

Received By:
 Grove City Development
 Date: 03/04/2021



Grove City Planning Commission
 PRELIMINARY DEVELOPMENT PLAN 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: Burris Garage
 PROJECT LOCATION: 3847 Broadway
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
 PARCEL ID NUMBER: 040-000638 ACREAGE AFFECTED BY THIS APPLICATION: .27 acres
 EXISTING ZONING: C-1 EXISTING LAND USE: Residential Garage
 PROPOSED ZONING: PUD-R PROPOSED LAND USE: Residential w/ Garage
 FUTURE LAND USE DESIGNATION: Home with garage including overhead storage

PROPERTY OWNER INFORMATION

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

Name: Shane Burris Address: 6089 Grant Run Pl. Grove City OH 43123
 Phone: (614) 778-0945 Fax: _____ Email: _____

APPLICANT INFORMATION

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

Name: Shane Burris Title: owner
 Address: 6089 Grant Run Pl. Grove City, Ohio 43123
 Phone: (614) 778-0945 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.

Name: Kacie D. Waugh Title: Attorney
 Address: 3083 Columbus St. Grove City, OH 43123
 Phone: (614) 875-4895 Fax: (614) 875-2155 Email: kw@waughlawllc.com

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>3/4/2021</u>	RECEIVED BY: <u>H. White</u>	PAYMENT AMOUNT: <u>150.00</u>
TENTATIVE PC MEETING DATE: <u>4/6/2021</u>	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>202103040017</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: <u>K. Spergel</u>		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Burris Garage

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: .27 acres TOTAL FLOOR AREA: 24ft. x 30ft.

NUMBER OF BUILDINGS: two BUILDING HEIGHT: 21ft 5in.

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): N/A

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$300,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$50,000

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

I Shane Burris, the current property owner hereby authorize the applicant Shane Burris 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 the application.

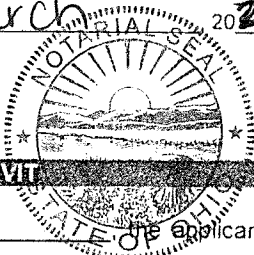
Signature of Current Property Owner: [Signature] Date: 3/3/21

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 3 day of March, 2021

[Signature]
Official Seal and Signature of Notary Public



Kacie D. Waugh, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Shane Burris 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.

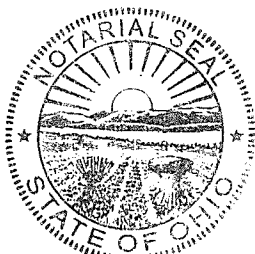
Signature of Applicant or Authorized Representative: [Signature] Date: 3/3/21

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.

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Kacie D. Waugh, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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:	\$	150.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	<u>150.00</u>

GROVE CITY 2050 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.

