

H1K2



Grove City Planning Commission PRELIMINARY 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: The Villas at Pinnacle

PROJECT LOCATION: 1283 White Road, Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 160-000243 ACREAGE AFFECTED BY THIS APPLICATION: 20.3± acres

EXISTING ZONING: Suburban Residential EXISTING LAND USE: single family residential lot

PROPOSED ZONING: PUD-R PROPOSED LAND USE: single family subdivision

FUTURE LAND USE DESIGNATION: single family homes

PROPERTY OWNER INFORMATION

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

Trudy A. Funk, Trustee 1283 White Road, Grove City, OH 43123

Name Address City, State, Zip

(614) 402-9998

Phone Fax Email

APPLICANT INFORMATION

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

Bob Webb Homes - Scott Shively / Bob Webb

Name Title Company / Organization

7662 North Central Avenue Lewis Center, OH 43035

Address City State, Zip

(614) 530-4926 (614) 548-6113

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.

Jackson B. Reynolds, III attorney Smith & Hale LLC

Name Title Company / Organization

37 West Broad Street, Suite 460, Columbus, OH 43215

Address City State, Zip

(614) 221-4255 (614) 221-4409 jreynolds@smithandhale.com

Phone Fax Email

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>01-02-19</u>	RECEIVED BY: <u>MH</u>	PAYMENT AMOUNT: <u>\$1,260.00</u>
TENTATIVE PC MEETING DATE: <u>02-05-19</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>115272</u>
PROJECT ID NUMBER: <u>201901020002</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: The Villas at Pinnacle

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 20.3± acres TOTAL FLOOR AREA: approx. 2,000 sq. ft. per home

NUMBER OF BUILDINGS: 44 BUILDING HEIGHT: 35'

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$550,000 per home ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$140,000 per home

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

I Trudy A. Funk, Trustee, the current property owner hereby authorize the applicant Bob Webb Homes 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: Trudy A. Funk Date: 12/20/18

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 20th day of December, 2018.

Jeri L. Jones
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Jackson B. Reynolds, III, 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: Jackson B. Reynolds III Date: 12/20/18

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 20th day of December, 2018.

Natalie C. Timmons
Official Seal and Signature of Notary Public



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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>1,110.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1,260.00</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.



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



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated (please contact staff if clarification on material assembly is required).

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$150 plus applicable engineering and planning review fees – see Fee Recovery Policy)
- Ten (10) copies of the project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- One (1) electronic copy of all application materials submitted on CD/DVD or flash drive – 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, stamped by a certified surveyor
- 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
 - b. Site Plan
 - c. Landscape Plan
 - d. Utility and Stormwater
- If applicable, ten copies (8½ x 11) of preliminary signage details - location, type (wall, ground, projecting or window), materials and total signage area
- 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
- 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, properly folded and collated, are required for the Planning Commission hearing.**

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2018

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 22, 2017	January 2, 2018	1st Reading January 16, 2018 2nd Reading February 5, 2018
December 27, 2017	February 6, 2018	1st Reading February 20, 2018 2nd Reading March 5, 2018
January 24, 2018	March 6, 2018	1st Reading March 19, 2018 2nd Reading April 2, 2018
February 21, 2018	April 3, 2018	1st Reading April 16, 2018 2nd Reading May 7, 2018
April 4, 2018	May 8, 2018	1st Reading May 21, 2018 2nd Reading June 4, 2018
May 2, 2018	June 5, 2018	1st Reading June 18, 2018 2nd Reading July 2, 2018
May 30, 2018	July 3, 2018	1st Reading July 16, 2018 2nd Reading August 6, 2018
July 5, 2018	August 7, 2018	1st Reading August 20, 2018 2nd Reading September 4, 2018
August 1, 2018	September 4, 2018	1st Reading September 17, 2018 2nd Reading October 1, 2018
August 29, 2018	October 2, 2018	1st Reading October 15, 2018 2nd Reading November 5, 2018
October 3, 2018	November 6, 2018	1st Reading November 19, 2018 2nd Reading December 3, 2018
October 31, 2018	December 4, 2018	1st Reading December 17, 2018 2nd Reading January 7, 2019

- * 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 Council Chambers 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 first 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.