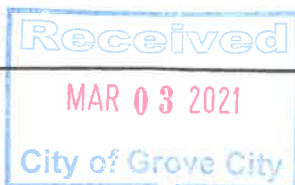




**Grove City Planning Commission
PLAT APPLICATION**



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: Meadow Grove Estates North Section 6B

PROJECT LOCATION: _____
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005226 **ACREAGE AFFECTED BY THIS APPLICATION:** 10.146

EXISTING ZONING: r-1 **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 ctheurkauf@rockfordhomes.net
Phone Fax Email

APPLICANT INFORMATION

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

Corey Theurkauf 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 ctheurkauf@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 Project Surveyor Ceso Inc
Name Title Company / Organization
2800 Corporate Exchange Dr. Ste. 400 Columbus, Ohio 43231
Address City, State, Zip
614-942-3036 alex.benson@cesoinc.com
Phone Fax Email
Surveyor

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 3/3/2021	RECEIVED BY: H. White	PAYMENT AMOUNT: 50.00 + 105.00
TENTATIVE PC MEETING DATE: April 6, 2021	PC RECOMMENDATION:	CHECK NUMBER: 441
PROJECT ID NUMBER: 202103030013	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: K. Spengel		

Eng
Fec

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Meadow Grove Estates Section 6B

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 10.146 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 Cory Thewickant v Land Rockford hours the current property owner hereby authorize the applicant Alex Benson 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: 3-2-21

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 March

[Signature]
Official Seal and Signature of Notary Public



KIMBERLY J. WILCHECK

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 5, 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: [Signature] Date: 3/2/21

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 March, 2021.

[Signature]
Official Seal and Signature of Notary Public



MARIE HARMAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-13-2025

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:	\$	_____
Total Submittal Fee:	\$	_____

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.

