



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: 208K SF Spec - Seeds Road Development

PROJECT LOCATION: 6275 Seeds Road approx. 1/2 mile south of London Groveport Road & adjacent to I-71
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-004959-00 & 040-013659-00 ACREAGE AFFECTED BY THIS APPLICATION: +/- 21.167

EXISTING ZONING: IND-1 (Industrial) EXISTING LAND USE: Agricultural

PROPOSED ZONING: IND-1 (Industrial) PROPOSED LAND USE: Spec Development - Industrial/Warehouse/Distribution

FUTURE LAND USE DESIGNATION: IND-1

PROPERTY OWNER INFORMATION

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

Seeds Road Ohio Becknell Investors LLC 2750 E. 146th Street, Suite 200 Carmel, IN 46033		
Name	Address	City, State, Zip
317.669.6000	317.669.6001	jrepiscak@becknellindustrial.com
Phone	Fax	Email

APPLICANT INFORMATION

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

J. Mark Shapland EVP - Chief Operating Officer Becknell Services LLC		
Name	Title	Company / Organization
2750 E. 146th Street, Suite 200	Carmel	IN, 46033
Address	City	State, Zip
708.221.9513	708.443.9301	jrepiscak@becknellindustrial.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.

Amanda Spencer Civil PM Hull		
Name	Title	Company / Organization
59 Grant Street	Newark	OH, 43055
Address	City	State, Zip
708.221.9513	708.443.9301	jrepiscak@becknellindustrial.com
Phone	Fax	Email
Civil Engineer		

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 09-04-19	RECEIVED BY: MH	PAYMENT AMOUNT: \$2,851.50
TENTATIVE PC MEETING DATE: 10-08-19	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 201909040050	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: Jimmy Hoppel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: 208K SF Spec - Seeds Road Development

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 16.19 AC TOTAL FLOOR AREA: 207,700 SF

NUMBER OF BUILDINGS: One (1) BUILDING HEIGHT: 39 Feet

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): T.B.D. (Spec Development)

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$5,903,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$3,893,000

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

I, Seeds Road Ohio Becknell Investors LLC (J. Mark Shapland), the current property owner hereby authorize the applicant J. Mark Shapland 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: 8/30/2019

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 30th day of August

[Signature]
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Amanda Spencer, 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: 9.4.19

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 04 day of September, 2019

[Signature]
Official Seal and Signature of Notary Public

Sara L. Lott
Notary Public, State of Ohio
Expires 12-04-2022



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>2,551.50</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>2,951.50</u>

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the Grove City 2050 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.

