



**Grove City Planning Commission  
PLAT APPLICATION**

APR 03 2020

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:** Meadow Grove Estates Sections 4 & 6A

**PROJECT LOCATION:** 910' East of the intersection of Buckeye Pkwy. and Blue Star Dr.  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

**PARCEL ID NUMBER:** 040-005226      **ACREAGE AFFECTED BY THIS APPLICATION:** 22.221 Acres

**EXISTING ZONING:** R      **EXISTING LAND USE:** residential

**PROPOSED ZONING:** r-1      **PROPOSED LAND USE:** Residential

**PROPERTY OWNER INFORMATION**

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

Rockford Homes INC      999 Polaris Pkwy. Ste. 200      Columbus, Ohio 43240

Name      Address      City, State, Zip

614-785-0015           ctheuerkauf@rockfordhomes.net

Phone      Fax      Email

**APPLICANT INFORMATION**

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

Corey Theuerkauf      Vice President of Land      Rockford Homes

Name      Title      Company / Organization

999 Polaris Pkwy. Ste. 200      Columbus, Ohio 43240

Address      City, State, Zip

614-785-0015      ctheuerkauf@rockfordhomes.net

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.

Alex Benson      Staff Surveyor      CESO Inc.

Name      Title      Company / Organization

2800 Corporate Exchange Dr. Ste. 160      Columbus, Ohio 43231

Address      City, State, Zip

330-324-3343      alex.benson@cesoinc.com

Phone      Fax      Email

Surveyor completing Plat

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

<b>FOR OFFICE USE ONLY</b>		
DATE RECEIVED: 04-01-20	RECEIVED BY: MH	PAYMENT AMOUNT: \$2050.00
TENTATIVE PC MEETING DATE: 05-05-20	PC RECOMMENDATION:	CHECK NUMBER: 107611
PROJECT ID NUMBER: 202004010014	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: Kendra Spergel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Meadowgrove Estates Sections 4 & 6A

DEVELOPMENT TYPE: Commercial Retail [ ] Commercial Office [ ] Residential [x] Industrial [ ] Mixed [ ] Other [ ]

ACREAGE DISTURBED: 22.221 acres TOTAL FLOOR AREA:

NUMBER OF BUILDINGS: BUILDING HEIGHT:

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE):

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

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

I Robert Yoakam, the current property owner hereby authorize the applicant Corey Thruer Kauf 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: Robert Yoakam Date: 3/30/20

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 March, 2020.

Melody S Foster Official Seal and Signature of Notary Public



MELODY S FOSTER Notary Public, State of Ohio My Commission Expires January 26, 2022

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Alex Benson, 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: Alex Thruer Date: 4/1/2020

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 1st day of April, 2020.

Jenna Del Prince Official Seal and Signature of Notary Public Revised 12/19



JENNA DEL PRINCE Notary Public, State of Ohio My Comm. Expires Dec. 16, 2024

## SUBMITTAL REQUIREMENTS

**Instructions:** All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering 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:	\$	50.00
Engineering Review Fee:	\$	<u>2000</u>
Planning Review Fee:	\$	<u>          </u>
Total Submittal Fee:	\$	<u>2050</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.

