



Grove City Planning Commission

SPECIAL USE PERMIT APPLICATION

Received By: Grove City Development Date: 05/28/2021
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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: Grove City Express Drive Thru

PROJECT LOCATION: 3188 Southwest Blvd, Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005822-00 ACREAGE AFFECTED BY THIS APPLICATION: .911

EXISTING ZONING: C2 (future zoning Commercial Center) EXISTING LAND USE: Unoccupied; Previously a drive-thru store

PROPOSED ZONING: C-2 (Unchanged) PROPOSED LAND USE: Drive-thru convenience store

PROPERTY OWNER INFORMATION

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

<u>Najwa and Bassam Kret</u> Name	<u>7010 Dean Frarm Rd</u> Address	<u>New Albany, Ohio 43054</u> City, State, Zip
<u>(740) 507-5225</u> Phone		<u>najwakret@gmail.com</u> Email
	<u></u> Fax	

APPLICANT INFORMATION

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

<u>Fatima Alfroukh</u> Name	<u>Managing Member</u> Title	<u>Grove City Express Drive Thru, LLC</u> Company / Organization
<u>4077 Park Shore Dr</u> Address	<u>Lewis Center</u> City	<u>Ohio 43035</u> State, Zip
<u>(614) 657-2904</u> Phone		<u>shalashusa@gmail.com</u> Email
	<u></u> Fax	

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.

<u>Gary A. Gillett</u> Name	<u>Attorney</u> Title	<u>Gillett Law Office, LLC</u> Company / Organization
<u>175 S 3rd Street, Suite 1010</u> Address	<u>Columbus</u> City	<u>Ohio 43215</u> State, Zip
<u>(614) 224-9368</u> Phone	<u>(614) 808-3881</u> Fax	<u>gillett@garygillettlaw.com</u> Email

Legal counsel

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 05/28/21	RECEIVED BY: H. White	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE: 06/08/21	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202103300020		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Grove City Express Drive Thru

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: N/A TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: Existing 1-story building BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: N/A ESTIMATED VALUATION OF SITE IMPROVEMENTS: N/A

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

I Bassam Kret, the current property owner hereby authorize the applicant Fatima A Aljroukh 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: 3/26/2021

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 March, 2021.

Official Seal and Signature of Notary Public [Signature]


APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT


I Gary A. Gillett, 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: 3/29/21

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 29 day of March, 2021.

Official Seal and Signature of Notary Public [Signature]


ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Grove City Express Drive Thru

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: N/A TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: Existing 1-story building BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: N/A ESTIMATED VALUATION OF SITE IMPROVEMENTS: N/A

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

I Bassam Kret, the current property owner hereby authorize the applicant Grove City Express Drive Thru, 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 this application.**

Signature of Current Property Owner: _____ Date: _____

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 _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Gary A. Gillett, 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: _____ Date: _____

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 _____ day of _____, 20____.

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 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
Total Submittal Fee: \$ 100

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.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration **if** the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| <input type="checkbox"/> Adult Bookstore/Novelty Store | <input type="checkbox"/> Dog and Cat Kennels |
| <input type="checkbox"/> Adult Entertainment Establishments | <input checked="" type="checkbox"/> Drive-Thru Stations |
| <input type="checkbox"/> Adult Film and Video Tape Sales | <input type="checkbox"/> Gasoline Service Stations |
| <input type="checkbox"/> Adult Motion Picture Theater | <input type="checkbox"/> Group Family Homes |
| <input type="checkbox"/> Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | <input type="checkbox"/> Group Multi-Family Homes |
| <input type="checkbox"/> Bed and Breakfast Inns | <input type="checkbox"/> Mini-Storage Facility |
| <input type="checkbox"/> Boarding Houses | <input type="checkbox"/> Outdoor Concerts |
| <input type="checkbox"/> Car Wash Establishments | <input type="checkbox"/> Outdoor Sales and Storage |
| <input type="checkbox"/> Daycare Centers | <input type="checkbox"/> Outdoor Seating (eating establishments) |
| <input type="checkbox"/> Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | <input type="checkbox"/> Pet shops (excludes boarding) |
| | <input type="checkbox"/> Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | <input type="checkbox"/> Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- One signed application and notarized application
- Appropriate fee (\$100) - **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 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
- A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- A proposed Development Standards Text
- A site plan showing improvements associated with Special Use

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 the Development Department 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.

PROJECT NARRATIVE

Grove City Express Drive-Thru

Applicant intends to utilize the portion of the building with the address of 3188 Southwest Blvd. as a drive-thru convenience store. Applicant is not seeking a change in zoning, just approval of use of property through a Special Use Permit. Applicant will not be making any improvements to the property and will be using the existing facility without changes. The property was previously used as a drive-thru convenience store, and the proposed use will not change the character of the surrounding area.

Customers inside their cars will enter the property from Southwest Blvd. and use the existing driveway to drive through the garage-door on the left side of the front of the building, facing Southwest Blvd., stop their vehicles, and make their purchases. When completed, the customers in their cars will exit through the garage door at the rear of the building, enter the circular driveway behind the building and leave the property through the exit that goes onto Farm Bank Way.

**Metes and Bounds Description
3184-3188 Southwest Blvd.**

Situated in the County of Franklin, State of Ohio, and the City of Grove City, and being a part of Lot No. 10 in Virginia Military Survey No. 1388 and also being a part of a certain 5.00 acre Parcel No. 4, as found recorded in Deed Volume 2906, Page 40 in the Recorder's Office, Franklin County, Ohio and belonging to Helen M. Schoch and T. Richard Barbee and being more particularly described as follows:

Beginning at a found iron pin in the North right-of way line of Southwest Boulevard, said iron pin also being the Southwest right-of-way corner of a certain 0.9517 acre Access Road as found recorded in Plat Book 48, Page 32 in the Franklin County Recorder's Office, Franklin County, Ohio;

Thence with the said northerly right-of-way of Southwest Boulevard, for the next 3 courses:

North 56 degrees 05' 00" West, a distance of 19.71 feet to an iron pin;

North 56 degrees 53' 22" West, a distance of 207.48 feet to an iron pin;

North 66 degrees 42' 49" West, a distance of 221.22 feet to an iron pin, said iron pin being the East right-of way line of the Conrail Railroad right-of-way;

Thence with said railroad right-of-way, North 32 degrees 25' 43" East, a distance of 79.35 feet to an iron pin;

Thence South 80 degrees 29' 09" East (with the North line of Parcel No. 4), a distance of 489.63 feet to an iron pin (said iron pin being 303.52 feet from the Northeast corner of Parcel No. 4 and also being in the westerly right-of way line of the aforementioned 0.9571 acre access road);

Thence with the westerly right-of-way line of said 0.9571 acre Access Road, South 33 degrees 44' 00" West, a distance of 237.89 feet to the Place of Beginning; containing 1.525 acres, more or less, according to a survey prepared by Paul K. Moore, Registered Surveyor No. 5883.

Excepting Therefrom the Following:

Situated in the State of Ohio, County of Franklin, City of Grove City and being part of Lot No. 10 in Virginia Military Survey No. 1388, and being out of the 1.525 acre tract as conveyed to Day's Beverage House Partnership II, by deed of record in Official Record 531, Page E-06, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin, where the northerly right-of way line of Southwest Boulevard intersects the easterly right-of way line of the Conrail Railroad, said iron pin also being the southwesterly corner of said 1.525 acre tract;

Thence North 32 degrees 25' 43" East with the easterly right-of-way line of said Conrail Railroad, a distance of 79.35 feet to an iron pin at the southwesterly corner of that tract of land as conveyed to Richard T. Barbee and William T. Schoch, in a Certificate of Transfer of record in Official Record 6284, Page A-10;

Thence South 80 Degrees 29' 09" East with the southerly line of said Barbee & Schoch tract, also being the northerly line of the said 1.525 acre tract, a distance of 255.00 feet to an iron pin;

Thence South 27 Degrees 32' 09" West, crossing said 1.525 acre tract, a distance of 144.36 feet to an iron pin in a northerly right-of-way line of said Southwest Boulevard;

Thence North 56 Degrees 53' 22" West with a northerly right-of-way line of said Southwest Boulevard, a distance of 28.78 feet to an iron pin at an angle point;

Thence North 66 Degrees 42' 49" West, continuing with a northerly right-of-way line of said Southwest Boulevard, a distance of 221.22 feet to the Place of Beginning; said exception containing 0.614 acre of land, more or less.

Parcel No.: 04000582200

Property Address: 3188 Southwest Blvd., Grove City, OH 43123