



# Grove City Planning Commission

## FINAL DEVELOPMENT PLAN APPLICATION

Received By:  
Grove City Development  
Date: 04/21/2022

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
4035 BROADWAY  
GROVE CITY, OHIO 43123  
614-277-3004

[grovecityohio.gov/development](http://grovecityohio.gov/development)

**PROJECT / PROPERTY INFORMATION**

**PROJECT NAME:** Hayes Intermediate Addition

**PROJECT LOCATION:** 4436 Haughn Rd, Grove City, OH 43123  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

**PARCEL ID NUMBER:** 040-004138-00      **ACREAGE AFFECTED BY THIS APPLICATION:** 1/3

**EXISTING ZONING:** E      **EXISTING LAND USE:** E

**PROPOSED ZONING:** E      **PROPOSED LAND USE:** E

**FUTURE LAND USE DESIGNATION:** E

**PROPERTY OWNER INFORMATION**

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

South Western City BOE	3805 Marlane Drive	Grove City, Ohio, 43123
Name	Address	City, State, Zip
(614) 801-3000		
Phone	Fax	Email

**APPLICANT INFORMATION**

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

Nathan Gammella	Project Manager	Schorr Architects
Name	Title	Company / Organization
230 Bradenton Avenue	Dublin, Ohio, 43123	
Address	City, State, Zip	
614.798.2096	ngammella@schorrarchitects.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.

Tom Schorr	ARCHITECT	SCHORR ARCHITECTS
Name	Title	Company / Organization
230 BRADENTON AVENUE	DUBLIN, OH, 43017	
Address	City, State, Zip	
614 798 2096	T.SCHORR@SCHORR-ARCHITECTS.COM	
Phone	Fax	Email
ARCHITECT		

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

FOR OFFICE USE ONLY		
DATE RECEIVED:	RECEIVED BY: H. White	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE: 05/06/22	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202203310020	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: D. Logan		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: Hayes Intermediate Addition

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: 1/3 TOTAL FLOOR AREA: 10000

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 18'

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): n/a

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 3,700,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: 110k

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

I Monte Detterman, the current property owner hereby authorize the applicant Nathan Gammella; Schorr Architects 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: 3/23/2022

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 23<sup>rd</sup> day of March, 2022

[Signature]  
Official Seal and Signature of Notary Public



SARAH M MONTZ  
Notary Public  
State of Ohio  
My Comm. Expires  
July 1, 2026

**APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT**

I Nathan Gammella, 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: 3.22.22

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 22<sup>nd</sup> day of MARCH, 2022

[Signature]  
Official Seal and Signature of Notary



Official Seal and Signature of Notary

## 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:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	<u>300.00</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](http://www.grovecityohio.gov/development).





## Grove City Planning Commission Meeting and Deadline Schedule 2022

### 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](http://www.grovecityohio.gov/development).