



Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION

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: Communities at Plum Run PUD-R

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 Acres

EXISTING ZONING: SF-1 **EXISTING LAND USE:** Undeveloped / Agriculture

PROPOSED ZONING: PUD-R **PROPOSED LAND USE:** SF with a mix of lot sizes and product types

FUTURE LAND USE DESIGNATION: Suburban Living - Low Intensity

PROPERTY OWNER INFORMATION

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

Daniel Huggett c/o S&W Huggett Ohio LLC 14337 US Route 23 Asheville, OH 43103

Name	Address	City, State, Zip
614-679-8876		daniel@columbus-turf.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Matthew Callahan Pulte Homes of Ohio, LLC

Name	Title	Company / Organization
475 Metro Place South, Suite 200		Dublin, OH 43017
Address	City, State, Zip	
614-376-1018		Matthew.Callahan@Pulte.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.

Thomas L. Hart Attorney Isaac Wiles Law Firm

Name	Title	Company / Organization
2 Miranova Place, Suite 700		Columbus, OH 43215
Address	City, State, Zip	
614-340-7415		thart@isaacwiles.com
Phone	Fax	Email

Legal Counsel for Pulte Homes of Ohio LLC

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 09/01/21	RECEIVED BY: H. White	PAYMENT AMOUNT: \$7535.00
TENTATIVE PC MEETING DATE: 10/05/21	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202109010055	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: D. Logan		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Pulte / Huggett PUD-R

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 145.6 +/- Acres TOTAL FLOOR AREA: n/a

NUMBER OF BUILDINGS: 397 Units BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 35 ft. residential district

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$344,607 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$133M

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

I Daniel Huggett c/o 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 this application.**

Signature of Current Property Owner: *Daniel Huggett* Date: 8/30/2021
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 30th day of August, 2021.

Sarah Hart
Official Seal and Signature of Notary Public

 Sarah Hart
Notary Public, State of Ohio
My Commission Expires 03/27/2022
S. No. 147,322.C

APPLICANT'S / AUTHORIZED REPRESENTATIVE AFFIDAVIT

I Thomas L. Hart, Attorney for 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.

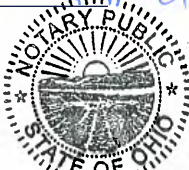
Signature of Applicant or Authorized Representative: *THLH* Date: 8-30-21

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 30 day of August, 2021.

Lizbeth A. Russell-Pickard
Official Seal and Signature of Notary

 LIZBETH A. RUSSELL-PICKARD
Notary Public, State of Ohio
My Comm. Expires 05-20-22

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:	\$	300.00
Engineering Review Fee:	\$	<u>7,235.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>7,535.00</u>

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 the following five (5) guiding 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: FINAL DEVELOPMENT PLAN



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

- One signed and notarized application
- Appropriate fee (\$300 plus applicable engineering and planning review 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 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 of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
- If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
- If applicable, the preliminary stormwater calculations stamped by a professional engineer
- A photograph of the finish material/color samples board (swatches, plans or product specifications)
- A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
- If applicable, a traffic study indicating potential traffic generation for the proposed site
- If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

City Administrator	_____
Service Director	_____
Reviewer for the City of Grove City	_____
Fire Department Jackson Township	_____

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, 4135 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.