



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: Broadway Shopping Center

PROJECT LOCATION: NE Corner of Broadway & Southwest Blvd.

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001143-00/040-001142-00/ 040-002163-00 ACREAGE AFFECTED BY THIS APPLICATION: +/- 7.0 acres

EXISTING ZONING: C-2 Retail/Comm EXISTING LAND USE: Shopping Center

PROPOSED ZONING: C-2 Retail/Comm PROPOSED LAND USE: Shopping Center

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>Westerville Square Inc. c/o Hadler Companies</u>	<u>2000 W. Henderson Road, Suite 500</u>	<u>Columbus, Ohio 43220</u>
Name	Address	City, State, Zip
<u>614.457.6650</u>	<u>614.457.0095</u>	<u>brad@hadler.com</u>
Phone	Fax	Email

APPLICANT INFORMATION

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

<u>Josh Wilhelm</u>	<u>PM</u>	<u>Transamerica Building Co., Inc.</u>
Name	Title	Company / Organization
<u>200 W. Henderson Road, Suite 500</u>	<u>Columbus</u>	<u>Ohio, 43220</u>
Address	City	State, Zip
<u>614.457.8322</u>	<u>614.457.2078</u>	<u>jwilhelm@TABuilding.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>Brad Koniewich</u>	<u>Vice President</u>	<u>The Hadler Companies</u>
Name	Title	Company / Organization
<u>2000 W. Henderson Road, Suite 500</u>	<u>Columbus</u>	<u>Ohio 43220</u>
Address	City	State, Zip
<u>614.457.6650</u>	<u>614.457.0095</u>	<u>brad@hadler.com</u>
Phone	Fax	Email

Property Owner
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 Brad Koniewich, the current property owner hereby authorize the applicant Josh Wilhelm 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: *W. Beck* Date: 3-23-18

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 23 day of March, 2018.

Patricia H. Bidwell
Official Seal and Signature of Notary Public



PATRICIA H. BIDWELL
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires August 23, 2020

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Joshua Wilhelm, PM 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: *Josh* Date: 3/23/18

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 23 day of March, 2018.

Patricia H. Bidwell
Official Seal and Signature of Notary Public



PATRICIA H. BIDWELL
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires August 23, 2020

FOR OFFICE USE ONLY		Expires
DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT: August 23, 2020
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)

Picture of material (photo board included)

- Ten (10) copies (sheet size 8½ x 11) of materials detail sheet listing material, manufacturer and color for all proposed exterior materials

included on building elevations

- 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, properly folded and collated, 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 2018

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 22, 2017	January 2, 2018	1st Reading January 16, 2018 2nd Reading February 5, 2018
December 27, 2017	February 6, 2018	1st Reading February 20, 2018 2nd Reading March 5, 2018
January 24, 2018	March 6, 2018	1st Reading March 19, 2018 2nd Reading April 2, 2018
February 21, 2018	April 3, 2018	1st Reading April 16, 2018 2nd Reading May 7, 2018
March 28, 2018	May 8, 2018	1st Reading May 21, 2018 2nd Reading June 4, 2018
April 25, 2018	June 5, 2018	1st Reading June 18, 2018 2nd Reading July 2, 2018
May 23, 2018	July 3, 2018	1st Reading July 16, 2018 2nd Reading August 6, 2018
June 27, 2018	August 7, 2018	1st Reading August 20, 2018 2nd Reading September 4, 2018
July 25, 2018	September 4, 2018	1st Reading September 17, 2018 2nd Reading October 1, 2018
August 22, 2018	October 2, 2018	1st Reading October 15, 2018 2nd Reading November 5, 2018
September 26, 2018	November 6, 2018	1st Reading November 19, 2018 2nd Reading December 3, 2018
October 24, 2018	December 4, 2018	1st Reading December 17, 2018 2nd Reading January 7, 2019

* 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 Council Chambers 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 first 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.