



Grove City Planning Commission

PRELIMINARY DEVELOPMENT PLAN APPLICATION

Received By:
Grove City Development
Date: 01/27/2021

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: Huggett/Pulte PUD - R, Preliminary Plan

PROJECT LOCATION: 7620 Jackson Pike - North and West of London-Groveport Rd and East of Jackson Pike
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-012710-00 ACREAGE AFFECTED BY THIS APPLICATION: +/- 145.6 gross acres

EXISTING ZONING: SF-1 EXISTING LAND USE: vacant -unplatted

PROPOSED ZONING: PUD-R PROPOSED LAND USE: Conventional Single Family and Empty Nest/Patio Homes

FUTURE LAND USE DESIGNATION: Suburban Living - Low Intesity

PROPERTY OWNER INFORMATION

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

S & W Huggett Ohio LLC 14337 US RT 23 Ashville Oh, 43103

Name: CO Daniel Huggett Address: 14337 U.S. 23 South Blvd City, State, Zip: OH 43103

Phone: 614-679-8873 Fax: Email: daniel.huggett@pulte.com

APPLICANT INFORMATION

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

Matthew Callahan, Pulte Homes of Ohio, LLC

Name: Matthew Callahan Title: Company / Organization: Pulte Homes of Ohio, LLC

Address: 475 Metro Place S. Suite 200 Dublin Ohio, 43017 City, State, Zip: Dublin Ohio, 43017

Phone: 614-376-1018 Fax: Matthew.Callahan@Pulte.com Email: Matthew.Callahan@Pulte.com

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: Thomas L. Hart Title: zoning lawyer on behalf of Pulte Homes of Ohio LLC Company / Organization: Isaac Wiles Law Firm

Address: 2 Miranova Place, Suite 700 Columbus, Ohio 43215 City, State, Zip: Columbus, Ohio 43215

Phone: 614-340-7415 Fax: 614 Email:

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>1/27/2021</u>	RECEIVED BY: <u>H. White</u>	PAYMENT AMOUNT: <u>6435.00</u>
TENTATIVE PC MEETING DATE: <u>3/2/2021</u>	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>202101270008</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Pulte/Huggett PUD-R Preliminary Plan

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 145.6 +/- gross acres TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: 399 units proposed BUILDING HEIGHT: 35 ft residential district

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): n/a

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$334,607/unit ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$133 million

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

I, Donald Huggett Authorized to sign for S&W Huggett Ohio LLC, the current property owner hereby authorize the applicant Pulte Homes of Ohio 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 the application.**

Signature of Current Property Owner: Donald Huggett S&W Huggett Ohio LLC Date: 01/25/2021

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 26th day of January, 2021.

Sarah Hart
Official Seal and Signature of Notary Public  Sarah Hart
Notary Public, State of Ohio
My Commission Expires 3/27/22
Section 147.03 R.C.

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT


I, Thomas L. Hart, Zoning Attorney, Pulte Homes of Ohio LLC, 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: Thomas L. Hart Date: 1-26-2021

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 26 day of January, 2021.

Lizbeth A. Russell-Pickard
Official Seal and Signature of Notary Public  LIZBETH A. RUSSELL-PICKARD
Notary Public, State of Ohio
My Comm. Expires 05-20-22