



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

Received By:
Grove City Development
Date: 05/11/2022

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.

Jim Hilz Director of Land Planning & Entitlement Pulte Homes of Ohio, LLC

Name	Title	Company / Organization
475 Metro Place South, Suite 200	Dublin, OH 43017	
Address	City, State, Zip	
614-376-1662	Jim.Hilz@PulteGroup.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 Painter and Associates

Name	Title	Company / Organization
5029 Cemetery Road	Hilliard, OH 43026	
Address	City, State, Zip	
614-319-3306	tom@painterandassociates.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:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Communities at Plum Run

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 144.27 +/- Acres TOTAL FLOOR AREA: n/a

NUMBER OF BUILDINGS: 360 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: [Signature] Date: 05-11-2022
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 11 day of May, 2022.

[Signature]
Official Seal and Signature of Notary Public
 JOANN GALLANT
Notary Public
State of Ohio
My Comm. Expires _____


APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Jim Hiltz, 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: [Signature] Date: 5/11/2022
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 11 day of May, 2022.

[Signature]
Official Seal and Signature of Notary
Public Revised 06/2020
 JOANN GALLANT
Notary Public
State of Ohio
My Comm. Expires
January 11, 2026

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: \$ _____

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.

