



Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION

Received By:
Grove City Development
Date: 02/09/2022

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: The Shoppes At Beulah

PROJECT LOCATION: SW corner Southwest Blvd and Columbus Street,
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-017255 ACREAGE AFFECTED BY THIS APPLICATION: 3.319 Acres

EXISTING ZONING: Vacant land EXISTING LAND USE: Commercial

PROPOSED ZONING: Commercial PROPOSED LAND USE: Retail

FUTURE LAND USE DESIGNATION: Retail

PROPERTY OWNER INFORMATION

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

BP Retail OZ LLC 250 E. Broad St., Suite 1100 Columbus, Ohio 43215

Name	Address	City, State, Zip
614-372-6383	614-228-1098	pat@dwkinc.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Patrick kelley Manager Falco, Smith & Kelley Ltd

Name	Title	Company / Organization
250 E. Broad St., Suite 1100	Cols. OH 43215	
Address	City, State, Zip	
614-372-6383	614-228-1098	pat@dwkinc.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.

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: February 9, 2022	RECEIVED BY: Kendra Spergel	PAYMENT AMOUNT: \$1,915.00
TENTATIVE PC MEETING DATE: March 8, 2022	PC RECOMMENDATION:	CHECK NUMBER: N/A - Credit Card payment
PROJECT ID NUMBER: 202202090011	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: The Shoppes At Beulah

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 3.319 Acres TOTAL FLOOR AREA: 16,000 +/-

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 20'

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 50

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$2.5m ESTIMATED VALUATION OF SITE IMPROVEMENTS: 350,000

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

I BP Retail OZ LLC, the current property owner hereby authorize the applicant Patrick kelley 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: Patrick Kelley Manager Date: 2/9/22

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 9th day of February, 2022.

Alan S Parrott
Official Seal and Signature of Notary Public



Alan Parrott
Notary Public, State of Ohio
My Commission Expires 11-16-24

APPLICANT'S / AUTHORIZED REPRESENTATIVE STATEMENT

I Patrick Kelley, 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: Patrick Kelley Date: 2/9/22

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 9th day of February, 2022.

Alan S Parrott
Official Seal and Signature of Notary



Alan Parrott
Notary Public, State of Ohio
My Commission Expires 11-16-24

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>1,615.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1,915.00</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](#))

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

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.

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.