



Grove City Planning Commission LOT SPLIT APPLICATION

Received By:
Grove City Development
Date: 04/22/2021

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: Pinnacle Quarry

PROJECT LOCATION: White Road and SR 104

STREET ADDRESS OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION

PARCEL ID NUMBER: 160-001492, 160-002631, 160-000056, 160-002507, 160-002459 ACREAGE AFFECTED BY THIS APPLICATION: 73.318

EXISTING ZONING: Suburban Residential (Jackson Twp.) EXISTING LAND USE: Agriculture and Recreation

PROPOSED ZONING: PUD-R PROPOSED LAND USE: Residential

PROPERTY OWNER INFORMATION

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

M/I Homes of Central Ohio 4485 Jackson Pike/1179 White Rd Grove City, OH 43123

Name Address City, State, Zip

(614) 418-8023 jfrancis@MIHOMES.com

Phone Fax Email

APPLICANT INFORMATION

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

Jason Francis Director of Land Development M/I Homes of Central Ohio

Name Title Company / Organization

4131 Worth Ave., Suite 310 Columbus Ohio, 43219

Address City State, Zip

(614) 418-8023 jfrancis@MIHOMES.com

Phone Fax Email

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper 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 and related parties.

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant

Mike Reeves Engineer Kimley-Horn

Name Title Company / Organization

7965 North High St, Suite 200 Columbus OH, 43235

Address City State, Zip

614-472-8546 mike.reeves@kimley-horn.com

Phone Fax Email

Engineer

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

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. 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.

Fee Calculation

Application Fee: \$ 50.00

Submittal Items

(check box)

Completed Application (signed and notarized):

Submittal Fee:

Ten (10) copies of plans (folded and collated):

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

I Jason Francis M/I Homes, the current property owner* hereby authorize the applicant M/I 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: 4/15/21

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 15th day of April, 2021.

[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 AUTHORIZATION OF SITE VISIT

I Jason Francis M/I Homes, 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: 4/15/21

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 15th day of April, 2021.

[Signature]
Official Seal and Signature of Notary Public



Darlene W. Smith
Notary Public, State of Ohio
My Commission Expires 06-25-2024

* Purchase contracts give us right to sign as owner. M/I will be the owner at the time of the PIZ hearing May 4.

FOR OFFICIAL USE ONLY		
DATE RECEIVED: 4/22/21	RECEIVED BY: H. White	PAYMENT AMOUNT: \$50.00
TENTATIVE PC MEETING DATE: 5/4/21	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202104220031		

**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: LOT SPLIT**



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL REVIEW:

- One signed and notarized application
- Appropriate fee (\$50) – **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 metes and bounds legal description of the property
- A survey drawing of the property
- If applicable, a proposed Development Standards Text

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.



Grove City Planning Commission Meeting and Deadline Schedule 2021

Planning Commission		City Council	
Application Filing Deadline	Planning Commission	Tentative City Council Meeting Date	
December 2, 2020	January 5, 2021	1st Reading	January 19, 2021
		2nd Reading	February 1, 2021
December 30, 2020	February 2, 2021	1st Reading	February 16, 2021
		2nd Reading	March 1, 2021
January 27, 2021	March 2, 2021	1st Reading	March 15, 2021
		2nd Reading	April 5, 2021
March 3, 2021	April 6, 2021	1st Reading	April 19, 2021
		2nd Reading	May 3, 2021
March 31, 2021	May 4, 2021	1st Reading	May 17, 2021
		2nd Reading	June 7, 2021
May 5, 2021	June 8, 2021	1st Reading	June 21, 2021
		2nd Reading	July 6, 2021
June 2, 2021	July 6, 2021	1st Reading	July 19, 2021
		2nd Reading	August 2, 2021
June 30, 2021	August 3, 2021	1st Reading	August 16, 2021
		2nd Reading	September 7, 2021
August 4, 2021	September 7, 2021	1st Reading	September 20, 2021
		2nd Reading	October 4, 2021
September 1, 2021	October 5, 2021	1st Reading	October 18, 2021
		2nd Reading	November 1, 2021
September 29, 2021	November 2, 2021	1st Reading	November 15, 2021
		2nd Reading	December 6, 2021
November 3, 2021	December 7, 2021	1st Reading	December 20, 2021
		2nd Reading	January 3, 2022

- * Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. **INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.**
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.