

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: N/A

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

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 Robert Zakam, the current property owner hereby authorize the applicant Cory Thewerkaut 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: Robert Zakam Date: 4-17-19
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 17th day of April, 2019



KIMBERLY J. WILCHECK
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
December 5, 2022

Kimberly J. Wilcheck
Official Seal and Signature of Notary Public

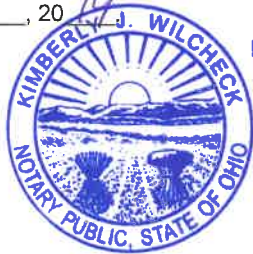
APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Cory Thewerkaut, 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: Cory Thewerkaut Date: 4-17-19
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.

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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:	\$	100.00
Engineering Review Fee:	\$	<u>0</u>
Planning Review Fee:	\$	<u>0</u>
Total Submittal Fee:	\$	<u>100.00</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 five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following 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.





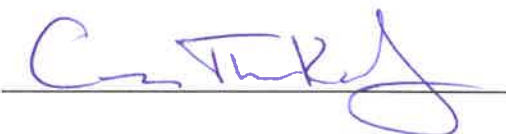
PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: Buckeye Parkway + Malabar Lane.

EXISTING ZONING: PUD-R PROPOSED ZONING: PUD-R

PETITIONER NAME (PLEASE PRINT): Corey Thewerkaut

PETITIONER'S SIGNATURE: 

OWNER NAME (PLEASE PRINT): Robert Yoakam

OWNER'S SIGNATURE: 

DATE: 4-17-19

THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING



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).

ALL APPLICATIONS

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$100)
- Ten (10) copies of the project narrative describing the proposed use 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 the metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- Nine (9) copies of the map (no larger than 11 x 17) and one copy (8½ x 14) outlining the said parcels to be rezoned
- Ten (10) copies of a listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
- One (1) original and nine (9) copies of the signature of Property Owner of Record
- Please note the following:** Twenty (20) additional copies of revised submittals, **properly folded and collated**, are required for the Planning Commission hearing

PUD REZONING

- Ten (10) copies of the City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- Ten (10) copies of the City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

For additional information, contact the Grove City Development Department at 614-277-3004 or visit website at www.grovecityohio.gov/development.