



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: Gateway Retail
PROJECT LOCATION: NEC of I-71 and S.R. 665
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 Commercial
PROPOSED ZONING: PUD-C PROPOSED LAND USE: Commercial 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.

Ironwood Properties II, Ltd. 5000 Arlington Center Blvd., Suite 300
Name Address City, State, Zip
614-876-9484 614-876-0253 Columbus, Ohio 43220
Phone Fax Email

APPLICANT INFORMATION

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

Meadow Pond Partners, LLC - Attn: Joe Smiley
Name Title Company / Organization
150 E. Broad Street, Columbus, Ohio 43215
Address City State, Zip
614-301-5469 614-818-4801 jsmiley@L-strategies.com
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.

Matthew A. LaBuhn Legal Counsel Onda, LaBuhn, Rankin & Boggs Co. LPA
Name Title Company / Organization
35 N. Fourth Street, Suite 100, Columbus, Ohio 43215
Address City State, Zip
614-716-0500 614-716-0511 mal@olrblaw.com
Phone Fax Email

Legal Counsel

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:	+ \$ 1,000.00	Submittal Fee (including engineer review fee):	<input type="checkbox"/>
Total Submittal Fee:	= \$ 1,300.00	Ten (10) copies of plans (folded and collated):	<input type="checkbox"/>

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

I TIMOTHY KELTON, MEMBER
FRANKWOOD PROPERTIES II, LLC, the current property owner hereby authorize the applicant Meadow Pond Partners, LLC 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], Member Date: 7-28-2016

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 28TH day of JULY, 2016.

[Signature]
Official Seal and Signature of Notary Public



Elizabeth I. Moore
Notary Public, State of Ohio
My Commission Expires 09-05-2020

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I MATTHEW A. Labuza, 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: August 1, 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 1st day of August, 2016.

[Signature]
Official Seal and Signature of Notary Public



JO E. RICHIE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 9/23/17

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:	