Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

☐ Standard Rezoning ☐ PUD Rezoning ☐ Zoning Upon Annexation ☒ Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Verizon Proposed Cell Tower Central Crossing High School

PROJECT LOCATION: 4500 Big Run South Rd Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 04-011536-00 **ACREAGE AFFECTED BY THIS APPLICATION:** 109.585

EXISTING ZONING: SD-1 **EXISTING LAND USE:** High School Football Stadium with Field Lighting

PROPOSED ZONING: SD-1 **PROPOSED LAND USE:** High School Stadium with Field Lighting + Cell Antenna

FUTURE LAND USE DESIGNATION: Same

PROPERTY OWNER INFORMATION

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

Name	Address	City, State, Zip
The Board of Education of the South-Western City School District	3207 Park Street	Grove City, OH 43123

Phone	Fax	Email

APPLICANT INFORMATION

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

Name	Title	Company / Organization
Adrian Garrido	Real Estate PM	Cellco Partnership d/b/a/ Verizon Wireless

Address	City	State, Zip
7575 Commerce Ct.	Lewis Center	Ohio, 43035

Phone	Fax	Email
513-464-8079	N/A	adrian.garrido@verizonwireless.com

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.

Name	Title	Company / Organization
Robert M. Ferguson	Principal	UAS, Inc. Agent Verizon Wireless

Address	City	State, Zip
PO Box 6323	Columbus	OH, 43206

Phone	Fax	Email
614-309-2904	N/A	rferguson@uas.biz

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

FOR OFFICE USE ONLY

DATE RECEIVED: 07-02-20	RECEIVED BY: MH	PAYMENT AMOUNT: $100.00
TENTATIVE PC MEETING DATE: 08-04-20	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202007020037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: Kendra Spergel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Grove City NW - Proposed Cell Tower @ Central Crossing Football Stadium

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☒

ACREAGE DISTURBED: 1.149 Acreage **TOTAL FLOOR AREA:** N/A

NUMBER OF BUILDINGS: N/A **BUILDING HEIGHT:** 10' for cabinets / 150' for Cell Tower

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ **ESTIMATED VALUATION OF SITE IMPROVEMENTS:** _____

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

I _____, the current property owner hereby authorize the applicant Robert M. Ferguson 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 hearby authorize City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: _____ Date: _____

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 _____ day of_____, 20____.

_____
Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Robert M. Ferguson, 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: _____ Date: 7.2.20

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 2nd day of July 20 20.

_____
Official Seal and Signature of Notary Public

ANITA M GILMAN NOTARY PUBLIC
COMM EXP JUL 21, 2021
STATE OF OHIO

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:	$	100.00
Engineering Review Fee:	$	_____
Planning Review Fee:	$	_____
Total Submittal Fee:	$	100.00

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 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.

GROVE CITY 2050
Growing Forward

PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 4500 Big Run South Rd Grove City, OH 43123
Center Light Pole - Stadium Bleachers East Side of Football Stadium

EXISTING ZONING: SD-1 **PROPOSED ZONING:** SD-1 with Cell tower

PETITIONER NAME (PLEASE PRINT): Robert M. Ferguson

PETITIONER'S SIGNATURE: Robert M. Ferguson 7.2.20

OWNER NAME (PLEASE PRINT): _____

OWNER'S SIGNATURE: _____

DATE: _____

THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING

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).

ALL APPLICATIONS

- [x] A community meeting is strongly recommended when the project is located in proximity of an existing residential development. the applicant is responsible for notifications.
- [N/A] One (1) original, signed application and nine (9) copies
- [x] Appropriate fee ($100)
- [N/A] Ten (10) copies of the project narrative describing the proposed use 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
- [x] 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
- [N/A] Ten (10) copies of the metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- [N/A] Nine (9) copies of the map (no larger than 11 x 17) and one copy (8½ x 14) outlining the said parcels to be rezoned
- [N/A] Ten (10) copies of a listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- [N/A] If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
- [N/A] One (1) original and nine (9) copies of the signature of Property Owner of Record
- [N/A] **Please note the following:** Twenty (20) additional copies of revised submittals, including <u>all</u> materials moving forward, are required for the Planning Commission hearing. **All materials must be properly folded and collated.**

PUD REZONING

- [N/A] Ten (10) copies of the City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- [N/A] Ten (10) copies of the City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

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