



# Grove City Planning Commission

## METHOD OF REZONING APPLICATION

Received By:  
Grove City Development  
Date: 06/23/2022

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)

**TYPE OF REQUEST**

Standard Rezoning     
  PUD Rezoning     
  Zoning Upon Annexation     
  Use Approval

**PROJECT / PROPERTY INFORMATION**

PROJECT NAME: Annie V. Kitty

PROJECT LOCATION: 4238 Broadway Grove City, Ohio 43123  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-000696      ACREAGE AFFECTED BY THIS APPLICATION: .172

EXISTING ZONING: C      EXISTING LAND USE: Commercial

PROPOSED ZONING: Multi-Use      PROPOSED LAND USE: Multi-Use

FUTURE LAND USE DESIGNATION: Commercial and Residential

**PROPERTY OWNER INFORMATION**

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

Jackson White Limited	4238 Broadway	Grove City, Ohio 32123
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
614-329-7610		Trevorsellshouses@gmail.com
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

**APPLICANT INFORMATION**

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

Annie V Kitty	Resident/Owner	
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
132 Hardman Dr	Galloway	Ohio, 43119
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
614-707-8778		anvikit@yahoo.com
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

**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.

Jim & Stacey Lambright	Realtors	The Lambright Team
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
4334 Pond Lily Ct	New Albany	Ohio, 43054
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
614-315-4663		StaceyLambright@Gmail.com
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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

<b>FOR OFFICE USE ONLY</b>		
DATE RECEIVED: 06/23/2022	RECEIVED BY: Natalie Hall	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202206230033	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: Annie V. Kitty

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: .172 TOTAL FLOOR AREA: 1476 sq.ft

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 2 Story

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 2-3

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 36,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

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

I Jackson White Limited, the current property owner hereby authorize the applicant Annie V. Kitty 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: Jackson White Limited  
By Bill A. Woodridge, Member Date: 6/22/22

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 June

[Signature]  
Official Seal and Signature of Notary Public



GRANT ROBERT BARE  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
07-18-2024

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

I Annie V Kitty, 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: 6/17/22

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 17<sup>th</sup> day of June, 2022

[Signature]  
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:	\$	100.00
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.






## PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 4238 Broadway  
Grove City, Ohio 43123

EXISTING ZONING: \_\_\_\_\_ PROPOSED ZONING: \_\_\_\_\_

PETITIONER NAME (PLEASE PRINT): Annie V Kitty

PETITIONER'S SIGNATURE: 

OWNER NAME (PLEASE PRINT): Jackson White <sup>limited</sup> LLC

OWNER'S SIGNATURE: By:  Jill A. Wooldring

DATE: 6-22-2022



**THE CITY OF GROVE CITY  
SUBMITTAL REQUIREMENTS: METHOD OF REZONING**

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

**ALL APPLICATIONS**

- One signed and notarized application
- Appropriate fee (\$100). **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 proposed use 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 of the area to be rezoned and survey of the property, stamped by a certified surveyor
- A map outlining the parcels to be rezoned
- A listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- If applicable, a traffic study indicating potential traffic generation for the proposed site
- The signature of Property Owner of Record
- 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.

**PUD REZONING**

- The City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

**ZONING UPON ANNEXATION**

- The City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

**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 website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).



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

Rezoning Application			
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline	
December 1, 2021	January 4, 2022	1st Reading January 18, 2022	2nd Reading February 22, 2022 30-day Effective Period
January 5, 2022	February 8, 2022	1st Reading February 22, 2022	2nd Reading April 4, 2022 30-day Effective Period
February 2, 2022	March 8, 2022	1st Reading March 21, 2022	2nd Reading May 2, 2022 30-day Effective Period
March 2, 2022	April 5, 2022	1st Reading April 18, 2022	2nd Reading June 6, 2022 30-day Effective Period
March 30, 2022	May 3, 2022	1st Reading May 16, 2022	2nd Reading June 20, 2022 30-day Effective Period
May 4, 2022	June 7, 2022	1st Reading June 20, 2022	2nd Reading August 1, 2022 30-day Effective Period
June 1, 2022	July 5, 2022	1st Reading July 18, 2022	2nd Reading September 6, 2022 30-day Effective Period
June 29, 2022	August 2, 2022	1st Reading August 15, 2022	2nd Reading September 19, 2022 30-day Effective Period
August 3, 2022	September 6, 2022	1st Reading September 19, 2022	2nd Reading November 7, 2022 30-day Effective Period
August 31, 2022	October 4, 2022	1st Reading October 17, 2022	2nd Reading November 21, 2022 30-day Effective Period
October 5, 2022	November 8, 2022	1st Reading November 21, 2022	2nd Reading January 2, 2023 30-day Effective Period
November 2, 2022	December 6, 2022	1st Reading December 19, 2022	2nd Reading January 17, 2023 30-day Effective Period

\* 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 foiled 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).