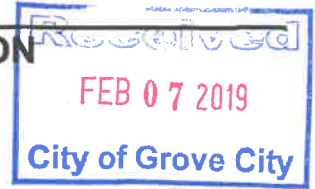




Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION



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: Meadow Grove Estates North / Meadow Grove Reserve Condominiums

PROJECT LOCATION: Future Scotch Woods Drive & Borrer Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-016039-00 **ACREAGE AFFECTED BY THIS APPLICATION:** 11-616

EXISTING ZONING: PUD-R **EXISTING LAND USE:** Farmland

PROPOSED ZONING: PUD-R **PROPOSED LAND USE:** Multi-Family Condominium

FUTURE LAND USE DESIGNATION: PUD-R

PROPERTY OWNER INFORMATION

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

<u>Westover Communities LLC</u>	<u>999 Polaris Parkway</u>	<u>Columbus, Ohio 43240</u>
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
<u>614-785-0015</u>	<u>614-785-9181</u>	<u>ctheuerkauf@rockfordhomes.net</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

APPLICANT INFORMATION

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

<u>Robert Yoakam</u>	<u>President/CEO</u>	<u>Westover Communities LLC</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>999 Polaris Parkway</u>	<u>Columbus</u>	<u>Ohio 43240</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>614-785-0015</u>	<u>614-785-9181</u>	<u>ctheuerkauf@rockfordhomes.net</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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.

<u>Corey Theuerkauf</u>	<u>Vice President of Land</u>	<u>Westover Communities LLC</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>999 Polaris Parkway</u>	<u>Columbus</u>	<u>Ohio 43240</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>614-785-0015</u>	<u>614-785-9181</u>	<u>ctheuerkauf@rockfordhomes.net</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>02-07-19</u>	RECEIVED BY: <u>mh</u>	PAYMENT AMOUNT: <u>\$300.00</u>
TENTATIVE PC MEETING DATE: <u>03-05-19</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>099776</u>
PROJECT ID NUMBER: <u>201902070008</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Meadow Grove Estates North/Meadow Grove Reserve Condominiums

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 11.616 TOTAL FLOOR AREA: 3185 sq.ft.

NUMBER OF BUILDINGS: 22 BUILDING HEIGHT: 24 ft.

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 6.2 mill ESTIMATED VALUATION OF SITE IMPROVEMENTS: 2.5 million

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

I Robert Yoakam, the current property owner hereby authorize the applicant Corey Theuerkauf 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: *Robert Yoakam* Date: 1/30/19
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.



KIMBERLY J. WILCHECK

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 5, 2022

SUBSCRIBED AND SWORN TO before me this 30th day of January

Kimberly J. Wilcheck
Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

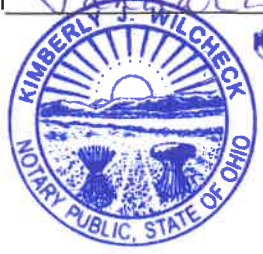
I Corey Theuerkauf, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: *C. Theuerkauf* Date: 1/30/19
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 30th day of January, 2019.

Kimberly J. Wilcheck
Official Seal and Signature of Notary Public



KIMBERLY J. WILCHECK

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 5, 2022

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:	\$	300.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	300.00

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 the following five (5) guiding 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: FINAL 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 (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#))
- N/A 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)

N/A 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	_____
Reviewer for the City of Grove City	_____
Fire Department Jackson Township	_____

N/A If applicable, nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) of scaled drawings 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

N/A 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, **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 our website at www.grovecityohio.gov/development.