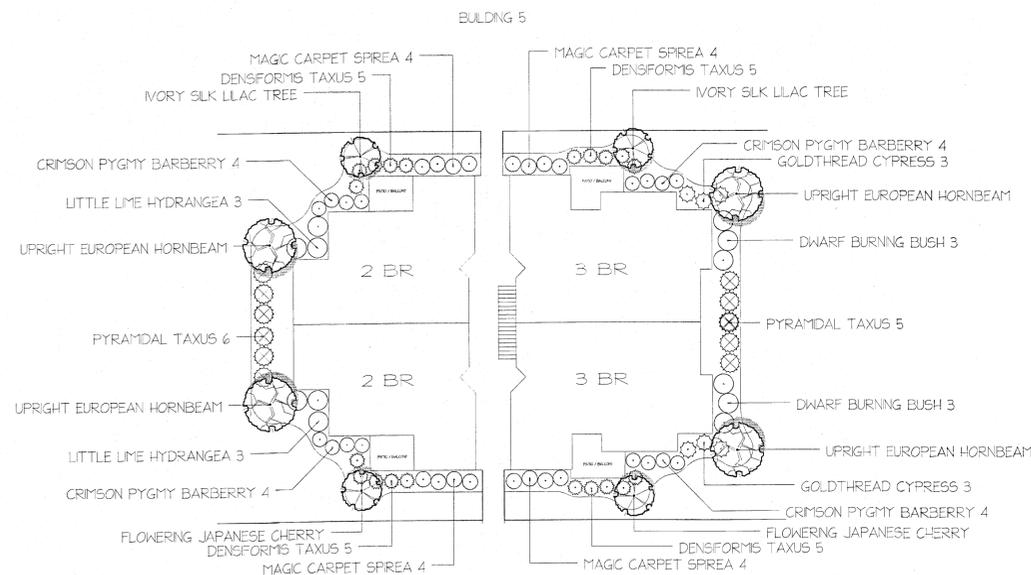
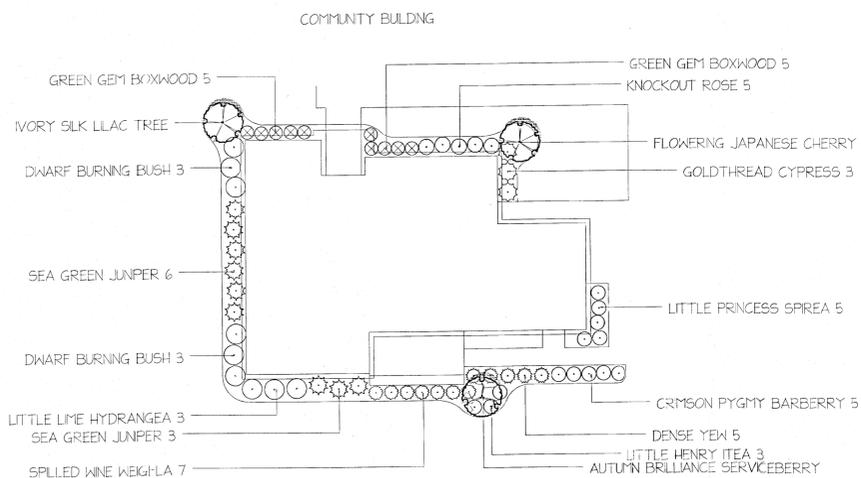
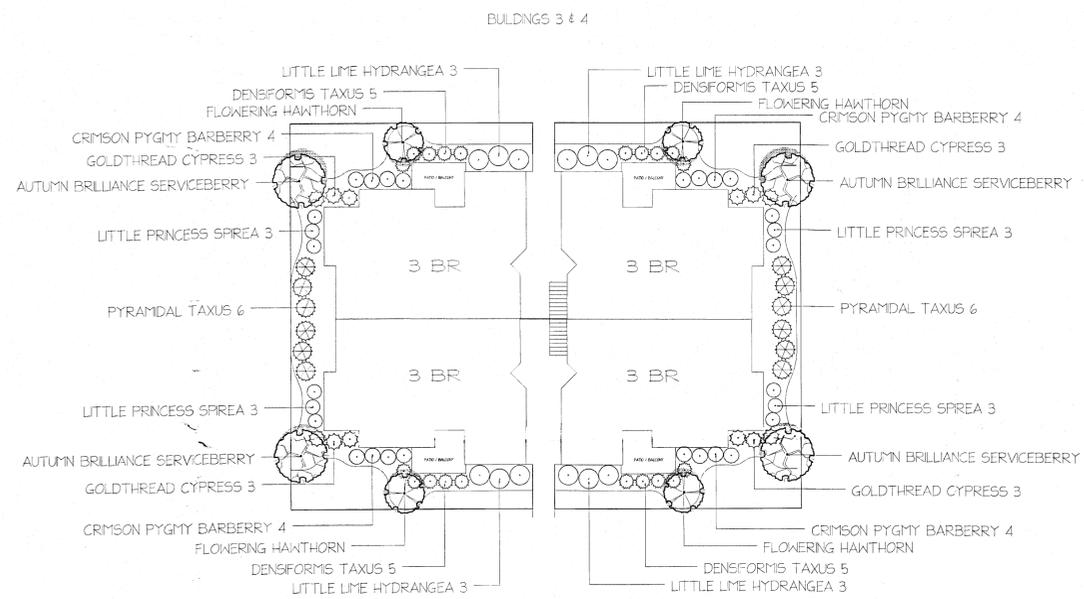
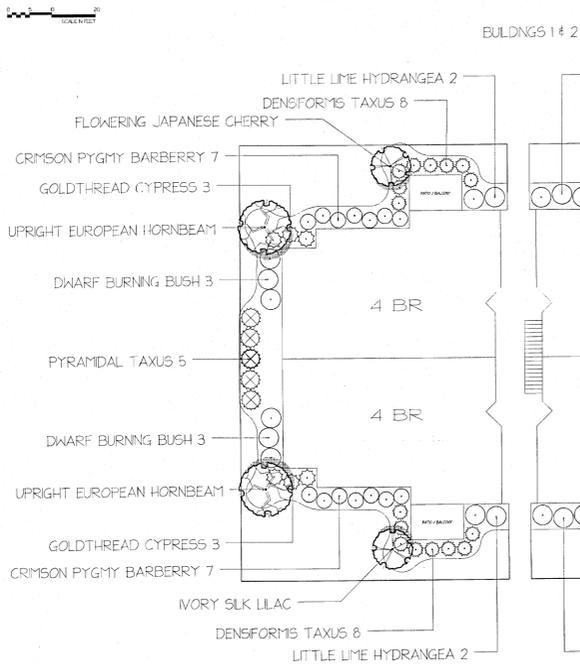
SCALE: 1" = 100'	PROJECT NO.
DRAWN BY: E. PANCAKE	SHEET NO.
CHECKED BY: J. NEFF	L-1
DATE: 10/28/15	
DATE OF PRINT: 10/28/15	

TREES	COMMON NAME	SIZE	QUANTITY
	AUTUMN BRILLIANCE SERVICEBERRY	2"	9
	FLOWERING HAWTHORN	2"	22
	FLOWERING JAPANESE CHERRY	2"	7
	UPRIGHT EUROPEAN HORNBEAM	2"	20
	IVORY SILK LLAC TREE	2"	10
SHRUBS			
	CRIMSON PYGMY BARBERRY	24" HEIGHT	97
	DENSE YEW	24" HEIGHT	124
	DWARF BURNING BUSH	24" HEIGHT	36
	GOLDTHREAD CYPRESS	24" HEIGHT	57
	GREEN GEM BOXWOOD	24" HEIGHT	10
	KNOCKOUT ROSE	24" HEIGHT	5
	LITTLE HENRY ITEA	24" HEIGHT	3
	LITTLE LIME HYDRANGEA	24" HEIGHT	57
	LITTLE PRINCESS SPREA	24" HEIGHT	29
	MAGIC CARPET SPREA	24" HEIGHT	16
	PYRAMIDAL YEW	24" HEIGHT	55
	SEA GREEN JUNIPER	24" HEIGHT	9
	SPILLED WINE WEIGELA	24" HEIGHT	14
	SPARTAN JUNIPER	6'	2
	VAREGATED LIRIOPE	1 GALLON	13

ALL SERVICE STRUCTURES TO BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE 13608



NOTES



No.	Date	Description

RHOADS
LANDSCAPING

1051 STATE ROUTE 56 E
CIRCLEVILLE, OH 43113
(740) 474-2028
(800) 378-8934

PRELIMINARY LANDSCAPE DETAIL

SOUTHWESTERN APARTMENTS

GROVE CITY, OHIO

SCALE: 1" = 40'	PROJECT NO.
DRAWN BY: E. PANCAKE	DRAWING NO.
CHECKED BY: J. NEFF	DATE: 10/28/15
DATE OF PRINT: 10/28/15	PROJECT NO. L-2