



Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

Standard Rezoning
 PUD Rezoning
 Zoning Upon Annexation
 Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Brookpark Middle School Rezoning

PROJECT LOCATION: 4300 Grove City Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-011900 ACREAGE AFFECTED BY THIS APPLICATION: 2

EXISTING ZONING: SF-1 EXISTING LAND USE: Residential

PROPOSED ZONING: SD-1 PROPOSED LAND USE: Middle School

FUTURE LAND USE DESIGNATION: Edge Living

PROPERTY OWNER INFORMATION

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

Southwestern City School District	3805 Marlane Dr.	Grove City, OH 43123-9224
Name	Address	City, State, Zip
614-801-3000	614-871-2781	
Phone	Fax	Email

APPLICANT INFORMATION

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

Dr. Bill Wise	Superintendent	SWCSD
Name	Title	Company / Organization
3805 Marlane Dr.	Grove City	OH, 43123-9224
Address	City	State, Zip
614-801-3027		bill.wise@swcsd.us
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.

Dave Jolliff	Architect	Schorr Architects, Inc.
Name	Title	Company / Organization
230 Bradenton Ave	Dublin	OH, 43017
Address	City	State, Zip
614-460-1476	614-798-2097	djolliff@schorrarchitects.com
Phone	Fax	Email

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

FOR OFFICE USE ONLY

DATE RECEIVED: 05-28-20	RECEIVED BY: MH	PAYMENT AMOUNT: \$0.00
TENTATIVE PC MEETING DATE: 06-02-20	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202005280026	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Brookpark Middle School Rezoning

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 2 TOTAL FLOOR AREA: N/A

NUMBER OF BUILDINGS: Future Track/Football Field BUILDING HEIGHT: N/A

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

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

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

I William Wise, the current property owner hereby authorize the applicant _____ 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: 5/28/20

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 28th day of May, 2020

[Signature]
Official Seal and Signature of Notary Public



MARY HAVENER
Notary Public, State of Ohio
My Commission Expires 02-05-2022

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I _____, 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: _____ Date: _____

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 _____, 20____.

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:	\$	100.00
Engineering Review Fee:	\$	<u>0</u>
Planning Review Fee:	\$	<u>0</u>
Total Submittal Fee:	\$	<u>0</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.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 4300 Grove City Road, Grove City, OH 43123

EXISTING ZONING: SF-1 **PROPOSED ZONING:** SD-1

PETITIONER NAME (PLEASE PRINT): Dr. Bill Wise

PETITIONER'S SIGNATURE: _____

OWNER NAME (PLEASE PRINT): Dr. Bill Wise

OWNER'S SIGNATURE: _____

DATE: _____