



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: Columbus Jack/Regent Warehouse Facility
PROJECT LOCATION: Northeast Parcel of intersection of Gantz Road & Southpark Place
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-008992-00 ACREAGE AFFECTED BY THIS APPLICATION: 12.278 Acres
EXISTING ZONING: IND1 - Light Industry EXISTING LAND USE: Undeveloped
PROPOSED ZONING: IND1 - Light Industry PROPOSED LAND USE: 75,000 Industrial Warehouse Facility

PROPERTY OWNER INFORMATION

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

Pizzuti Land LLC 629 N High St - Suite 500 Columbus, OH 43215
Name Address City, State, Zip
(614) 280-4000 (614) 280-5000 prasey@pizzuti.com
Phone Fax Email

APPLICANT INFORMATION

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

John Carlock Chief Operating Officer Quality Products, Inc.
Name Title Company / Organization
2222 S. Third Street Columbus Ohio, 43207
Address City State, Zip
(614) 443-7492 (614) 827-1396 jcarlock@columbusjack.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.

Rick White Project Architect Red Architecture + Planning
Name Title Company / Organization
855 Grandview Ave - Suite 295 Columbus Ohio, 43215
Address City State, Zip
(614) 487-8770 (614) 487-8777 RWhite@redarchitects.com
Phone Fax Email

Architect
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 checked="" type="checkbox"/>
Engineering Review Fee:	+ \$ 1060	Submittal Fee (including engineer review fee):	<input checked="" type="checkbox"/>
Total Submittal Fee:	= \$ 1360.00	Ten (10) copies of plans (folded and collated):	<input checked="" type="checkbox"/>

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

I Scott B. West, Executive Vice President of, the current property owner hereby authorize the applicant Sohn Carlock/Quality Products, Inc. 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: *Scott B. West* Date: 11/7/16

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 7th day of November, 2016

Laura Lettrey
Official Seal and Signature of Notary Public

Laura Lettrey
Notary Public, State of Ohio
My Commission Expires 03-16-19



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Rick White, 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: *Rick C. White* Date: NOV 7, 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 7th day of November, 2016.

Christine Gillespie
Official Seal and Signature of Notary Public



Christine Gillespie
Notary Public, State of Ohio
My Commission Expires 03-16-19

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>11-7-16</u>	RECEIVED BY: <u>MH</u>	PAYMENT AMOUNT: <u>\$1,360.00</u>
TENTATIVE PC MEETING DATE: <u>12/6/16</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>13524</u>
PROJECT ID NUMBER: <u>201611070079</u>	CITY'S REVIEW ENGINEER:	



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
- N/A 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
- N/A 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.