



Grove City Planning Commission PLAT APPLICATION

Received By:
Grove City Development
Date: 06/02/2021

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: Trail View Run Phase 3a

PROJECT LOCATION: Near Buckeye Parkway and Borror Road. South of Section 2
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-015517 and 040-015516 **ACREAGE AFFECTED BY THIS APPLICATION:** 7.722

EXISTING ZONING: residential **EXISTING LAND USE:** 599 - other residential

PROPOSED ZONING: residential **PROPOSED LAND USE:** Free Standing Patio Homes

PROPERTY OWNER INFORMATION

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

D.R. Horton-Indiana, LLC., d/b/a Westport Homes 921 North Meridian St. Indianapolis, Indiana 46260

Name Address City, State, Zip

614-365-0066 or 614-508-0261 614-891-8654 terrya@westport-home.com

Phone Fax Email

APPLICANT INFORMATION

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

Terry E. Andrews V.P. Land Acquisition and Development D.R. Horton-Indiana LLC, d/b/a Westport Homes

Name Title Company / Organization

507 Executive Campus Drive Westerville, Ohio

Address City, State, Zip

614-365-0066 or 614-508-0261 614-891-8654 terrya@westport-home.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.

Alex Benson Project Surveyor CESO, Inc.

Name Title Company / Organization

2800 Corporate Exchange Drive, Suite 400 Columbus, Ohio 43231

Address City, State, Zip

614-942-3036 alex.benson@cesoinc.com

Phone Fax Email

Surveyor

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 06/02/21	RECEIVED BY: H. White	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE: 07/06/21	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202106020044	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: K. Spergel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Trail View Run Phase 3a

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: 27 Homes BUILDING HEIGHT: 35'

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

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

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

I Jack Mautino, the current property owner hereby authorize the applicant Alex Benson 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 Alex Benson, 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: 6/11/21

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 1 day of June, 2021.

[Signature]
Official Seal and Signature of Notary Public



SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering 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:	\$	50.00
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.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL



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

- One signed and notarized application
- Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **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 plat of the property
- Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

- Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____, passed this day of _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City. Clerk of Council _____

- The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

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
2020**

Plat Application

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline		
		1st Reading	Second Reading	30-day Effective Period
December 4, 2019	January 7, 2020	January 21, 2020	February 3, 2020	30-day Effective Period
December 31, 2019	February 4, 2020	February 18, 2020	March 2, 2020	30-day Effective Period
January 29, 2020	March 3, 2020	March 16, 2020	April 6, 2020	30-day Effective Period
March 4, 2020	April 7, 2020	April 20, 2020	May 4, 2020	30-day Effective Period
April 1, 2020	May 5, 2020	May 18, 2020	June 1, 2020	30-day Effective Period
April 29, 2020	June 2, 2020	June 15, 2020	July 6, 2020	30-day Effective Period
June 3, 2020	July 7, 2020	July 20, 2020	August 3, 2020	30-day Effective Period
July 1, 2020	August 4, 2020	August 17, 2020	September 8, 2020	30-day Effective Period
August 5, 2020	September 8, 2020	September 21, 2020	October 5, 2020	30-day Effective Period
September 2, 2020	October 6, 2020	October 19, 2020	November 2, 2020	30-day Effective Period
September 30, 2020	November 3, 2020	November 16, 2020	December 7, 2020	30-day Effective Period
November 4, 2020	December 8, 2020	December 21, 2020	January 4, 2021	30-day Effective Period