



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: AutoZone Store No. 6121

PROJECT LOCATION: 2682 London-Groveport Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 40-8048-00 and 40-8049-00 ACREAGE AFFECTED BY THIS APPLICATION: 1.356

EXISTING ZONING: PUD - C EXISTING LAND USE: Vacant

PROPOSED ZONING: PUD - C PROPOSED LAND USE: Retail - Commercial

FUTURE LAND USE DESIGNATION: Commercial

PROPERTY OWNER INFORMATION

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

Rite Rug Co. 3949 Business Park Drive Columbus, OH 43204

Name Address City, State, Zip

Phone 614-573-4225 Fax 614-573-4325 Email KHELFANT@RITERUG.COM

APPLICANT INFORMATION

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

Carl E. Helton Store Development Specialist AutoZone, Inc.

Name Title Company / Organization

123 S Front Street Memphis TN 38103

Address City State, Zip

901-495-6736 901-495-8969 Carl.Helton@AutoZone.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 must have the legal 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.

Name Jason L. Hall, PE Title Director of Engineering Company / Organization Prism Engineering

Address 2309 Watterson Tr, Ste 200, Louisville KY 40299

Phone (502) 491-8891 Ext.1 Fax (502) 491-8898 Email Jason@PEDG LLC.com

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

FOR OFFICE USE ONLY

DATE RECEIVED: <u>201810310050</u>	RECEIVED BY: <u>mkh</u>	PAYMENT AMOUNT: <u>\$1,850.00</u>
TENTATIVE PC MEETING DATE: <u>12/4/18</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>001332066</u>
PROJECT ID NUMBER: <u>201810310050</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: AutoZone Store No. 6121

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 0.97 TOTAL FLOOR AREA: 7381 SF

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 20 ft

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 8-12

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 676K ESTIMATED VALUATION OF SITE IMPROVEMENTS: 346K

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

I Rite Rug Co., the current property owner hereby authorize the applicant AutoZone, Inc. 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: [Signature] Date: 10/29/18

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 29 day of October, 2018.

[Signature]
Official Seal and Signature of Notary Public



JANELLE THOMPSON
Notary Public, State of Ohio
My Commission Expires 01-05-2022

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Carl E. Helton of AutoZone, Inc., 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.

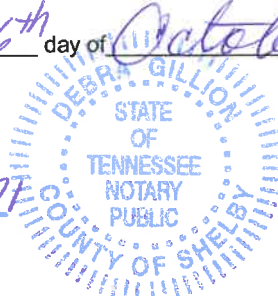
Signature of Applicant or Authorized Representative: [Signature] Date: 10/26/18

Tennessee Shelby
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 26th day of October, 2018.

[Signature]
Official Seal and Signature of Notary Public



My Commission Expires: 7-03-21

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning 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.

Application Processing Fee:	\$	300.00
Engineering Review Fee:	\$	<u>1550</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1850</u>

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**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** (please contact staff if clarification on material assembly is required).

- One (1) original, signed application and nine (9) copies
 - Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#))
 - Ten (10) copies of the project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - One (1) electronic copy of all application materials submitted on CD/DVD or flash drive – 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, stamped by a certified surveyor
 - N/A* 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 | |
| Reviewer 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 drawings 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 *(Shown on Plan)*
 - Finish material/color samples board (swatches, photos, plans or product specifications)
 - ** Ten (10) copies (sheet size 8½ x 11) of materials detail sheet listing material, manufacturer and color for all proposed exterior materials *(Shown on Elevations)*
 - N/A* 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