



Grove City Planning Commission PLAT 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: HIDDEN MEADOWS

PROJECT LOCATION: EAST SIDE OF HARRISBURG PIKE, 1360' SOUTH OF DEMOREST DRIVE
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 160-000323 **ACREAGE AFFECTED BY THIS APPLICATION:** 15.33 AC

EXISTING ZONING: SR **EXISTING LAND USE:** AGRICULTURAL

PROPOSED ZONING: PUD **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.

HARRISBURG PIKE INVESTO 250 W. Old Wilson Bridge # Worthington, OH 43085

Name	Address	City, State, Zip
614-273-3100	614-273-3101	jonathan@wilcoxcommunities.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Jonathan Wilcox Partner Wilcox Communities, LLC

Name	Title	Company / Organization
250 W. Old Wilson Bridge Rd. Ste. 140	Worthington, Oh 43085	
Address	City, State, Zip	
614-273-3100	614-273-3101	jonathan@wilcoxcommunities.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.

TOM WARNER MANAGING PARTNER ADVANCED CIVIL DESIGN

Name	Title	Company / Organization
781 SCIENCE BLVD, SUITE 100	GAHANNA, OH 43230	
Address	City, State, Zip	
614-428-7750	614-428-7755	twarner@advancedcivildesign.com
Phone	Fax	Email

ENGINEER

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

FOR OFFICE USE ONLY		
DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: HIDDEN MEADOWS

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 15.33 TOTAL FLOOR AREA: 120,000 (min.)

NUMBER OF BUILDINGS: 40 BUILDING HEIGHT: 35' (max)

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): n/a

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$12,000,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$1,600,000

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

I, Jonathan Wilcox, the current property owner hereby authorize the applicant TOM WARNER 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: _____ 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

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Jonathan Wilcox, 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.

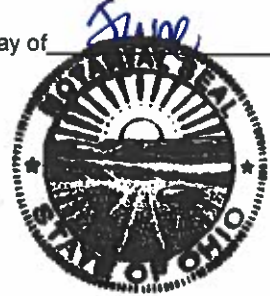
Signature of Applicant or Authorized Representative: Jonathan Wilcox Date: 6-19-20

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 19th day of June, 2020.

Dixie Tucker
Official Seal and Signature of Notary Public



DIXIE TUCKER
Notary Public, State of Ohio
My Commission Expires 06-23-2021

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:	\$	
Planning Review Fee:	\$	2435.00
Total Submittal Fee:	\$	2485.00

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the Grove City 2050 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.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL**



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: **All plans shall be stapled, folded and properly collated.** In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#))
- Ten (10) copies of the project narrative describing the nature of the project
- One (1) electronic copy of all application materials submitted on CD/DVD or flash drive– all electronic data shall be compatible with Adobe Reader 5.0 or later
- Nine (9) copies (maximum sheet size 24 x 36) and one (1) copy (8½ x 14) of a plat of the property

Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City. Clerk of Council _____
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- The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

Please note the following: Twenty (20) additional copies of revised submittals, including all materials moving forward, are required for the Planning Commission hearing. **All materials must be properly folded and collated.**

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



**Grove City Planning Commission
Meeting and Deadline Schedule
2020**

Planning Commission		City Council	
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*	
December 4, 2019	January 7, 2020	1st Reading	January 21, 2020
		2nd Reading	February 3, 2020
December 31, 2019	February 4, 2020	1st Reading	February 18, 2020
		2nd Reading	March 2, 2020
January 29, 2020	March 3, 2020	1st Reading	March 16, 2020
		2nd Reading	April 6, 2020
March 4, 2020	April 7, 2020	1st Reading	April 20, 2020
		2nd Reading	May 4, 2020
April 1, 2020	May 5, 2020	1st Reading	May 18, 2020
		2nd Reading	June 1, 2020
April 29, 2020	June 2, 2020	1st Reading	June 15, 2020
		2nd Reading	July 6, 2020
June 3, 2020	July 7, 2020	1st Reading	July 20, 2020
		2nd Reading	August 3, 2020
July 1, 2020	August 4, 2020	1st Reading	August 17, 2020
		2nd Reading	September 8, 2020
August 5, 2020	September 8, 2020	1st Reading	September 21, 2020
		2nd Reading	October 5, 2020
September 2, 2020	October 6, 2020	1st Reading	October 19, 2020
		2nd Reading	November 2, 2020
September 30, 2020	November 3, 2020	1st Reading	November 16, 2020
		2nd Reading	December 7, 2020
November 4, 2020	December 8, 2020	1st Reading	December 21, 2020
		2nd Reading	January 4, 2021

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

- 1 Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
- 2 The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
- 3 Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.