



Grove City Planning Commission

PLAT 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: Farmstead Phase 1

PROJECT LOCATION: Jackson Pike (State Route 104) at intersection with Hibbs Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-016097-00 ACREAGE AFFECTED BY THIS APPLICATION: 32.001

EXISTING ZONING: Planned Unit District EXISTING LAND USE: Agriculture

PROPOSED ZONING: _____ PROPOSED LAND USE: _____

PROPERTY OWNER INFORMATION

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

Grand Communities, LLC 3940 Olympic Boulevard Suite 100 Erlanger Kentucky 41019
Name Address City, State, Zip
(614) 348-6257 tcameron@fischerhomes.com
Phone Fax Email

APPLICANT INFORMATION

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

Troy Cameron Land Development Construction Manager Grand Communities, LLC
Name Title Company / Organization
3940 Olympic Boulevard Suite 100 Erlanger Kentucky 41019
Address City State, Zip
(614) 348-6257 tcameron@fischerhomes.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.

Mark A Smith Project Manager/Survey Civil & Environmental Consultants
Name Title Company / Organization
250 Old Wilson Bridge Road Suite 250 Worthington Ohio 43085
Address City State, Zip
(614) 545-1269 (614) 540-6638 msmith@cecinc.com
Phone Fax Email
Engineer/Surveyor

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

FOR OFFICE USE ONLY

| | | |
|---|---------------------------|--------------------------------------|
| DATE RECEIVED: <u>09-04-19</u> | RECEIVED BY: <u>MH</u> | PAYMENT AMOUNT: <u>\$2,065.00</u> |
| TENTATIVE PC MEETING DATE: <u>10-08-19</u> | PC RECOMMENDATION: | CHECK NUMBER: <u>624041</u> |
| PROJECT ID NUMBER: <u>201909040041</u> | CITY'S REVIEW ENGINEER: | CITY'S PLAN REVIEW ENGINEER: |
| PLANNER IN CHARGE: | | |

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Farmstead Phase 1

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 65.68 acres 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 GRAND Communities, the current property owner hereby authorize the applicant Civil & Environmental Consultants, 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 enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: [Signature] Date: 8/30/19

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 30 day of August, 2019

[Signature]
Official Seal and Signature of Notary Public



Victoria Schloenbach
Notary Public, State of Ohio
My Commission Expires 03-21-24

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I MARK A SMITH, 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: 8/30/2019

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 30 day of August, 2019

[Signature]
Official Seal and Signature of Notary Public



Victoria Schloenbach
Notary Public, State of Ohio
My Commission Expires 03-21-24

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.

| | | |
|-----------------------------|----|-------|
| Application Processing Fee: | \$ | 50.00 |
| Engineering Review Fee: | \$ | 2,015 |
| Planning Review Fee: | \$ | _____ |
| Total Submittal Fee: | \$ | 2,065 |

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.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL**



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 (\$50 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/DVD or flash drive– all electronic data shall be compatible with Adobe Reader 5.0 or later
- Nine (9) copies (maximum sheet size 24 x 36) and one (1) copy (8½ x 14) of a plat of the property
- Signature Block as follows:

| | |
|----------------------------|-------|
| Mayor | _____ |
| Planning Commission Chair | _____ |
| City Engineer | _____ |
| Director of Public Service | _____ |

- Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

| |
|--|
| Approved and accepted by Ordinance Number _____, |
| passed this day of _____, |
| wherein all areas shown dedicated hereon are accepted by the |
| Council of the City of Grove City. |
| Clerk of Council _____ |

- The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted
- Please note the following:** Twenty (20) additional copies of revised submittals, including all materials moving forward, are required for the Planning Commission hearing. **All materials must be properly folded and collated.**

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 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.