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A Legal Professional Association

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July 27, 2015

Kimberly Shields, AICP
Planning and GIS Supervisor
City of Grove City, Ohio
4035 Broadway
Grove City, OH 43123

RE: Development Department Requirement - Revision to Application for
Southpark Pl. / Marlane Drive - Prologis
Control Number: #201506230040

Dear Ms. Shields:

The public notice list has been revised to include a column showing the Tax Mailing Addresses of the adjacent properties.

Please let us know if you need labels generated, or anything else regarding the application.

Thank you,



Barbara Painter, Secretary

Encl.

F://Corres/LtrShields Revision to Mailing List (7-27-15)





The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

July 15, 2015

Donald Plank
Plank Law Firm
145 Rich Street, FL3
Columbus, OH 43215

Via email: dplank@planklaw.com

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Dear Mr. Plank:

Staff has reviewed your rezoning application for Prologis, L.P. located at the terminus of Southpark Place. The control number for this application is #201506230040 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

Development Department (Kimberly Shields, 614-277-3007)

1. In addition to the provided mailing addresses, the tax mailing addresses should be provided for all adjacent properties to the properties to be rezoned.
2. The submitted site plan will be reviewed upon submission of a development plan application.

Building Division (Laura Scott, 614-277-3086)

3. Parcel # 2 appears to be both R-2 and SD-3.

Urban Forestry (Jodee Lowe, 614-277-1103)

4. No comments

Service Department (Cindi Fitzpatrick, 614-277-1110)

5. Comments not received

Grove City Division of Police (Jeff Pearson, 614-277-1709)

5. Comments not received

Jackson Township Fire Department (Tammy Green, 614-945-5043)

6. No comments

Please revise your materials accordingly and submit twenty (20) copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 12:00 p.m. on Monday, July 27th. This will allow us time to review the revisions prior to finalizing the agenda for the August Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the September Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, August 4th, 2015 in the lower level of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3007 or email kshields@grovecityohio.gov .

Sincerely,

Handwritten signature of Kimberly Shields in black ink.

Kimberly Shields, AICP
Planning and GIS Supervisor

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL NO. 1

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City, and bounded and described as follows:

Being part of Virginia Military Survey No. 8231; also being part of that certain 53.5 acre tract conveyed to John Haag by deed of record in Deed Book No. 1209, page 52, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point at the northwesterly corner of said tract shown of record in Deed Book 1209, page 52, said point being in the center line of Marlane Drive; thence S. 77° 46' 16" E. and along the center line of Marlane Drive, said Marlane Drive produced easterly, and along the northerly line of said 53.5 acre tract, a distance of 1641.46 ft. to a point in the southwesterly right-of-way line of proposed State Route 200, said point being witnessed by an iron pin 0.11 ft. South of said point; thence S. 55° 45' 49" E. and along the southwesterly limited access right-of-way line of said proposed State Route 200 a distance of 232.36 ft. to an iron pin; thence S. 53° 38' 01" E. and continuing along said limited access right-of-way line, a distance of 256.46 ft. to a point; thence S. 8° 44' 10" W. and crossing Marlane Drive and said 53.5 acre tract and along the westerly line of a certain 7.047 acre tract, and passing an iron pin at 103.15 ft. and passing the southwesterly right-of-way line of Marlane Drive at 114.37 ft., a total distance of 713.08 ft. to an iron pin in the southerly line of said 53.5 acre tract; thence N. 77° 29' 40" W. and along the southerly line of said tract shown of record in Deed Book 1209, page 52, a distance of 2261.21 ft., to an iron pin in the southwesterly corner of said 53.5 acre tract and in the easterly line of a drive 30 ft. in width; thence N. 20° 18' 44" E. and along the westerly line of said 53.5 acre tract, a distance of 901.73 ft. to the place of beginning, containing 43.817 acres, more or less, of which 2.813 acres lies within the right-of-way of said Marlane Drive; subject to all easements and restrictions shown of record; also subject to all legal highways.

Parcel No. 040-001144-00

PARCEL NO. 2

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City, and bounded and described as follows:

Being situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Numbers 6843 and 8231, and being a part of 46.595 acre tract deeded to Ohio Holding Company in Deed Book 2435, Page 160, Recorder's Office, Franklin County, Ohio, and being a part of a 5.4155 acre tract deeded to Ohio Holding Company in Deed Book 2681, Page 409, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the southwesterly corner of said 46.595 acre tract, said iron pin being at the northwesterly corner of the Robertshaw Fulton Control Company (Robertshaw Control Company, Deed Book 2590, Page 654), 31.0176 acre tract (Deed Book 2340, Page 524), said iron pin being in the easterly line of the David Davies, Inc. 178.5 acre tract (Deed Book 1162, Pages 17, 41);

thence South 89 degrees 56 minutes East, along the southerly line of said 46.595 acre tract; and along the northerly line of said 31.0176 acre tract, and along the southerly line of the Robertshaw Control Company 5.8797 acre tract (Deed Book 2590, Page 654, and Deed Book 2340, Page 520), a distance of 1,324.59 feet to an iron pin at the southwesterly corner of said 5.4155 acre tract, and the southeasterly corner of said 5.8797

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acre tract, and the true point of beginning of this description, passing an iron pin on line at the southwesterly corner of said 5.8797 acre tract at 944.59 feet;

thence North 0 degrees 04 minutes East, along the westerly line of said 5.4155 acre tract, and along the easterly line of said 5.8797 acre tract, a distance of 674.00 feet to an iron pin at the northwesterly corner of said 5.4155 acre tract (northeasterly corner of said 5.8797 acre tract), and in a line of said 46.595 acre tract;

thence North 89 degrees 56 minutes West, along the northerly line of said 5.8797 acre tract, and along a line of said 46.595 acre tract, a distance of 380.00 feet to an iron pin at the northwesterly corner of said 5.8797 acre tract, and at a corner of said 46.595 acre tract;

thence North 64 degrees 29 minutes West, across said 46.595 acre tract, a distance of 130.01 feet to a point at the southeasterly corner of the North American Broadcasting Company 39.548 acre tract (Deed Book 2505, Page 403), and at a corner of said 46.595 acre tract;

thence North 37 degrees 22 minutes East, along the easterly line of said 39.548 acre tract, and along a line of said 46.595 acre tract, a distance of 1,124.01 feet to an iron pin at a corner of said 39.548 acre tract, and at a corner of said 46.595 acre tract;

thence North 8 degrees 46 minutes East, continuing along the easterly line of said 39.548 acre tract, and along a line of said 46.595 acre tract, a distance of 180.20 feet to an iron pin in the westerly line of proposed Robertshaw Drive, as shown on sheets 65, 66 and 67 of the right-of-way plan FRA-71-10.12, State Highway Department, Division Six Engineer, Delaware, Ohio;

thence along the westerly right-of-way line of said proposed Robertshaw Drive, the following distances and bearings.

South 30 degrees 38 minutes East, a distance of 264.52 feet to an iron pin;

South 18 degrees 30 minutes East, a distance of 190.52 feet to an iron pin;

South 0 degrees 59 minutes West, a distance of 378.58 feet to an iron pin;

South 21 degrees 46 minutes West, a distance of 367.95 feet to an iron pin, passing an iron pin on line in the northerly line of said 5.4155 acre tract at 367.00 feet,

South 17 degrees 42 minutes West, a distance of 425.08 feet to an iron pin;

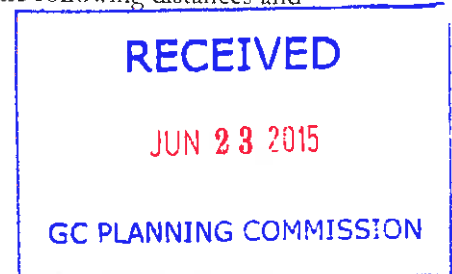
South 25 degrees 26 minutes West, a distance of 297.30 feet to an iron pin in the southerly line of said 5.4155 acre tract, and in the northerly line of said 31.0176 acre tract;

thence North 89 degrees 56 minutes West, along the southerly line of said 5.4155 acre tract, and along the northerly line of said 31.0176 acre tract, a distance of 8.60 feet to the place of beginning, containing 14.417 acres.

Parcel No. 040-002121-00

PARCEL NO. 3

Situated in the County of Franklin, in the State of Ohio, and in the City of Grove City, and bounded and described as follows:



In Virginia Military Survey No. 6843 and being a part of the 222. acre tract, the one-half interest of which was conveyed to Herbert G. Carlisle by Deed of Record in Deed Book 1535, Page 601, of record in Recorder's Office, Franklin County, Ohio, said part being more particularly described as follows:

Beginning at an iron pin at the northwest corner of said 222. acre tract; thence South 02° 37' 30" West, with the west line of said tract, 1331.98 feet to an iron pin; thence South 75° 00' 00" East 848.19 feet to an iron pin; thence North 40° 00' 00" East 1124.01 feet to an iron pin; thence North 11° 24' 00" East, 366.11 feet to an iron pin in the north line of said tract and in the north line of Virginia Military Survey No. 6843; thence North 78° 33' 30" West, with said north line, 610.00 feet to an iron pin; thence North 77° 35' 00" West, continuing with said north line, 977.97 feet to the place of beginning containing 39.559 acres and subject to all legal highways.

Except for the fee simple title and easement for highway purposes of a certain .011 acre parcel acquired by the State of Ohio in Case No. 219056, Franklin County, Ohio Court of Common Pleas pursuant to Journal Entry Settlement filed on March 19, 1964, and bounded and described as follows:

Beginning at a point in the northeast corner of the owner's 39.566 acre tract, said point also being located 338.01 feet right of Survey Station 370 plus 53.36 in the centerline of a survey made in 1961 for the Department of Highways of State Route 200, Section 8.04 in Franklin County, Ohio; thence north 78 degrees 33 minutes 24 seconds west, along the owner's northerly property line, a distance of 28.74 feet to a point; thence south 28 degrees 59 minutes 22 seconds east, a distance of 44.24 to a point in the owner's easterly property line; thence north 11 degrees 31 minutes 44 seconds east, along the owner's easterly property line to a point of beginning, containing 0.011 of an acre, more or less.

Together with all rights or easements of access to or from said limited access highway, from or to the land or said persons abutting upon that portion of said limited access highway, as shown by the plans of said improvement herein referred to. Said stations being the station numbers as stipulated in the hereinbefore mentioned survey.

Parcel No. 040-004148-00

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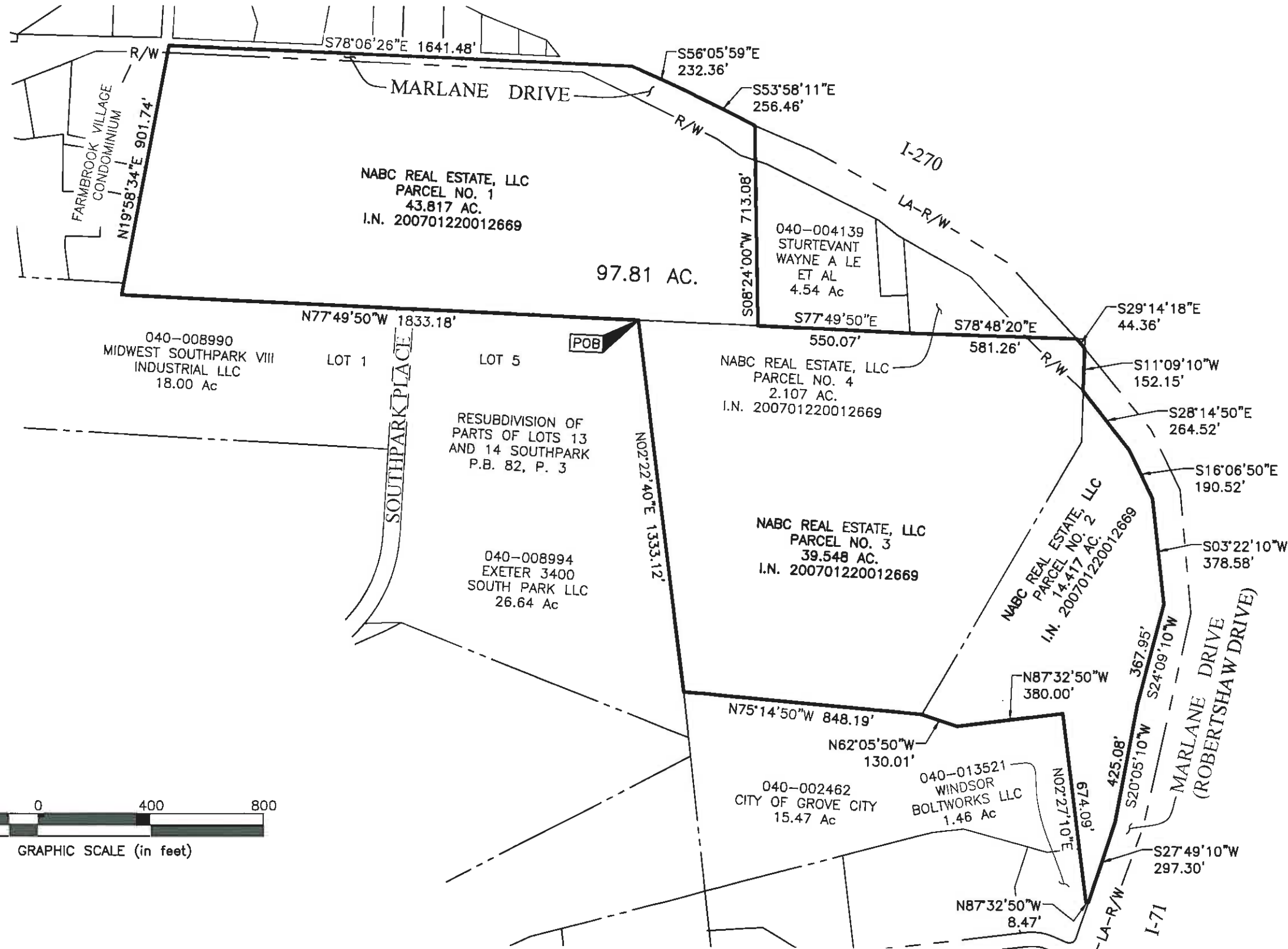
ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NOS. 8231 & 6843
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 22, 2015

Scale: 1" = 400'

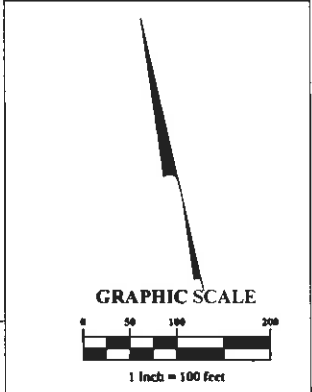
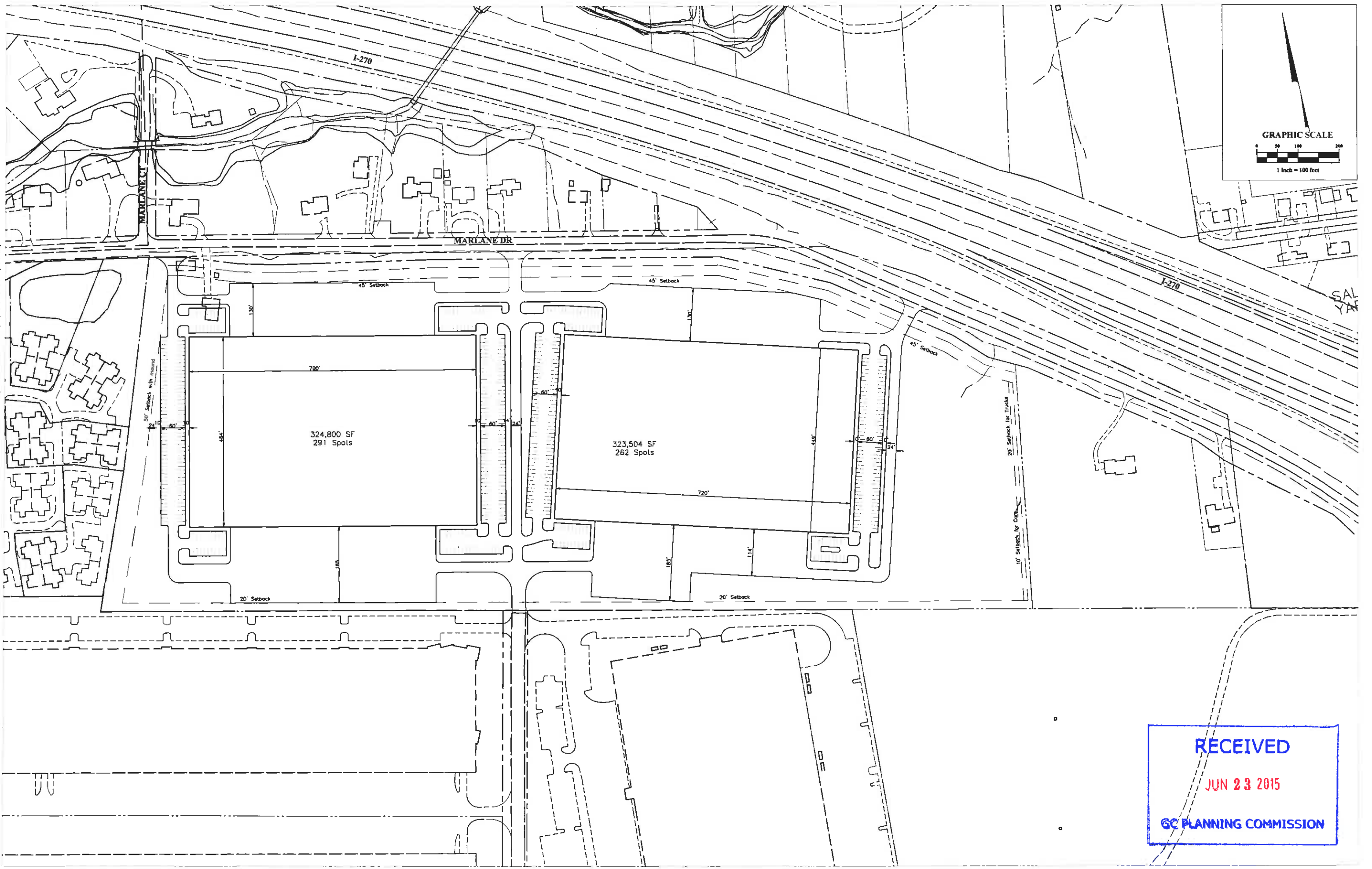
Job No: 2015-0832



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Southpark Pl. / Marlane Dr.
Public Notice List 7/27/15

Title	Ref #	Main Map Property Addr.	Rezoning Parcel Nos.	Mail To	Adjacent Parcel No.	Map Parcel Address	Mail To	Tax Mailing Address	
Southpark Pl. Marlane Dr.	1	1933 Marlane Dr.	040-001144	NABC Real Estate, LLC 1458 Dublin Rd. Columbus, OH 43215-1010					
	2				040-004139		*Wayne A. Sturtevant, LE James H. Bartram, RMDR John P. Bartram, RMDR William C. Bartram, RMDR 1623 Marlane Dr. Grove City, OH 43123	*Wayne A. Sturtevant 1635 Marlane Dr. Grove City, OH 43123-9774	*New Name
	3				160-001446		Donald F. Reese Betty J. Reese 1792 Marlane Dr. Grove City, OH 43123	Donald F. Reese 1792 Marlane Dr. Grove City, OH 43123-9740	
	4				160-001426		Same as above	Same as above	
	5				160-001427		Same as above	Same as above	
	6				160-001429	1792 Marlane Dr.	Same as above	Same as above	
	7				160-001103	1824 Marlane Dr.	Ronald J. Jackson, Jr. Mary J. Hammond 1824 Marlane Dr. Grove City, OH 43123-9740	Ronald J. Jackson, Jr. Mary J. Hammond 1824 Marlane Dr. Grove City, OH 43123-9740	
	8				160-002595	1838 Marlane Dr.	John G. & Frances H. Speakman 1838 Marlane Dr. Grove City, OH 43123-9740	Quicken Loans Attn: Christy Cook 1050 Woodward Ave. Detroit, MI 48226-1906	
	9				160-001071	1858 Marlane Dr.	Michael J. & Lori L. Sanders 1858 Marlane Dr. Grove City, OH 43123	Michael J. Sanders Lori L. Sanders 1858 Marlane Dr. Grove City, OH 43123-9740	
	10				160-001011	1888 Marlane Dr.	Elizabeth P. Crawford Mark H. Richmond 1888 Marlane Dr. Grove City, OH 43123	Telhio Credit Union 96 N. 4th St. Columbus, OH 43215-3163	
	11				160-000990	2800 Marlane Ct.	Judith A. Porter 2800 Marlane Ct. Grove City, OH 43123-9544	Wells Fargo Real Estate Mac X2302-04D 1 Home Campus Des Moines, IA 50328-0001	
	12				040-012319	1978 Farmbrook Cir. N.	Paul Carter Shirley P. Carter 1978 Farmbrook Circle Grove City, OH 43123	Paul Carter Shirley Carter 1978 Farmbrook Cir. N. Grove City, OH 43123-9492	
	13				040-012320	1980 Farmbrook Cir. N.	Robin L. Cryder, TR 3900 Stonewater Dr. Columbus, OH 43221	Robin L. Cryder 4910 Stratford Pine Ln. Dublin, OH 43016-9342	

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Southpark Pl. / Marlane Dr.
Public Notice List 7/27/15

Title	Ref #	Main Map Property Addr.	Rezoning Parcel Nos.	Mail To	Adjacent Parcel No.	Map Parcel Address	Mail To	Tax Mailing Address
	14				040-012321	1982 Farmbrook Cir. N.	George Zorich, Co-TR Irma G. Zorich, Co-TR 1982 Farmbrook Cir. N. Grove City, OH 43123	George Zorich Co-TR Irma Zorich Co-TR 1982 Farmbrook Cir. N. Grove City, OH 43123-9492
	15				040-012322	1984 Farmbrook Cir. N.	Michael H. Kessler, TR 1984 Farmbrook Cir. N. Grove City, OH 43123	Michael H. Kessler 1984 Farmbrook Cir. N. Grove City, OH 43123-9492
	16				040-012315	2014 Farmbrook Cir. N.	Jennifer K. Zelei 2014 Farmbrook Cir. N. Grove City, OH 43123	Wells Fargo Real Estate Mac X2302-04D 1 Home Campus Des Moines, IA 50328-0001
	17				040-012316	2016 Farmbrook Cir. N.	Joyce Ann Langbein Joyce A. Langbein 2016 Farmbrook Cir. N. Grove City, OH 43123	Huntington Mortgage Corp. PO Box 182661 Columbus, OH 43218-2661
	18				040-012317	2018 Farmbrook Cir. N.	Mickey E. Ford Helen L. Ford 2018 Farmbrook Cir. N. Grove City, OH 43123	Mickey E. Ford Helen Ford 2018 Farmbrook Cir. N. Grove City, OH 43123-9494
	19				040-012318	2020 Farmbrook Cir. N.	Nadine Rogers, TR 2020 Farmbrook Cir. N. Grove City, OH 43123	Nadine Rogers 2020 Farmbrook Cir. N. Grove City, OH 43123-9494
	20				040-012384	1960 Farmbrook Cir. N.	Kenneth R. Cale Wendy D. Cale 1960 Farmbrook Cir. N. Grove City, OH 43123	Fifth Third Bank DFW4-2 1 Corelogic Dr. Westlake, TX 76262-5310
	21				040-012385	1962 Farmbrook Cir. N.	Diane Marolt Diane Breidenbach 1962 Farmbrook Cir. N. Grove City, OH 43123	PNC Mortgage 3232 Newmark Dr. Miamisburg, OH 45342-5421
	22				040-012386	1964 Farmbrook Cir. N.	Anthony A. Urbanelli Deborah D. Urbanelli 7 Raintree Pl. Woodlands, TX 77381	Anthony A. Urbanelli Deborah D. Urbanelli 7 Raintree Pl. Spring, TX 77381-5152
	23				040-012387	1966 Farmbrook Cir. N.	David B. Fail Mary L. Fail 1966 Farmbrook Cir. N. Grove City, OH 43123	David B. Fail Mary Fail 1966 Farmbrook Cir. N. Grove City, OH 43123-9492
	24				040-012388	1961 Farmbrook Cir. N.	Jeffrey M. Thompson 1961 Farmbrook Cir. N. Grove City, OH 43123	Green Tree Servicing 345 Saint Peter St., Ste. L1000 Saint Paul, MN 55102-1641
	25				040-012389	1963 Farmbrook Cir. N.	Janet M. Hertenstein, TR 1963 Farmbrook Cir. N. Grove City, OH 43123	Janet M. Hertenstein, TR 1963 Farmbrook Cir. N. Grove City, OH 43123-9493

Southpark Pl. / Marlane Dr.
Public Notice List 7/27/15

Title	Ref #	Main Map Property Addr.	Rezoning Parcel Nos.	Mail To	Adjacent Parcel No.	Map Parcel Address	Mail To	Tax Mailing Address	
	26				040-012390	1999 Farmbrook Cir. N.	Michael J. Derleth Saundra M. Derleth 1999 Farmbrook Cir. N. Grove City, OH 43123	Michael J. Derleth Saundra M. Derleth 1999 Farmbrook Cir. N. Grove City, OH 43123-9493	
	27				040-012391	2001 Farmbrook Cir. N.	Nancy C. Kocsis, TOD 2001 Farmbrook Cir. Grove City, OH 43123	Nancy C. Kocsis, TOD 2001 Farmbrook Cir. N. Grove City, OH 43123-9495	
	28				040-012071	1910 Farmbrook Cir. S.	Sara J. Recob 1910 Farmbrook Cir. S. Grove City, OH 43123	Sara Recob Melanie M. Mullins 1910 Farmbrook Cir. S. Grove City, OH 43123-9490	
	29				040-012072	1912 Farmbrook Cir. S.	*Wilbur H. Yorde 1912 Farmbrook Circle S. Grove City, OH 43123	*Wilbur H. Yorde 1912 Farmbrook Cir. S. Grove City, OH 43123-9490	<i>*New Name</i>
	30				040-012073	1914 Farmbrook Cir. S.	Eugene R. Dahnke 1914 Farmbrook Cir. S. Grove City, OH 43123	Eugene R. Dahnke 1914 Farmbrook Cir. S. Grove City, OH 43123-9490	
	31				040-012074	1916 Farmbrook Cir. S.	Glenn D. Fuller 1916 Farmbrook Cir. S. Grove City, OH 43123	Glenn D. Fuller 1916 Farmbrook Cir. S. Grove City, OH 43123-9490	
	32				040-012069	1928 Farmbrook Cir. S.	Earl R. Schwinne 1928 Farmbrook Cir. S. Grove City, OH 43123	Earl R. Schwinne 1928 Farmbrook Cir. S. Grove City, OH 43123-9490	
	33				040-012070	1930 Farmbrook Cir. S.	Wayne A. Sharron Brenda C. Sharron 1930 S. Farmbrook Cir. Grove City, OH 43123	Huntington Easy Equity 7575 Huntington Park Dr. Columbus, OH 43235-5618	
	34				040-012065	1942 Farmbrook Cir. S.	Kathy J. Ball 1942 Farmbrook Cir S. Grove City, OH 43123	Fifth Third Bank DFW4-2 1 Corelogic Dr. Westlake, TX 76262-5310	
	35				040-012066	1944 Farmbrook Cir. S.	Julie Glista 1944 Farmbrook Cir. S. Grove City, OH 43123	Fifth Third Bank DFW4-2 1 Corelogic Dr. Westlake, TX 76262-5310	
	36				040-012067	1946 Farmbrook Cir. S.	Dorinda L. McCann, TR 1946 Farmbrook Cir. S. Grove City, OH 43123	Chase Home Finance LLC 1 Corelogic Dr. Westlake, TX 76262-5310	
	37				040-012068	1948 Farmbrook Cir S.	Joyce Gee 1948 S. Farmbrook Cir. Grove City, OH 43123	Joyce Gee 1948 Farmbrook Cir. S. Grove City, OH 43123-9490	
	38				040-008990		Midwest Southpark VIII Industrial LLC 13155 Noel Rd., Ste. 500 Dallas, TX 75240	Midwest Southpark VIII Industrial LLC 13155 Noel Rd., Ste. 500 Dallas, TX 75240-5042	

Southpark Pl. / Marlane Dr.
Public Notice List 7/27/15

Title	Ref #	Main Map Property Addr.	Rezoning Parcel Nos.	Mail To	Adjacent Parcel No.	Map Parcel Address	Mail To	Tax Mailing Address
	39				040-008994		Exeter 3400 South Park LLC 140 W. Germantown Pike, Ste. 150 Plymouth Meeting, PA 19462	Exeter 3400 Southpark, LLC 140 W. Germantown Pike, Ste. 150 Plymouth Meeting, PA 19462-1434
	40		040-004148	NABC Real Estate, LLC 1458 Dublin Rd. Columbus, OH 43215-1010				
	41				040-001138	1623 Marlane Dr.	Wayne A. Sturtevant, LE James H. Bartram, RMDR John P. Bartram, RMDR William C. Bartram, RMDR 1623 Marlane Dr. Grove City, OH 43123	Wayne A. Sturtevant, LE 1635 Marlane Dr. Grove, City, OH 43123-9774
	42		040-002121	NABC Real Estate, LLC 1458 Dublin Rd. Columbus, OH 43215-1010				
	43				040-002462		City of Grove City PO Box 427 Grove City, OH 43123-0427	City of Grove City Dept. of Finance Municipal 4035 Broadway Grove City, OH 43123-3001
	44				040-013521		Windsor Boltworks LLC 522 N. State St. Westerville, OH 43082	Windsor Boltworks LLC 35 N. 4th St., FL 4 Columbus, OH 43215-3635