

Received By:
 Grove City Development
 Date: 01/31/2022



Grove City Planning Commission
PRELIMINARY 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: Sharp Home
 PROJECT LOCATION: 3530 Sunshine Place
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
 PARCEL ID NUMBER: 040-000890 ACREAGE AFFECTED BY THIS APPLICATION: 0.15
 EXISTING ZONING: R2 EXISTING LAND USE: Residential
 PROPOSED ZONING: PUDR PROPOSED LAND USE: Residential
 FUTURE LAND USE DESIGNATION: Suburban living

PROPERTY OWNER INFORMATION

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

Name: William Sharp / Redbrook Development Address: PO Box 683 / 3618 Grant Ave Grove City, Ohio 43123 City, State, Zip
 Phone: 740-935-6182 Fax: N/A Email: WSharp99@yahoo.com

APPLICANT INFORMATION

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

Name: William Sharp Title: owner Company / Organization: Redbrook Development Personal LLC
 Address: PO BOX 683 / 3618 Grant Ave City, State, Zip: Grove City, Ohio 43123
 Phone: 740-935-6182 Fax: Temporary living / friend Email: WSharp99@yahoo.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: _____ Title: _____ Company / Organization: _____
 Address: _____ City, State, Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

FOR OFFICE USE ONLY		
DATE RECEIVED: 1/31/22	RECEIVED BY: H. White	PAYMENT AMOUNT: \$150.00
TENTATIVE PC MEETING DATE: 3/8/22	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202201310005	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: D. Logan		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Sharp Home - my Home

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 0.15 TOTAL FLOOR AREA: 1998

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 29

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 0

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 250K ESTIMATED VALUATION OF SITE IMPROVEMENTS: 250K

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

I William Sharp, the current property owner hereby authorize the applicant _____ 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: William Sharp Date: 1-31-22

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 31 day of January

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I _____, 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 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: \$ 150.00
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: PRELIMINARY 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 (\$150 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
- A proposed Development Standards Text (if applicable)
- If applicable, scaled plans showing:
 - a. Cover Page
 - b. Site Plan
 - c. Landscape Plan
 - d. Utility and Stormwater
- If applicable, preliminary signage details - location, type (wall, ground, projecting or window), materials and total signage area
- If applicable, architectural elevations – **in color**, with proposed colors and finish materials noted
- 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.

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 website at www.grovecityohio.gov/development.



**Grove City Planning Commission
Meeting and Deadline Schedule
2022**

**Preliminary Development Plan
Application**

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative Hearing before City Council
December 1, 2021	January 4, 2022	January 18, 2022
January 5, 2022	February 8, 2022	February 22, 2022
February 2, 2022	March 8, 2022	March 21, 2022
March 2, 2022	April 5, 2022	April 18, 2022
March 30, 2022	May 3, 2022	May 16, 2022
May 4, 2022	June 7, 2022	June 20, 2022
June 1, 2022	July 5, 2022	July 18, 2022
June 29, 2022	August 2, 2022	August 15, 2022
August 3, 2022	September 6, 2022	September 19, 2022
August 31, 2022	October 4, 2022	October 17, 2022
October 5, 2022	November 8, 2022	November 21, 2022
November 2, 2022	December 6, 2022	December 19, 2022

Revised 10-13-2021

- * 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.