



# Grove City Planning Commission PLAT APPLICATION

Received By:  
Grove City Development  
Date: 12/02/2020

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:** The Cottages at Brown's Farm Section 1  
**PROJECT LOCATION:** 5236 Haughn Road  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)  
**PARCEL ID NUMBER:** 040-016108-00 **ACREAGE AFFECTED BY THIS APPLICATION:** 19.591  
**EXISTING ZONING:** PUD -Planned Unit Development-Residential **EXISTING LAND USE:** Agriculture  
**PROPOSED ZONING:** PUD -Planned Unit Development-Residential **PROPOSED LAND USE:** Single Family Residential

## PROPERTY OWNER INFORMATION

**Note:** Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.  
M/I Homes of Central Ohio, LLC 4131 Worth Ave., Suite 310 Columbus, OH 43219  
Name Address City, State, Zip  
614-418-8023 614-418-8317 jfrancis@mihomes.com  
Phone Fax Email

## APPLICANT INFORMATION

**Note:** The applicant is the person(s) or entity seeking approval of this application.  
Jason Francis, PE Director of Land Development M/I Homes of Central Ohio, LLC  
Name Title Company / Organization  
4131 Worth Ave., Suite 310 Columbus, OH 43219  
Address City, State, Zip  
614-418-8023 614-418-8317 jfrancis@mihomes.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.  
David Denniston, PE Senior Project Manager 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 ddenniston@advancedcivildesign.co  
Phone Fax Email  
Engineer

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <b>12/02/2020</b>	RECEIVED BY: <b>D. Logan</b>	PAYMENT AMOUNT: <b>\$2125.00</b>
TENTATIVE PC MEETING DATE: <b>01/05/2021</b>	PC RECOMMENDATION:	CHECK NUMBER: <b>00240790</b>
PROJECT ID NUMBER: <b>202012020060</b>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: The Cottages at Brown's Farm Section 1

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: Approximately 16 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 MI Homes - Jason Francis, the current property owner hereby authorize the applicant MI Homes 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: 11/24/20

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 24 day of November, 2020.  
[Signature]  
Official Seal and Signature of Notary Public  Darlene W. Smith  
Notary Public, State of Ohio  
My Commission Expires 06-25-2024

**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 \_\_\_\_\_

## 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>2,075.00</u>
Planning Review Fee:	\$	<u>                    </u>
Total Submittal Fee:	\$	<u>2,125.00</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 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 CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- One signed and notarized application
- Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- A project narrative describing the nature of the project
- 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

**NOTE:** One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

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