



# Grove City Planning Commission PLAT APPLICATION

Please provide the requested information and submit to:

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

[grovecityohio.gov/development](http://grovecityohio.gov/development)

## PROJECT / PROPERTY INFORMATION

PROJECT NAME: Trail View Run Phase 3B

PROJECT LOCATION: Near Buckeye Parkway and Borror Road. South of Section 2  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-015517 ACREAGE AFFECTED BY THIS APPLICATION: 17.580

EXISTING ZONING: residential EXISTING LAND USE: 599 - other residential

PROPOSED ZONING: residential PROPOSED LAND USE: Free Standing Patio Homes

## PROPERTY OWNER INFORMATION

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

D.R. Horton-Indiana, LLC., d/b/a Westport Homes 921 North Meridian St. Indianapolis, Indiana 46260  
Name Address City, State, Zip  
614-365-0066 or 614-508-0261 614-891-8654 terrya@westport-home.com  
Phone Fax Email

## APPLICANT INFORMATION

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

Terry E. Andrews V.P. Land Acquisition and Development D.R. Horton-Indiana LLC, d/b/a Westport Homes  
Name Title Company / Organization  
507 Executive Campus Drive Westerville, Ohio  
Address City, State, Zip  
614-365-0066 or 614-508-0261 614-891-8654 terrya@westport-home.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.

Alex Benson Project Surveyor CESO, Inc.  
Name Title Company / Organization  
2800 Corporate Exchange Drive, Suite 400 Columbus, Ohio 43231  
Address City, State, Zip  
614-942-3036 alex.benson@cesoinc.com  
Phone Fax Email  
Surveyor

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>09-02-20</u>	RECEIVED BY: <u>MH</u>	PAYMENT AMOUNT: <u>\$1,370.00</u>
TENTATIVE PC MEETING DATE: <u>10-06-20</u>	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>202009020047</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: Trail View Run Phase 3B

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: \_\_\_\_\_ TOTAL FLOOR AREA: \_\_\_\_\_

NUMBER OF BUILDINGS: 35 Homes BUILDING HEIGHT: 35'

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): \_\_\_\_\_

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

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

I Jack Mautino, the current property owner hereby authorize the applicant Alex Benson 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 enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 9-1-20

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 1 day of September, 2020

[Signature]  
Official Seal and Signature of Notary Public



Valerie Chacey  
Notary Public, State of Ohio

**APPLICANT'S / AUTHORIZED REPRESENTATIVE AFFIDAVIT**

I Alex Benson, 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: 9/2/20

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 2 day of September, 2020

[Signature]  
Official Seal and Signature of Notary Public, State of OHIO  
Revised 06/2020  
Comm Expires 07-13-2020

## 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.

Application Processing Fee:	\$	50.00
Engineering Review Fee:	\$	<u>1200</u>
Planning Review Fee:	\$	<u>120</u>
Total Submittal Fee:	\$	<u>1370</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.

