



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: SouthPark 20

PROJECT LOCATION: Located on Gantz Road near Gantz Rd & Home Rd intersection
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-007213-00 ACREAGE AFFECTED BY THIS APPLICATION: 10.623 AC

EXISTING ZONING: Industrial EXISTING LAND USE: Vacant Industrial Land

PROPOSED ZONING: Industrial PROPOSED LAND USE: Industrial

PROPERTY OWNER INFORMATION

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

<u>Pizzuti Land LLC</u>	<u>629 N High Street, STE 500</u>	<u>Columbus, Ohio 43215</u>
Name	Address	City, State, Zip
<u>(614) 280-4000</u>	<u>(614) 280-5000</u>	<u>prasey@pizzuti.com</u>
Phone	Fax	Email

APPLICANT INFORMATION

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

<u>Phil Rasey</u>	<u>VP of Development</u>	<u>The Pizzuti Companies</u>
Name	Title	Company / Organization
<u>629 N High Street, STE 500</u>	<u>Columbus</u>	<u>Ohio, 43215</u>
Address	City	State, Zip
<u>(614) 280-4000</u>	<u>(614) 280-5000</u>	<u>prasey@pizzuti.com</u>
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 have the proper 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>Scott West</u>	<u>Executive Vice President & General Counsel</u>	<u>The Pizzuti Companies</u>
Name	Title	Company / Organization
<u>629 N High Street, STE 500</u>	<u>Columbus</u>	<u>Ohio, 43215</u>
Address	City	State, Zip
<u>(614) 280-4000</u>	<u>(614) 280-5000</u>	<u>swest@pizzuti.com</u>
Phone	Fax	Email

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

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.

	Fee Calculation	Submittal Items	(check box)
Application Fee:	\$ 300.00	Completed Application (signed and notarized):	<input type="checkbox"/>
Engineering Review Fee:	+ \$ _____	Submittal Fee (including engineer review fee):	<input type="checkbox"/>
Total Submittal Fee:	= \$ _____	Ten (10) copies of plans (folded and collated):	<input type="checkbox"/>

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

I Pizzuti Land LLC, the current property owner hereby authorize the applicant Phillip Rasey 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: Scott B West, EXP Date: 5/24/17

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 24th day of May, 2017.

Laura Lafferty
Official Seal and Signature of Notary Public



Laura Lafferty
Notary Public, State of Ohio
My Commission Expires 09/08/2018

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Scott B. West, 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: Scott B West Date: 5/24/17

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 24th day of May, 2017.

Laura Lafferty
Official Seal and Signature of Notary Public



Laura Lafferty
Notary Public, State of Ohio
My Commission Expires 09/08/2018

FOR OFFICE USE ONLY		
DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	

**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. In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$300 plus applicable engineering fees – see Fee Recovery Policy)
- Ten (10) copies of the project narrative describing the nature of the project
- One (1) electronic copy of all application materials submitted on CD or DVD – 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
- Ten (10) copies (sheet size 8½ x 11) of the proposed Development Standards Text (if applicable)
- 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	
Review for the City of Grove City	
Fire Department Jackson Township	

- If applicable, nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) of scaled drawing 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
- 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) **RENDERING PROVIDED**
- Ten (10) copies (sheet size 8½ x 11) of materials detail sheet listing material, manufacturer and color for all proposed exterior materials **ELEVATIONS w/ PAINT SPECS INCLUDED**
- 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 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.



Grove City Planning Commission Meeting and Deadline Schedule 2017

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 23, 2016	January 3, 2017	1st Reading January 17, 2017 2nd Reading February 6, 2017
December 28, 2016	February 7, 2017	1st Reading February 21, 2017 2nd Reading March 6, 2017
January 25, 2017	March 7, 2017	1st Reading March 20, 2017 2nd Reading April 3, 2017
February 22, 2017	April 4, 2017	1st Reading April 17, 2017 2nd Reading May 1, 2017
March 22, 2017	May 2, 2017	1st Reading May 15, 2017 2nd Reading June 5, 2017
April 26, 2017	June 6, 2017	1st Reading June 19, 2017 2nd Reading July 3, 2017
May 24, 2017	July 5, 2017	1st Reading July 17, 2017 2nd Reading August 7, 2017
June 28, 2017	August 8, 2017	1st Reading August 21, 2017 2nd Reading September 5, 2017
July 26, 2017	September 5, 2017	1st Reading September 18, 2017 2nd Reading October 2, 2017
August 23, 2017	October 3, 2017	1st Reading October 16, 2017 2nd Reading November 6, 2017
September 27, 2017	November 7, 2017	1st Reading November 20, 2017 2nd Reading December 4, 2017
October 25, 2017	December 5, 2017	1st Reading December 18, 2017 2nd Reading January 2, 2018

* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

- 1 Planning Commission meetings are held in the Lower Level of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
- 2 The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. **INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.**
- 3 Applications shall be submitted to the Grove City Development Department, located on the second floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.