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GC PLANNING COMMISSION

CITY OF GROVE CITY
 4035 Broadway
 Grove City, Ohio 43123
 (614) 277-3000
 Fax (614) 277-3011
 www.ci.grove-city.oh.us

**DEVELOPMENT PLAN
 APPLICATION
 FEE \$300.00**

Date Submitted 10.22.15

PROJECT INFORMATION		
PROJECT NAME <u>PROLOGIS SOUTH PARK</u>		
PROPERTY LOCATION/ADDRESS <u>1933 MARLANE DRIVE, GROVE CITY, OH 43123</u>		
PARCEL TAX ID # <u>040 - CITY OF GROVE CITY</u>		
EXISTING ZONING <u>IND1 - LIGHT INDUSTRY</u>	PROPOSED ZONING <u>IND1 - LIGHT INDUSTRY</u>	
PROPERTY OWNER(S) <u>PROLOGIS, L.P. - BRIAN MARSH</u>		
MAILING ADDRESS <u>7048 FAIRFIELD BUSINESS DRIVE, FAIRFIELD OH, 45014</u>		
DAYTIME TELEPHONE () <u>614-220-2241</u>	FAX NUMBER ()	E-MAIL <u>bmarsh@prologis.com</u>

APPLICANT/AGENT		
NAME OF APPLICANT <u>JOBS HENDERSON + ASSOCIATES, INC.</u>		
MAILING ADDRESS <u>59 GRANT STREET, NEWARK OH, 43054</u>		
DAYTIME TELEPHONE () <u>740-344-5451</u>	FAX NUMBER () <u>740-344-8659</u>	E-MAIL <u>ASPENCER@jobshenderson.com</u>
DESIGNATED CONTACT PERSON <u>AMANDA SPENCER</u>	DAYTIME TELEPHONE () <u>740-344-5451 EXT 265</u>	

I, Amanda E. Spencer, the applicant or the applicant's duly authorized agent, have read and understand the contents of this submittal. The information contained, including attached exhibits, is complete and true/correct, to the best of my knowledge. A completed checklist and required checklist items accompanies this application.

Site visits to the property may be necessary by City representatives. The Owner/Applicant hereby authorizes representatives to visit and/or photograph the property described in this application.

Signature of Applicant A E Spencer Date 10.22.15

Signature of Owner Brian N. Marsh (M&W) Date _____

FOR OFFICE USE ONLY			
DATE RECEIVED	PAYMENT RECEIVED/AMOUNT	RECEIVED BY	CHECK #
DATE SCHEDULED FOR PC	APPROVED PLAN ATTACHED YES NO	TEXT INCLUDED YES NO	
PROJECT ID #	PLANNING COMMISSION ACTION APPROVED DISAPPROVED		



October 22, 2015

City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123

RE: Project Summary - Prologis South Park - #201509280070

Jobs Henderson & Associates, on behalf of Prologis, has addressed the comments received by the city regarding the South Park development. The development plans, constructing two (2) buildings along with parking facilities, access drives and truck courts areas has been revised.

Prologis understands the city's desire to screen the development and has provided the requested ten (10) foot high mound as measured from the elevation at Marlane Drive to the top of the mound. Along with the mound along Marlane Drive the requested plantings through the limits of the truck court on the north side of the buildings has also been added. The six (6) foot high mound along the west side, as requested by the city's development department, has also been added. The mound extends approximately two thirds of the length of the property. The proposed site drops significantly at the northwest corner of the site where it is adjacent to the neighboring property's retention pond. At that location the site is graded to the property line at a 3:1 slope.

There are several variances from the zoning text that Prologis would like to request. Those items are outlined below:

- The additional setback required in the zoning text when adjacent properties are of incompatible uses would create the inability to locate parking on the west side of building 2 without altering the site and would limit the potential for customers to utilize this building. Prologis requests a variance for the pavement setback along the west side to allow the parking and circulation around the building in its entirety.
- For liability reasons Prologis would like to eliminate the access path that is requested in comment #35h.
- Due to the need of the customers that Prologis serves the clear height needs inside the building require a building height of 40'-4".

Prologis understands that as part of the city's future planning that Marlane Drive will be improved per the city's standard drawing C-GC-62, which would include an 8' bike path in the right-of-way along the Prologis frontage. The existing drainage along Marlane Drive creates difficulty with installing this requested bike path without the other roadway improvements already in place. Construction of the path along the project frontage is agreed to by Prologis, but it is much easier and more efficiently constructed as part of the roadway upgrade project. Prologis proposes that in lieu of installing the bike path at this time that Prologis and the city establish a cost per lineal foot for the path and Prologis will deposit the appropriate funds that they would be responsible for if constructing the path now into an escrow account for the city to use for this future construction.

If there is any additional information that you need to process this revised permit please feel free to contact me directly at 740-344-5451 (office), 740-405-2339 (cell) or by email at aspencer@jobshenderson.com.

Sincerely,
Jobes Henderson & Associates, Inc.

A handwritten signature in black ink, appearing to read "A E Spencer". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Amanda E Spencer
Project Manager