



Grove City Planning Commission
FINAL DEVELOPMENT PLAN APPLICATION

Received
 DEC 31 2019
 City of Grove City

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: Hidden Chase

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: PUD-R 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
Jonathan Wilcox	250 W. Old Wilson Bridge Rd., Suite 140	Worthington, OH 43085
Phone (614) 340-1050	Fax	Email jonathan@wilcoxcommunities.com

APPLICANT INFORMATION

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

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

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 12-31-19	RECEIVED BY: MH	PAYMENT AMOUNT: \$2,735.00
TENTATIVE PC MEETING DATE: 2-4-20	PC RECOMMENDATION:	CHECK NUMBER: 2671
PROJECT ID NUMBER: 201912310076	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Hidden Chase

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 15.8 acres or less TOTAL FLOOR AREA: 139975.1 square feet

NUMBER OF BUILDINGS: 40 BUILDING HEIGHT: 35'

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

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

I Jonathan Wilcox, the current property owner hereby authorize the applicant Forrest Gibson 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: *Jonathan A. Wilcox* 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



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

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

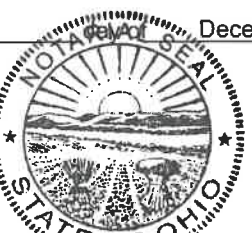
I Forrest Gibson, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: *Forrest Gibson* Date: 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 _____ day of _____, 2019.
[Signature]
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:	\$	300.00
Engineering Review Fee:	\$	<u>2,435.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>2,735.00</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 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.

