



Grove City Planning Commission

METHOD OF REZONING APPLICATION

Received By:
Grove City Development
Date: 04/15/2021

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

Standard Rezoning
 PUD Rezoning
 Zoning Upon Annexation
 Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Verizon Proposed Cell Tower Central Crossing High School

PROJECT LOCATION: 4500 Big Run South Rd Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 04-011536-00 **ACREAGE AFFECTED BY THIS APPLICATION:** 109.585

EXISTING ZONING: SD-1 **EXISTING LAND USE:** High School Football Stadium with Field Lighting

PROPOSED ZONING: SD-1 **PROPOSED LAND USE:** High School Stadium with Field Lighting + Cell Antenna

FUTURE LAND USE DESIGNATION: Same

PROPERTY OWNER INFORMATION

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

The Board of Education of the South-Western City School District 3207 Park Street Grove City, OH 43123

Name	Address	City, State, Zip
Phone	Fax	Email

APPLICANT INFORMATION

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

Adrian Garrido	Real Estate PM	Verizon Wireless
Name	Title	Company / Organization
7575 Commerce Ct.	Lewis Center	Ohio, 43035
Address	City	State, Zip
513-464-8079	N/A	adrian.garrido@verizonwireless.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.

Robert M. Ferguson	Principal	UAS, Inc. Agent Verizon Wireless
Name	Title	Company / Organization
PO Box 6323	Columbus	OH, 43206
Address	City	State, Zip
614-309-2904	N/A	rferguson@uas.biz
Phone	Fax	Email
Agent, Verizon Wireless		

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 04/15/2021	RECEIVED BY: H. White	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE: 06/08/2021	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202007020037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: K. Spergel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Grove City NW - Proposed Cell Tower @ Central Crossing Football Stadium

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 1.149 Acreage TOTAL FLOOR AREA: N/A

NUMBER OF BUILDINGS: N/A BUILDING HEIGHT: 10' for cabinets / 150' for Cell Tower

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

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

I Mark Meadows, the current property owner hereby authorize the applicant Robert M. Ferguson 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: 4/13/21

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 13th day of April, 2021.

Deborah L. Kirby
Official Seal and Signature of Notary Public

DEBORAH L. KIRBY
NOTARY PUBLIC - STATE OF OHIO
Recorded in Franklin County
My commission expires June 2, 2024

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Robert M. Ferguson, 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: 7.2.20

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 July

[Signature]
Official Seal and Signature of Notary Public



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:	\$	100.00
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.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 4500 Big Run South Rd Grove City, OH 43123
Center Light Pole - Stadium Bleachers East Side of Football Stadium

EXISTING ZONING: SD-1 **PROPOSED ZONING:** SD-1 with Cell tower

PETITIONER NAME (PLEASE PRINT): Robert M. Ferguson

PETITIONER'S SIGNATURE: 

OWNER NAME (PLEASE PRINT): MARK MEADOWS

OWNER'S SIGNATURE: 

DATE: 4/13/21

**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING**



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated (please contact staff if clarification on material assembly is required).

ALL APPLICATIONS

- A community meeting is strongly recommended when the project is located in proximity of an existing residential development. the applicant is responsible for notifications.
- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$100)
- Ten (10) copies of the project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- 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
- Ten (10) copies of the metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- Nine (9) copies of the map (no larger than 11 x 17) and one copy (8½ x 14) outlining the said parcels to be rezoned
- Ten (10) copies of a listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- If applicable, ten (10) copies of a traffic study indicating potential traffic generation for the proposed site
- One (1) original and nine (9) copies of the signature of Property Owner of Record
- 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.**

PUD REZONING

- Ten (10) copies of the City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- Ten (10) copies of the City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

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



STORM SCHEDULE:

- 1. 4\"/>

UTILITY PLAN KEY NOTES:

- 1. CONTRACTOR TO CORE INTO EXISTING STRUCTURE.
- 2. CONTRACTOR TO CONNECT TO EXISTING PIPE AT EDGE OF FIELD WITH 4\"/>



**GROVE CITY HIGH SCHOOL
SYNTHETIC TURF STADIUM FIELD**
4865 HOOVER ROAD, GROVE CITY, OHIO 43123

**SOUTH-WESTERN CITY
SCHOOL DISTRICT**
3805 MARLANE DRIVE, GROVE CITY, OHIO 43123

NO.	DATE	DESCRIPTION
1	1/26/22	PERMIT SET
2	2/2/22	BID SET
3	2/2/22	ADDENDUM 1
4	2/2/22	ADDENDUM 2
5	2/2/22	BULLETIN 1
6	2/2/22	CONTACT FOR CONSTRUCTION MET
7	2/2/22	BULLETIN 2
8	2/2/22	BULLETIN 3

GROVE CITY HIGH SCHOOL
GROVE CITY, OHIO

PROJECT NO: 000773.004
DATE: FEBRUARY 2021



UTILITY PLAN

SHEET NO:
C5.0

