



## Grove City Planning Commission

# SPECIAL USE PERMIT 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: 714 Grove City, Ohio

PROJECT LOCATION: 1910 Stringtown Road, Grove City, Ohio 43123  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-004149      ACREAGE AFFECTED BY THIS APPLICATION: 1.331 Acres

EXISTING ZONING: C2 - Retail Commercial District      EXISTING LAND USE: Gas Station

PROPOSED ZONING: C2 - Retail Commercial District      PROPOSED LAND USE: Gas Station with Burger King Drive-Thru

### PROPERTY OWNER INFORMATION

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

<u>TH Midwest, Inc.</u>	<u>302 W. 3rd St.</u>	<u>Cincinnati, OH 45202</u>
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

### APPLICANT INFORMATION

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

<u>Brian Agee</u>	<u>Construction Project Manager</u>	<u>EG America, LLC</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>302 West 3rd Street, FLR 3</u>	<u>Cincinnati</u>	<u>Ohio, 45202</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
		<u>brian.agee@eg-america.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

### 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.

<u>Brent Dressler</u>	<u>Project Manager</u>	<u>Larson Design Group</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>1780 SR 522</u>	<u>Selinsgrove</u>	<u>PA, 17870</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>570-244-3370</u>	<u>N/A</u>	<u>bdressler@larsondesigngroup.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

**Architect**

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

<b>FOR OFFICE USE ONLY</b>		
DATE RECEIVED: 10-02-19	RECEIVED BY: MH	PAYMENT AMOUNT: \$100.00
TENTATIVE PC MEETING DATE: 11-5-19	PC RECOMMENDATION:	CHECK NUMBER: 264
PROJECT ID NUMBER: 201910020055		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: 714 Grove City, Ohio

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: 0.02 acres TOTAL FLOOR AREA: 4,283

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 21'-0"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 20

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$710,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$30,000

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

I TH Midwest, Inc., the current property owner hereby authorize the applicant EG America, LLC 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: 10/2/19

STATE OF OHIO, COUNTY OF ~~FRANKLIN~~ HAMILTON

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 7<sup>th</sup> day of October

[Signature]  
Official Seal and Signature of Notary Public



ZACHARY B. METZ  
Notary Public, State of Ohio  
My Commission Expires 12-17-2023

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

I BRENT DRESSLER, 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.

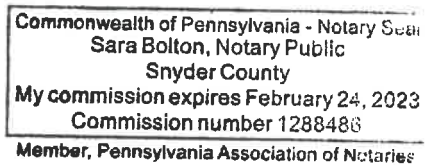
Signature of Applicant or Authorized Representative: [Signature] Date: 10/10/19

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 10 day of October, 2019.

[Signature]  
Official Seal and Signature of Notary Public



## REVIEW FEES

**INSTRUCTIONS:** All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. 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  
Total Submittal Fee:           \$     100.00

## 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: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

**Please indicate below the type of Special Use Permit being requested:**

- |   |  |
|---|--|
| <input type="checkbox"/> Adult Bookstore/Novelty Store  | <input type="checkbox"/> Dog and Cat Kennels   |
| <input type="checkbox"/> Adult Entertainment Establishments   | <input checked="" type="checkbox"/> Drive-Thru Stations  |
| <input type="checkbox"/> Adult Film and Video Tape Sales  | <input type="checkbox"/> Gasoline Service Stations   |
| <input type="checkbox"/> Adult Motion Picture Theater   | <input type="checkbox"/> Group Family Homes  |
| <input type="checkbox"/> Automobile and Other Motor Vehicle Repair, Services and Garages  | <input type="checkbox"/> Group Multi-Family Homes  |
| <input type="checkbox"/> Automobile Dealers   | <input type="checkbox"/> Mini-Storage Facility   |
| <input type="checkbox"/> Bed and Breakfast Inns   | <input type="checkbox"/> Outdoor Concerts  |
| <input type="checkbox"/> Boarding Houses  | <input type="checkbox"/> Outdoor Sales and Storage   |
| <input type="checkbox"/> Car Wash Establishments  | <input type="checkbox"/> Outdoor Seating (eating establishments)   |
| <input type="checkbox"/> Daycare Centers  | <input type="checkbox"/> Pet shops (excludes boarding)   |
| <input type="checkbox"/> Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | <input type="checkbox"/> Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
|   | <input type="checkbox"/> Sale, rental, barter or trade of weapons/explosives   |

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 (\$100)
- 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, stamped by a certified surveyor of the property
- If applicable, ten (10) copies of the proposed Development Standards Text
- If applicable, provide nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) site plan showing improvements associated with Special Use
- 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 the Development Department at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).