



Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

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

grovecityohio.gov/development

TYPE OF REQUEST

Standard Rezoning
 PUD Rezoning
 Zoning Upon Annexation
 Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Name To Be Determined
PROJECT LOCATION: Harrisburg Pike, 2340' North of Orders Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-016104 (160-001022 OLD) **ACREAGE AFFECTED BY THIS APPLICATION:** 15.8 acres
040-016103 (160-000323 OLD)
EXISTING ZONING: Rural **EXISTING LAND USE:** Agriculture
PROPOSED ZONING: Planned Unit Development District **PROPOSED LAND USE:** Residential Two Family
FUTURE LAND USE DESIGNATION: Mixed Neighborhood

PROPERTY OWNER INFORMATION

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

HARRISBURG PIKE INVESTORS LLC **250 W OLD WILSON BRIDGE RD #140** **WORTHINGTON OH 43085**
Name Address City, State, Zip
(614) 340-1050 **jonathan@wilcoxcommunities.com**
Phone Fax Email

APPLICANT INFORMATION

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

Jonathan Wilcox **Owner** **Wilcox Communities**
Name Title Company / Organization
250 W. Old Wilson Bridge Rd., Suite 140 **Worthington,** **OH 43085**
Address City State, Zip
(614) 340-1050 **jonathan@wilcoxcommunities.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.

Forrest Gibson **Principal** **OHM Advisors**
Name Title Company / Organization
580 North Fourth Street, Suite 610 **Columbus,** **OH 43215**
Address City State, Zip
(614) 474-5119 **(614) 418-0614** **Forrest.Gibson@ohm-advisors.com**
Phone Fax Email

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 09-27-19	RECEIVED BY: Mary Havener	PAYMENT AMOUNT: \$100.00
TENTATIVE PC MEETING DATE: 11-05-19	PC RECOMMENDATION:	CHECK NUMBER: 001379
PROJECT ID NUMBER: 201909270053	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: Jimmy Hoppel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Name To Be Determined

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 15.8 acres or less TOTAL FLOOR AREA: 140000 square feet

NUMBER OF BUILDINGS: 40 BUILDING HEIGHT: 35'

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: NA ESTIMATED VALUATION OF SITE IMPROVEMENTS: NA

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

I Jonathan A. Wilcox, Authorized member of Harrisburg Pike Investors, LLC, the current property owner hereby authorize the applicant Wilcox Communities, LLC, through OHM Advisors 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 **hearby authorize City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: Jonathan A. Wilcox Date: 9-25-19

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 25th day of September

Dixie Tucker
Official Seal and Signature of Notary Public



DIXIE TUCKER
Notary Public, State of Ohio
My Commission Expires 06-23-2021

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Forrest Gibson (OHM Advisors), 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: Forrest Gibson Date: 9.26.19

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 26th day of September, 2019

Hee-Kyung Chung
Official Seal and Signature of Notary Public



HEE-KYUNG CHUNG
Notary Public, State of Ohio
My Commission Expires 04-23-2022

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:	\$	100.00
Engineering Review Fee:	\$	<u>0.00</u>
Planning Review Fee:	\$	<u>0.00</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: On US - 62, 2,200 feet South West of Rensch Road and
2,000 feet North East of Orders Road

EXISTING ZONING: Rural **PROPOSED ZONING:** Planned Unit Development District

PETITIONER NAME (PLEASE PRINT): Jonathan Wilcox

PETITIONER'S SIGNATURE: 

OWNER NAME (PLEASE PRINT): Jonathan Wilcox

OWNER'S SIGNATURE: 

DATE: 9-25-19