

COPY



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

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Dairy Queen
PROJECT LOCATION: 3094 Southwest Blvd
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-00142 ACREAGE AFFECTED BY THIS APPLICATION: .933
EXISTING ZONING: C-commercial EXISTING LAND USE: Restaurant Commercial/Dairy Queen
PROPOSED ZONING: Same PROPOSED LAND USE: Same

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.
Name: Westerville Square Inc./Ted King Address: 2000 W Henderson Rd City, State, Zip
Phone: 614 457-6650 Fax: 614 457-0095 Email: TKing@Hacker.com

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.
Name: Ted King Sr. Title: Property Manager Company/Organization: Westerville Square Inc.
Address: 2000 W Henderson Rd Ste 500 Columbus Ohio 43220 City, State, Zip
Phone: 614 457 6650 Fax: Email: Tking@Hacker.com

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.
Name: Joshua Wilhelm Title: Project Manager Company/Organization: TransAmerica Building Co.
Address: 2000 W. Henderson Rd Columbus Ohio 43220 Ste 500 City, State, Zip
Phone: 614 457 - 8322 Fax: Email: jwilhelm@tabuilding.com
Relationship to the Applicant: Contractor (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY		
DATE RECEIVED: 11-12-19	RECEIVED BY: MH	PAYMENT AMOUNT: \$100.00
TENTATIVE PC MEETING DATE: 12-3-19	PC RECOMMENDATION:	CHECK NUMBER: 66385
PROJECT ID NUMBER: 201911190059		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Dairy Queen, Broadway Center Patis

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 0 TOTAL FLOOR AREA: 1,000 sqft to be removed

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: made into Patis 25' +/- (Existing)

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 25,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: 0

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

I William F. Hudler, Vice President, the current property owner hereby authorize the applicant Joshua Wilhelm 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: 11/8/19

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 8 day of November

[Signature]
Official Seal and Signature of Notary Public



PATRICIA H. BIDWELL
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires August 23, 2020

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Joshua Wilhelm, PM, 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: 11/8/19

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 8 day of November

[Signature]
Official Seal and Signature of Notary Public



PATRICIA H. BIDWELL
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires August 23, 2020

Revised 08/19

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:	\$	<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.

