



Grove City Planning Commission PRELIMINARY DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

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

Received by
City of Grove City
01-11-19

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Sugar Maple Commons

PROJECT LOCATION: Holton Rd and Jackson Pike
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-013869 **ACREAGE AFFECTED BY THIS APPLICATION:** 21.083

EXISTING ZONING: SF-1 **EXISTING LAND USE:** Vacant

PROPOSED ZONING: PUD-R **PROPOSED LAND USE:** Senior Apartment Homes

FUTURE LAND USE DESIGNATION: _____

PROPERTY OWNER INFORMATION

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

Davidson Phillips, Inc. 3675 Paragon Dr Columbus, OH 43228

Name Address City, State, Zip

614-777-9325 cjruma@aol.com

Phone Fax Email

APPLICANT INFORMATION

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

Jane Arthur Roslovic Member Treplus Communities, LLC

Name Title Company / Organization

1515 Lakeshore Drive Columbus Ohio, 43204

Address City State, Zip

614-228-0326 614-228-2181 jarthur@trepluscommunities.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 Title Company / Organization

Address City State, Zip

Phone Fax Email

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>01-11-19</u>	RECEIVED BY: <u>MH</u>	PAYMENT AMOUNT: <u>\$1,454.20</u>
TENTATIVE PC MEETING DATE: <u>02-05-19</u>	PC RECOMMENDATION: <u> </u>	CHECK NUMBER: <u>76121</u>
PROJECT ID NUMBER: <u>201901110004</u>	CITY'S REVIEW ENGINEER: <u> </u>	CITY'S PLAN REVIEW ENGINEER: <u> </u>
PLANNER IN CHARGE: <u> </u>		



ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Sugar Maple Commons

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 21.083 TOTAL FLOOR AREA: 200,000

NUMBER OF BUILDINGS: 30 BUILDING HEIGHT: (19'8" Units) (23'8" Commons)

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 3

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$15 Million ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$4.5 Million

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

I, Charles Ruma, as President of Davidson Phillips, Inc., the current property owner hereby authorize the applicant Jane Arthur Roslovic, Member of Treplus Communities, 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: [Signature] Date: 1-8-19

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 8th day of January, 2019.

[Signature]
Official Seal and Signature of Notary Public



DEBORAH T. WALKER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 2, 2020
RECORDED IN MADISON COUNTY

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Jane Arthur Roslovic, Member of Treplus Communities, LLC, 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.

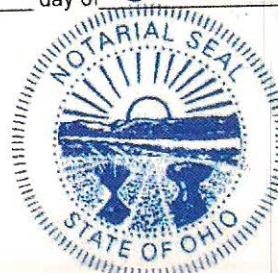
Signature of Applicant or Authorized Representative: [Signature] Date: 1/8/2019

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 8 day of January, 2019.

[Signature]
Official Seal and Signature of Notary Public



ALICIA E. REED
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-27-2021
Recorded in
Franklin County