



## Grove City Planning Commission

# SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
4035 BROADWAY  
GROVE CITY, OHIO 43123  
614-277-3004

[grovecityohio.gov/development](http://grovecityohio.gov/development)

### PROJECT / PROPERTY INFORMATION

PROJECT NAME: Gateway Retail

PROJECT LOCATION: North side of S.R. 665, south side of Meadow Pond Court, 204' west of N. Meadows Drive  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-013250      ACREAGE AFFECTED BY THIS APPLICATION: 1.907

EXISTING ZONING: PUD-C      EXISTING LAND USE: Vacant

PROPOSED ZONING: PUD-C      PROPOSED LAND USE: Retail Center

### PROPERTY OWNER INFORMATION

Note: Property ownership information is to reflect how the property is held in accordance with the Franklin County Auditor's Office.

<u>Ironwood Properties II LLC</u>	<u>C/o Lee Associates, 5100 Park Center Ave., Suite 100, Dublin, OH 43017</u>	
Name	Address	City, State, Zip
<u>Tim Kelton (614) 923-3300</u>		<u>tim.kelton@lee-associates.com</u>
Phone	Fax	Email

### APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

<u>Joe Smiley</u>	<u>President</u>	<u>Land Strategies</u>
Name	Title	Company / Organization
<u>635 Brookside Blvd.</u>	<u>Westerville</u>	<u>Ohio 43081</u>
Address	City	State, Zip
<u>(614) 301-5469</u>		<u>jsmiley@L-strategies.com</u>
Phone	Fax	Email

### AUTHORIZED REPRESENTATIVE

*Check box if same as Applicant:*

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

<u>Name</u>	<u>Title</u>	<u>Company / Organization</u>
<u>Address</u>	<u>City</u>	<u>State, Zip</u>
<u>Phone</u>	<u>Fax</u>	<u>Email</u>

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

### SUBMITTAL REQUIREMENTS

**Instructions:** All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

	Fee Calculation	Submittal Items	(check box)
Application Fee:	\$ 100.00	Completed Application (signed and notarized):	<input checked="" type="checkbox"/>
		Submittal Fee:	<input checked="" type="checkbox"/>
		Ten (10) Copies of Plans (folded and collated):	<input checked="" type="checkbox"/>

FEB 05 2016

**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I Tim Kelton, Member (Ironwood Properties II LLC), the current property owner hereby authorize the applicant Joe Smiley to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to visit and/or photograph the property described in this application.

Signature of Current Property Owner: [Signature] Date: 2-3-2016

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 3 day of February, 2016.

[Signature]  
Official Seal and Signature of Notary Public



Christine L. Lantz  
Notary Public, State of Ohio  
My Commission Expires 12-10-2020

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I Joe Smiley, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 2-3-16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 3 day of February, 2016.

[Signature]  
Official Seal and Signature of Notary Public



Christine L. Lantz  
Notary Public, State of Ohio  
My Commission Expires 12-10-2020

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>2/5/16</u>	RECEIVED BY: <u>mk</u>	PAYMENT AMOUNT: <u>\$100.00</u>
TENTATIVE PC MEETING DATE: <u>3/8/16</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>1885</u>
PROJECT ID NUMBER: <u>201602050010</u>		

**THE CITY OF GROVE CITY  
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

**Please indicate below the type of Special Use Permit being requested:**

- |   |  |
|---|--|
| <input type="checkbox"/> Adult Bookstore/Novelty Store  | <input type="checkbox"/> Dog and Cat Kennels   |
| <input type="checkbox"/> Adult Entertainment Establishments   | <input type="checkbox"/> Drive-Thru Stations   |
| <input type="checkbox"/> Adult Film and Video Tape Sales  | <input type="checkbox"/> Gasoline Service Stations   |
| <input type="checkbox"/> Adult Motion Picture Theater   | <input type="checkbox"/> Group Family Homes  |
| <input type="checkbox"/> Automobile and Other Motor Vehicle Repair, Services and Garages  | <input type="checkbox"/> Group Multi-Family Homes  |
| <input type="checkbox"/> Automobile Dealers   | <input type="checkbox"/> Mini-Storage Facility   |
| <input type="checkbox"/> Bed and Breakfast Inns   | <input type="checkbox"/> Outdoor Concerts  |
| <input type="checkbox"/> Boarding Houses  | <input type="checkbox"/> Outdoor Sales and Storage   |
| <input type="checkbox"/> Car Wash Establishments  | <input checked="" type="checkbox"/> Outdoor Seating (eating establishments) (600 s.f.)                                 |
| <input type="checkbox"/> Daycare Centers  | <input type="checkbox"/> Pet shops (excludes boarding)   |
| <input type="checkbox"/> Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | <input type="checkbox"/> Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
|   | <input type="checkbox"/> Sale, rental, barter or trade of weapons/explosives   |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$100)
- Ten (10) copies of the project narrative describing the nature of the project
- One (1) electronic copy of all application materials submitted on CD or DVD – all electronic data shall be compatible with Adobe Reader 5.0 or later
- Ten (10) copies of a metes and bounds legal description of the property
- Nine (9) copies (maximum sheet size 24 x 36) and one (1) copy (8½ x 14) of the survey drawing of the property
- If applicable, ten (10) copies of the proposed Development Standards Text
- If applicable, provide nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) site plan showing improvements associated with Special Use
- Please note the following:** Twenty (20) additional copies of revised submittals are required for the Planning Commission hearing

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).



**Grove City Planning Commission  
Meeting and Deadline Schedule  
2016**

Planning Commission				City Council
Planning Commission Application Filing Deadline	Revised Plan Deadline to be Placed on Agenda	Agenda Submittal to Newspaper	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 30, 2015	December 23, 2015	December 28, 2015	January 5, 2016	1st Reading January 19, 2016 2nd Reading February 1, 2016
December 28, 2015	January 20, 2016	January 22, 2016	February 2, 2016	1st Reading February 16, 2016 2nd Reading March 7, 2016
February 1, 2016	February 24, 2016	February 26, 2016	March 8, 2016	1st Reading March 21, 2016 2nd Reading April 4, 2016
February 29, 2016	March 23, 2016	March 25, 2016	April 5, 2016	1st Reading April 18, 2016 2nd Reading May 2, 2016
March 28, 2016	April 20, 2016	April 22, 2016	May 3, 2016	1st Reading May 16, 2016 2nd Reading June 8, 2016
May 2, 2016	May 25, 2016	May 27, 2016	June 7, 2016	1st Reading June 20, 2016 2nd Reading July 5, 2016
May 31, 2016	June 22, 2016	June 24, 2016	July 5, 2016	1st Reading July 18, 2016 2nd Reading August 1, 2016
June 27, 2016	July 20, 2016	July 22, 2016	August 2, 2016	1st Reading August 15, 2016 2nd Reading September 8, 2016
August 1, 2016	August 24, 2016	August 26, 2016	September 6, 2016	1st Reading September 19, 2016 2nd Reading October 3, 2016
August 29, 2016	September 21, 2016	September 23, 2016	October 4, 2016	1st Reading October 17, 2016 2nd Reading November 7, 2016
October 3, 2016	October 26, 2016	October 28, 2016	November 8, 2016	1st Reading November 21, 2016 2nd Reading December 5, 2016
October 31, 2016	November 23, 2016	November 28, 2016	December 6, 2016	1st Reading December 19, 2016 2nd Reading January 3, 2017

\* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

- 1 Planning Commission meetings are held in the Lower Level of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
- 2 The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW
- 3 Applications shall be submitted to the Grove City Development Department, located on the second floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).