



Grove City Planning Commission

PRELIMINARY DEVELOPMENT PLAN APPLICATION

Received by
City of Grove City
10-31-18

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: Bluegrass Park
PROJECT LOCATION: West of Hoover Road; east of I-71; north of London Groveport Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-008056; portion of 040-004974 ACREAGE AFFECTED BY THIS APPLICATION: 25.101
EXISTING ZONING: SD-1 EXISTING LAND USE: Buckeye Boys Ranch
PROPOSED ZONING: PUD-R; PUD-C PROPOSED LAND USE: multi-family; professional office; retail; convenience store, daycare.
FUTURE LAND USE DESIGNATION: Mixed Use, Employment Center

PROPERTY OWNER INFORMATION

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

Buckeye Ranch Foundation, Inc. 5665 Hoover Road, Grove City, Ohio, 43123
Name Address City, State, Zip
Sherri Orr, CFO 614-539-6660 614-875-2366 sherri.orr@buckeyeranch.org
Phone Fax Email

APPLICANT INFORMATION

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

BBR Ventures, LLC, c/o Jim Schrim
Name Title Company / Organization
580 North Fourth Street, Suite 120-B, Columbus, Ohio, 43215
Address City State, Zip
614-402-0340 jschrim@willscreekcm.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 must have the legal 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.

Donald T. Plank Attorney Plank Law Firm, LPA
Name Title Company / Organization
411 East Town Street Columbus Ohio, 43215
Address City State, Zip
614-947-8600 614-228-1790 dtp@planklaw.com
Phone Fax Email

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>10/31/18</u>	RECEIVED BY: <u>mh</u>	PAYMENT AMOUNT: <u>1,655.05</u>
TENTATIVE PC MEETING DATE: <u>12/4/18</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>3668</u>
PROJECT ID NUMBER: <u>201810310051</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Bluegrass Park

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 25.101 TOTAL FLOOR AREA: 387,000

NUMBER OF BUILDINGS: 10-30 BUILDING HEIGHT: 35 ; 45 (medical office)

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 350

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$56,000,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$4,000,000

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

I Buckeye Ranch Foundation, Inc., the current property owner hereby authorize the applicant BBR Ventures, 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] Date: 10/31/18

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 31st day of October, 2018.

[Signature]
Official Seal and Signature of Notary Public

REBECCA MOTT, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Donald T. Plank, Plank Law Firm, LPA, 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: 10/31/18

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 31st day of October, 2018.

[Signature]
Official Seal and Signature of Notary Public

REBECCA MOTT, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning 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.

Application Processing Fee:	\$	150.00
Engineering Review Fee:	\$	<u>1,505.05</u>
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	<u>1,655.05</u>

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.

