



PROJECT ID# _____

Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Chevron Pool Inc. -- New Retail Location

PROJECT LOCATION: 3200 Southwest Blvd., Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-006347-00 ACREAGE AFFECTED BY THIS APPLICATION: .667

EXISTING ZONING: C-Commercial EXISTING LAND USE: Carwash Self Service

PROPOSED ZONING: C-Commercial PROPOSED LAND USE: Retail

PROPERTY OWNER INFORMATION

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

Grant Mara 6832 Young Road Grove City, OH 43123

Name Address City, State, Zip

Phone Fax Email

APPLICANT INFORMATION

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

David O. Swaney Owner Cheveron Pool Co., Inc

Name Title Company / Organization

2012 Walker Road Hilliard OH 43123

Address City State, Zip

614-207-0215 david-swaney@sbcglobal.net

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.

F. Jack Deas Owner Paragon Maintenance of Ohio, LLC

Name Title Company / Organization

4800 Neff Road Grove City OH 43123

Address City State, Zip

614-348-6411 jack@paragonmaintenanceohio.com

Phone Fax Email

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 Engineering Review Fee is calculated in accordance with the City's [Fee Recovery Policy](#). 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: | \$ 300.00 | Completed Application (signed and notarized): | <input type="checkbox"/> |
| Engineering Review Fee: | + \$ _____ | Submittal Fee (including engineer review fee): | <input type="checkbox"/> |
| Total Submittal Fee: | = \$ _____ | Ten (10) copies of plans (folded and collated): | <input type="checkbox"/> |

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

I Grant A. Mara, the current property owner hereby authorize the applicant David O. Swaney 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: 7/20/14

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 20 day of JULY, 2014

[Signature]
Official Seal and Signature of Notary Public



BRANDON R. HENDRICKS
Notary Public, State of Ohio
My Commission Expires
September 7, 2019

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I F. Jack Deas, 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: 7-20-2016

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 20 day of JULY, 2016

[Signature]
Official Seal and Signature of Notary Public



BRANDON R. HENDRICKS
Notary Public, State of Ohio
My Commission Expires
September 7, 2019

| FOR OFFICE USE ONLY | | |
|----------------------------|-------------------------|-----------------|
| DATE RECEIVED: | RECEIVED BY: | PAYMENT AMOUNT: |
| TENTATIVE PC MEETING DATE: | PC RECOMMENDATION: | CHECK NUMBER: |
| PROJECT ID NUMBER: | CITY'S REVIEW ENGINEER: | |

**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



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 (\$300 plus applicable engineering fees – see [Fee Recovery Policy](#))
- 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 and survey of the property

Ten (10) copies (sheet size 8½ x 11) of the proposed Development Standards Text (if applicable)

If applicable, nine (9) copies (sheet size 24 x 36) and one (1) copy (sheet size 8½ x 14) of the following scaled plans showing:

- a. Cover Page with signature block (see image below)
- b. Site Plan
- c. Grading Plan
- d. Landscape Plan
- e. Irrigation Plan
- f. Utility and Stormwater
- g. Photometric Plan
- h. Tree Survey
- i. Demolition Plan
- j. Site Details

| | |
|-----------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Review for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |

If applicable, nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) of scaled drawing showing:

- a. Location of sign(s) and sign type (wall, ground, projecting or window)
- b. Sign dimensions, including letter sizes and proposed distance from sign to grade
- c. Copy layout and lettering styles (fonts) of signage
- d. Materials and manufacturer to be used in fabrication
- e. Total area of sign face (including frame)
- f. Type of illumination

If applicable, nine (9) scaled, architectural elevations (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) with proposed colors and finish materials noted

If applicable, two (2) copies of the preliminary stormwater calculations stamped by professional engineer

Finish material/color samples board (swatches, photos, plans or product specifications)

Ten (10) copies (sheet size 8½ x 11) of materials detail sheet listing material, manufacturer and color for all proposed exterior materials

If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site

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.



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 6, 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 6, 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.