

GLENN R. RAHN, ARCHITECT

7580 48th St SE

Grand Rapids, MI 49512

(P) 616-634-2253 (F) 616-803-1012

[glenn@rdc-llc.co](mailto:glenn@rdc-llc.co)

June 24, 2016

Grove City Ohio  
Grove City Planning Commission  
Development Department  
4035 Broadway  
Grove City, OH 43123  
614-277-3004



Re: Narrative description of the Marco's Pizza Pick-Up window project located at 3057 Turnberry Court Grove City, OH 43123.

This narrative is written for the purpose of the Special Use Permit needed to utilize the existing pick-up window at 3057 Turnberry Court Grove City, OH 43123. It is not for any other parts of the project, which is a tenant finishes in the existing space which was an old Italian/Pizza Restaurant. It is only to describe the purpose of the existing pick-up window. The window will be open during the normal business hours, which are 11:00 am to 11:00 pm.

The project will involve no alterations to the existing pick-up window nor any alterations to the existing road way that serves this pick-up window. The current window was previously approved for the use we are intending for it when it was being used by the previous tenant.

The scope of work will only be to clean up and repair as needed the existing pick-up window. There will not be any additional signs or menu boards installed. People will call in their order and then let the staff know that they intend to pick up their order using the pick-up window. There will not be any orders taken at this window since it is only for pick up. We will be adding and restriping the lot to show the one-way and a delineation between the pick-up lane and the through-lane. We will also be adding a "Do Not Enter" sign in the landscape bed at the southeast corner of the building.

That is the complete description of the project and hope this serves the requirement of sending a description of the project. If more is needed, please contact either myself or my Project Manager, Ed Braden at 616-238-3324, ed@accurateretailservices.com.

Sincerely,



Glenn R. Rahn  
Architect

Cc: Ed Braden, Owner, Landlord



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May 18, 2016

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Glenn R. Rahn  
Architect

Cc: Ed Braden, Owner, Landlord



**ParcelID: 040-014277-00**  
**TURNBERRY RETAIL CENTER**

**Map-Rt: 040-M084BC -001-00**  
**3041-3043 TURNBERRY CT**

**Owner**

Owner **TURNBERRY RETAIL CENTER**  
**LLC**

Owner Address

Legal Description **3043 TURNBERRY COURT**  
**TURNBERRY COURT**  
**DEVELOPMENT LOT 1**

Calculated Acres **2.26**  
 Legal Acres **2.263**

Tax Bill Mailing **TURNBERRY RETAIL CENTER**  
**LLC**  
**1115 S 4TH ST**  
**LOUISVILLE KY 40203-4100**

[View Google Map](#)

**Most Recent Transfer**

Transfer Date **APR-25-2007**  
 Transfer Price **\$750,000**

**2015 Tax Status**

Property Class **C - Commercial**  
 Land Use **425 - NEIGHBORHOOD SHOPPING CENTER**  
 Tax District **040 - CITY OF GROVE CITY**  
 School District **2511 - SOUTH WESTERN CSD**  
 City/Village **GROVE CITY**  
 Township **JACKSON TWP**  
 Appraisal Neighborhood **X8200**  
 Tax Lien **No**  
 CAUV Property **No**  
 Owner Occ. Credit **2015: No 2016: No**  
 Homestead Credit **2015: No 2016: No**  
 Board of Revision **No**  
 Zip Code **43123**

**2015 Current Market Value**

	Land	Improvements	Total

Base	754,100	365,900	1,120,000
TIF			
Exempt			
Total	754,100	365,900	1,120,000
CAUV	0		

**2015 Taxable Value**

	Land	Improvements	Total
Base	263,940	128,070	392,010
TIF			
Exempt			
Total	263,940	128,070	392,010

**2015 Taxes**

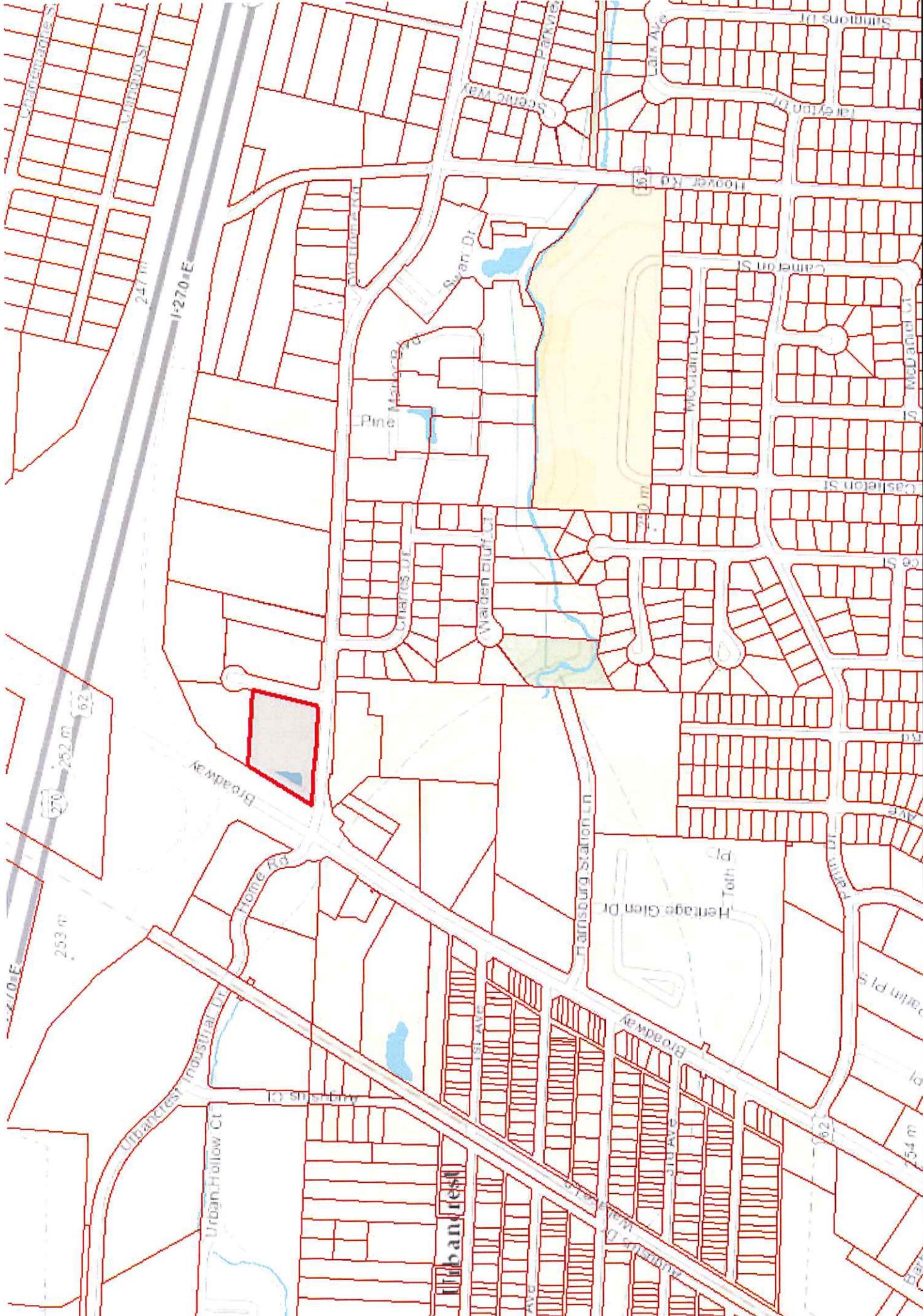
Net Annual Tax	Taxes Paid	CDQ
37,451.18	18,725.59	

**Building Data**

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft	Grade
2007	2010	01	NBHD SHOPPING CENTER	12,600	GOOD QUALITY
Total:				12,600	

**Site Data**

Frontage	Depth	Acres	Historic District
		2.263	



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**TURNBERRY RETAIL CENTER**

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**3041-3043 TURNBERRY CT**

#### Land Characteristics

Lot Type	Act Front	Eff Front	Eff Depth	Acres
S1-SQUARE FOOT				2.26

#### Site Characteristics

Property Status	Developed
Best Use Class	C - COMMERCIAL
Neighborhood	X8200
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

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**Commercial Building**

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Card Number	1
Building Address	3041 3043 TURNBERRY CT
Number Identical Buildings	1
Structure Type	NBHD SHOPPING CENTER
Stories	01
Gross Sq. Ft.	12,600
Number of Units	
Year Built	2007
Effective Year	2010
Year Remodeled	
Grade	B - GOOD QUALITY

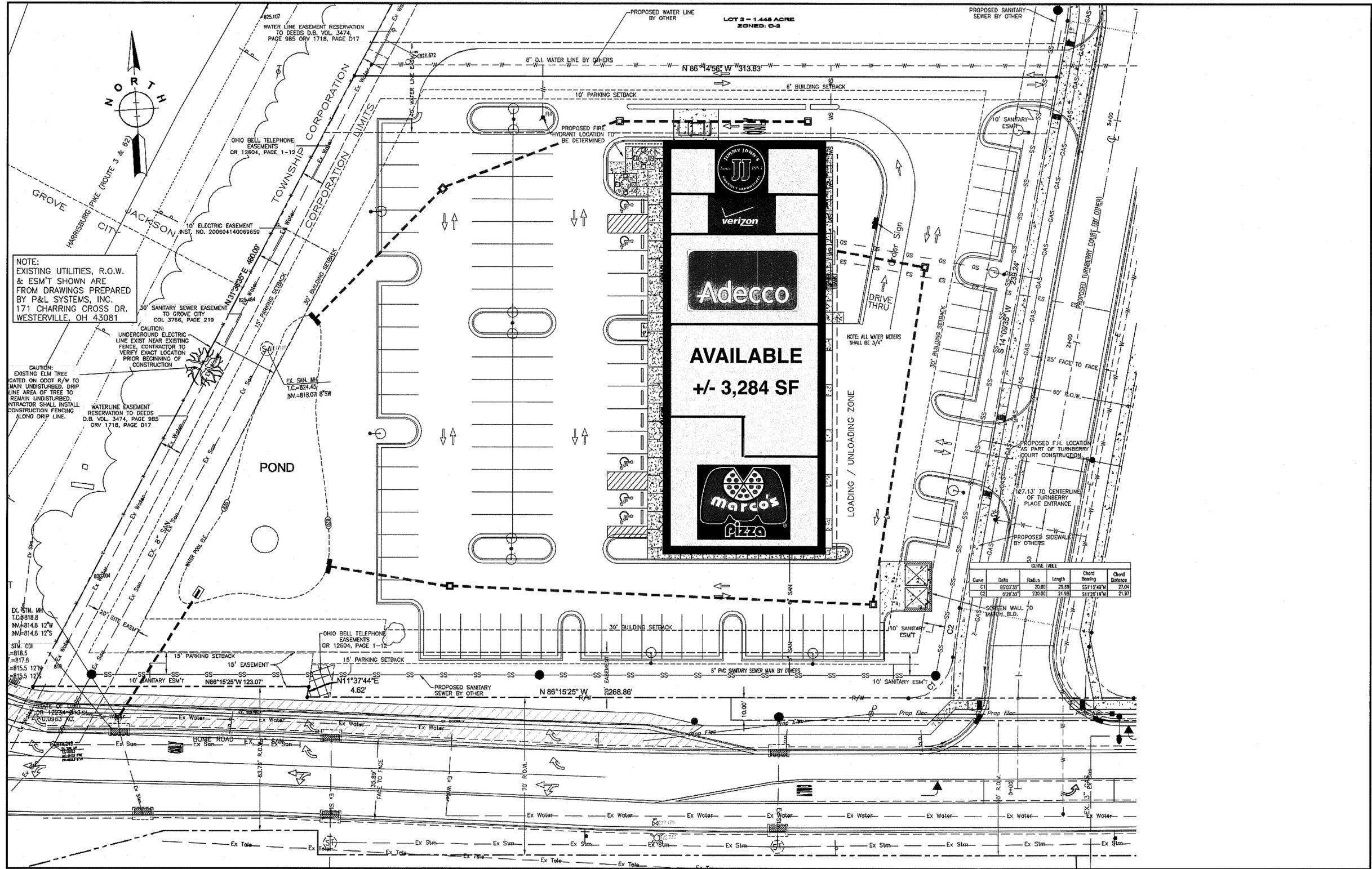
**Interior / Exterior Detail**

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Sketch ID	A0-1
Floor From - To	01 - 01
Use Code	RETAIL STORE
Wall Height	14
Exterior Wall Type	02 - FRAME
Construction Type	2 - FIRE RESISTENT
Construction Note	A)1SBR/S
Area (Sq Ft / Floor)	12,600
Condition	AVERAGE
Interior Finish	100
HVAC	NORMAL, CENTRAL AC
Lighting	NORMAL
Plumbing	NORMAL
Sprinkler	NONE

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# Turnberry Retail Center | Grove City, Ohio



# Grove City Aerial Pick UP Window Existing



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**TURNBERRY RETAIL CENTER**

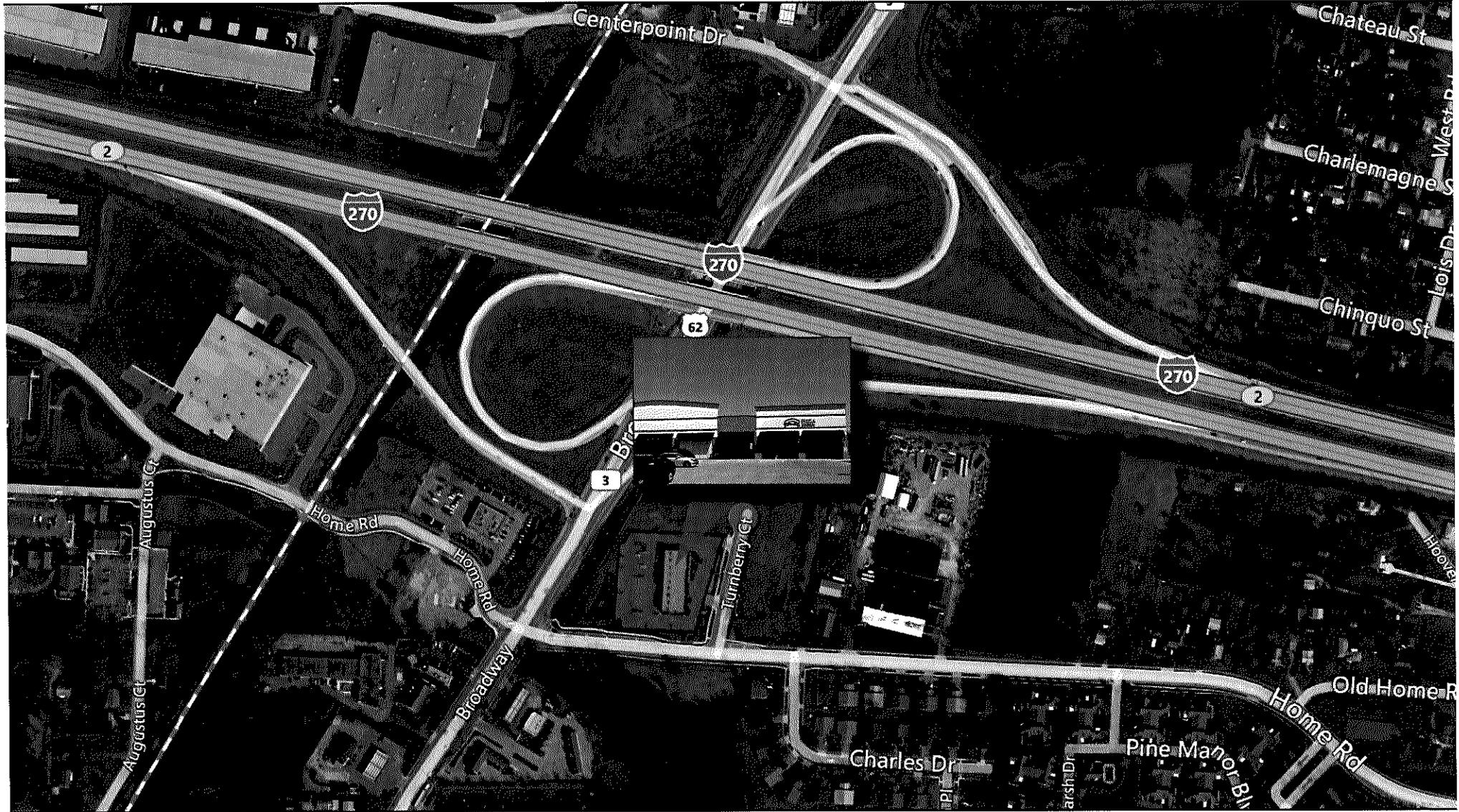
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**Sales Summary**

<b>Date</b>	<b>Grantee</b>	<b>Convey No</b>	<b>Inst Type</b>	<b># of Parcels</b>	<b>Sale Price</b>
APR-25-2007	TURNBERRY RETAIL CENTER	8451	GW	1	\$750,000
FEB-12-2007	HOME ROAD PROPERTIES LLC	PB70 PG067	PL	4	\$0



# Turnberry Retail Center | Grove City, Ohio



# Turnberry Retail Center | Grove City, Ohio

