



## 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](http://grovecityohio.gov/development)

### PROJECT / PROPERTY INFORMATION

**PROJECT NAME:** Grove City Villas

**PROJECT LOCATION:** Beulah Park Development (NW corner of development at intersection of Southwest Blvd and Street E)  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

**PARCEL ID NUMBER:** \_\_\_\_\_ **ACREAGE AFFECTED BY THIS APPLICATION:** 4.55

**EXISTING ZONING:** Planned Unit Development (PUD-C) **EXISTING LAND USE:** Former Horse Race Track

**PROPOSED ZONING:** Planned Unit Development (PUD-C) **PROPOSED LAND USE:** Age Restricted (55+) Condominiums

**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.

Lemmon Development	1201 South Main St., Suite 200	North Canton, Ohio 44720
Name	Address	City, State, Zip
330.497.8686		tperez@lemmonandlemmon.com
Phone	Fax	Email

### APPLICANT INFORMATION

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

Tony Perez		Lemmon Development
Name	Title	Company / Organization
1201 South Main St., Suite 200	North Canton	Ohio, 44720
Address	City	State, Zip
330.497.8686		tperez@lemmonandlemmon.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.

Daniel Roush	Project Manager	GPD Group
Name	Title	Company / Organization
520 South Main St., Suite 2531	Akron	Ohio, 44311
Address	City	State, Zip
330.572.2100		droush@gpdgroup.com
Phone	Fax	Email

Architects and Engineers

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

### FOR OFFICE USE ONLY

DATE RECEIVED: 04-03-19	RECEIVED BY: MH	PAYMENT AMOUNT: \$1,977.50
TENTATIVE PC MEETING DATE: 05-07-19	PC RECOMMENDATION:	CHECK NUMBER: 117968
PROJECT ID NUMBER: 201904030018	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: Grove City Villas

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: 4.55 TOTAL FLOOR AREA: 1,737 sf per unit (1,308 sf living + 442 sf garage)

NUMBER OF BUILDINGS: 15 (2 Units Per Building) BUILDING HEIGHT: 21'-0"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): \_\_\_\_\_

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

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

I William Bunstine, President of Townsend Construction, the current property owner hereby authorize the applicant Lemmon Development/ GPD Group 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 enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: William Bunstine Date: 4/3/19

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 3rd day of April, 2019

Alan G. Parrott  
Official Seal and Signature of Notary Public



Alan G. Parrott  
Notary Public, State of Ohio  
My Commission Expires 11-16-2019

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I Daniel L Roush - GPD Group, 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: Daniel L Roush Date: 4/3/19

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 3rd day of April, 2019

C Barton  
Official Seal and Signature of Notary Public



Charlotte Barton  
Notary Public, State of Ohio  
My Commission Expires 11-16-2019

## 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>1500.00</u>
Planning Review Fee:	\$	<u>177.50</u> (\$50 per acre over 1 acre or 3.55 x 50.00)
Total Submittal Fee:	\$	<u>1977.50</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).

- NA** A community meeting is strongly recommended when the project is located in proximity of an existing residential development. The applicant is responsible for notifications.
- 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 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	_____

- NA** 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 – **in color** (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 a professional engineer

- NA** Finish material/color samples board (swatches, photos, plans or product specifications)

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

- NA** 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](http://www.grovecityohio.gov/development).



## Grove City Planning Commission Meeting and Deadline Schedule 2019

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
December 5, 2018	January 8, 2019	1st Reading January 22, 2019 2nd Reading February 4, 2019
January 2, 2019	February 5, 2019	1st Reading February 19, 2019 2nd Reading March 4, 2019
January 30, 2019	March 5, 2019	1st Reading March 18, 2019 2nd Reading April 1, 2019
February 27, 2019	April 2, 2019	1st Reading April 15, 2019 2nd Reading May 6, 2019
April 3, 2019	May 7, 2019	1st Reading May 20, 2019 2nd Reading June 3, 2019
May 1, 2019	June 4, 2019	1st Reading June 17, 2019 2nd Reading July 1, 2019
May 29, 2019	July 2, 2019	1st Reading July 15, 2019 2nd Reading August 5, 2019
July 3, 2019	August 6, 2019	1st Reading August 19, 2019 2nd Reading September 3, 2019
July 31, 2019	September 3, 2019	1st Reading September 16, 2019 2nd Reading October 7, 2019
September 4, 2019	October 8, 2019	1st Reading October 21, 2019 2nd Reading November 4, 2019
October 2, 2019	November 5, 2019	1st Reading November 18, 2019 2nd Reading December 2, 2019
October 30, 2019	December 3, 2019	1st Reading December 16, 2019 2nd Reading January 6, 2020

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](http://www.grovecityohio.gov/development).