



Grove City Planning Commission
PRELIMINARY 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: ~~The Quarry At Pinnacle~~ QUARRY

PROJECT LOCATION: 615' South of White Rd and Jackson Pike (SR 104) intersection
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: See attached ACREAGE AFFECTED BY THIS APPLICATION: 72.1

EXISTING ZONING: SURB EXISTING LAND USE: 101-Gen. Farm, C-Commercial, R-Residential

PROPOSED ZONING: PUD-R PROPOSED LAND USE: R-Residential

FUTURE LAND USE DESIGNATION: R-Residential

PROPERTY OWNER INFORMATION

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

SEE ATTACHED

Name _____ Address _____ City, State, Zip _____

Phone _____ Fax _____ Email _____

APPLICANT INFORMATION

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

CIMINELLO INC / PINNACLE LAND HOLDINGS NORTH LLC
 Name _____ Title _____ Company / Organization _____

567 LAZELLE RD WESTERVILLE OH 43081
 Address _____ City _____ State, Zip _____

614-207-7607 CIMINELLO@aol.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.

Name _____ Title _____ Company / Organization _____

Address _____ City _____ State, Zip _____

Phone _____ Fax _____ Email _____

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>12/31/19</u>	RECEIVED BY: <u>mk</u>	PAYMENT AMOUNT: <u>\$3,660.00</u>
TENTATIVE PC MEETING DATE: <u>2/4/20</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>5144</u>
PROJECT ID NUMBER: <u>201912310075</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: PINUSCLIFF QUARRY

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 70 TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: 210 BUILDING HEIGHT: MAX 35'

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 65,000,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: 10,000,000

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

I Elizabeth Morkitzen, the current property owner hereby authorize the applicant Pinuscliff Land Holding North 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 the application.

Signature of Current Property Owner: Elizabeth Morkitzen Date: 12.30-19

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 DECEMBER, 2019.

[Signature]
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Anthony Ciminello, 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: 12-30-19

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 DECEMBER, 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 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:	\$	150.00
Engineering Review Fee:	\$	<u>3510</u>
Planning Review Fee:	\$	<u>0</u>
Total Submittal Fee:	\$	<u>3660</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.

