



Grove City Planning Commission LOT SPLIT APPLICATION

Received By:
Grove City Development
Date: 11/04/2020

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: 2400 Stringtown Road Lot Split

PROJECT LOCATION: 2400 Stringtown Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005710 ACREAGE AFFECTED BY THIS APPLICATION: +/- 8.562

EXISTING ZONING: C-2 EXISTING LAND USE: Retail (former K-Mart) and vacant land

PROPOSED ZONING: C-2 PROPOSED LAND USE: Commercial

PROPERTY OWNER INFORMATION

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

MC Grove City LLC 485 Metro Place South, Suite 270 Dublin, Ohio 43017
Name Address City, State, Zip

Phone Fax Email

APPLICANT INFORMATION

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

Jeff Gregg Director Fairway Realty
Name Title Company / Organization

3100 Tremont Road, Suite 200 Upper Arlington Ohio 43221
Address City State, Zip

614.273.0553 X 302 jgregg@fairwayre.com
Phone Fax Email

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper 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 and related parties.

AUTHORIZED REPRESENTATIVE Check box if same as Applicant

David Hodge Attorney Underhill and Hodge LLC
Name Title Company / Organization

8000 Walton Parkway, Suite 260 New Albany Ohio 43054
Address City State, Zip

614.335.9320 david@uhlfirm.com
Phone Fax Email

Attorney for Applicant

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

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. 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.

	Fee Calculation	Submittal Items	(check box)
Application Fee:	\$ 50.00	Completed Application (signed and notarized):	<input type="checkbox"/>
		Submittal Fee:	<input type="checkbox"/>
		Ten (10) copies of plans (folded and collated):	<input type="checkbox"/>

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

I Jeffrey Gregg, the current property owner hereby authorize the applicant Underhill & Hodge, 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 this application.

Signature of Current Property Owner: [Signature] Date: 11/2/20

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 2nd day of November, 2020

[Signature]
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I [Signature], 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: 11/3/2020

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 3rd day of November, 2020

[Signature]
Official Seal and Signature of Notary Public

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

FOR OFFICE USE ONLY		
DATE RECEIVED: 11/04/2020	RECEIVED BY: H. White	PAYMENT AMOUNT: 50.00
TENTATIVE PC MEETING DATE: 12/08/2020	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202011040057		

PROJECT NARRATIVE

ADDRESS: 2400 Stringtown Road

PARCEL:040-005710

PROPOSAL: To split parcel into two lots

PROPERTY OWNER: MC Grove City LLC

APPLICANT: Fairway Realty c/o Jeff Gregg

ATTORNEY: David Hodge, Underhill and Hodge LLC

DATE: November 3, 2020

APPLICATION: _____

The Applicant submits this Project Narrative in support of its proposed lot split. This property is located on the north side of Stringtown Road and approximately 650 feet east of Hover Road. The property is currently zoned C-2. The property is the former location of a K-Mart retail store. K-Mart vacated the property earlier in 2020 and the site has remained vacant.

The property is +/- 8.562 acres and the Applicant proposes splitting it into two lots: Lot 1 is +/- 7.654 acres and Lot 2 is +/- .908 acres. Lot 1 is the former K-Mart retail store with parking lot and Lot 2 is an undeveloped out lot. The property owner is currently seeking tenants for the existing retail store in Lot 1 and potential purchasers for Lot 2 for future development.

The proposed split is necessary due to financial and transactional considerations concerning Lot 2. The proposed split will allow the property owner to find an immediate purchaser for the out lot or, alternatively, allow the property owner to refinance and hold the property. These courses of action cannot be pursued without splitting the property as proposed.