



PROJECT ID# _____

Grove City Planning Commission PRELIMINARY DEVELOPMENT PLAN APPLICATION

NOV 13 2017

Please provide the requested information and submit to:

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

GC PLANNING COMMISSION

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Beulah Park

PROJECT LOCATION: Beulah Park; Southeast of the intersection of Southwest Blvd. and Demorest Rd.
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: See attached ACREAGE AFFECTED BY THIS APPLICATION: +/- 215 acres

EXISTING ZONING: SD-3, IND-2 EXISTING LAND USE: Vacant/Former Horse Race Track

PROPOSED ZONING: PUD-R, PUD-C PROPOSED LAND USE: Single-family residential, multi-family residential, commercial & assisted living

PROPERTY OWNER INFORMATION

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

GC Beulah Park Investments, LLC	250 E. Broad St., Suite 1100	Columbus, OH 43215
Name	Address	City, State, Zip
614-228-5775		pat@kelley-co.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Patrick Kelley	Manager	GC Beulah Park Investments, LLC
Name	Title	Company / Organization
250 E. Broad St., Suite 1100	Columbus	OH 43215
Address	City	State, Zip
614-228-5775		pat@kelley-co.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 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.

Donald Plank	Attorney	Plank Law Firm, LPA
Name	Title	Company / Organization
411 E. Town St., FL 2	Columbus	OH 43215
Address	City	State, Zip
614-947-8600	614-228-1790	dtp@planklaw.com
Phone	Fax	Email

Legal 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:	\$ 150.00	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 Patrick Kelley, Manager of GC Beulah Park Investments, LLC, the current property owner hereby authorize the applicant Patrick Kelley, Manager of GC Beulah Park Investments, LLC 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: Patrick J Kelley Mgr Date: 11/10/17

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 10th day of NOVEMBER, 2017.

Barbara A. Painter
Official Seal and Signature of Notary Public



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

Applicant's / Authorized Representative's Affidavit

I Donald Plank, 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: Donald Plank Date: 10/23/17

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 23rd day of OCTOBER, 2017.

Barbara A. Painter
Official Seal and Signature of Notary Public



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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:	