



Grove City Planning Commission METHOD OF REZONING APPLICATION

Received By:
Grove City Development
Date: 06/29/2022

Please provide the requested information and submit to:

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

grovecityohio.gov/development

TYPE OF REQUEST

Standard Rezoning
 PUD Rezoning
 Zoning Upon Annexation
 Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Hickory Creek PUD-R
PROJECT LOCATION: Orders Road +/- 625' West of Orders Road and Southern Grove Drive
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-009246-00 **ACREAGE AFFECTED BY THIS APPLICATION:** +/- 32.25 AC
EXISTING ZONING: SF-1 **EXISTING LAND USE:** Undeveloped / Agriculture
PROPOSED ZONING: PUD-R **PROPOSED LAND USE:** Single-Family Residential
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.

Homewood Corp.	2700 E Dublin-Granville Rd., Suite 300	Columbus, OH 43231
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
614-898-7200		bill@trinity-homes.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.

Jim Hilz	Director of Land Planning and Entitlement	Pulte Homes of Ohio LLC
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
475 Metro Place South, Suite 200	Dublin	OH, 43017
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
614-376-1662		Jim.Hilz@Pulte.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 Hilz	Director of Land Planning and Entitlement	Pulte Homes of Ohio LLC
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
475 Metro Place South, Suite 200	Dublin	OH, 43017
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
614-376-1662		Jim.Hilz@Pulte.com
<small>Phone</small>	<small>Fax</small>	<small>Email</small>
<small>Legal Counsel for Pulte Homes of Ohio LLC</small>		

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: Hickory Creek PUD-R

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: +/- 35.25 AC TOTAL FLOOR AREA: n/a

NUMBER OF BUILDINGS: 81 BUILDING HEIGHT: 35 ft. residential district

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$350K/unit ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$28.5 million

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

I William Moorhead, Treasurer of Homewood Corporation, the current property owner hereby authorize the applicant Jim Hiltz, 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 **hearby authorize City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

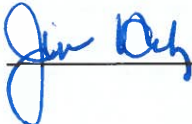
The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary Public

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:  Date: 6/28/22

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 _____ 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:	\$	100.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	100.00

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: 040-009246-00
Orders Road +/- 625' West of Orders Road and Southern Grove Drive

EXISTING ZONING: SF-1 PROPOSED ZONING: PUD-R

PETITIONER NAME (PLEASE PRINT): Jim Hiltz, Representing Pulte Homes of Ohio LLC

PETITIONER'S SIGNATURE: 

OWNER NAME (PLEASE PRINT): William Moorehead, Representing Homewood Corporation

OWNER'S SIGNATURE: _____

DATE: June 29, 2022

Invoice	Date	Co	Lot	Lot Address	Opt	Acct Cat	Acct Cat Description	Amount
013055127110485	06/27/22						comm-9964 Hickory Creek Estate	100.00+
**** TOTAL ****								100.00

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.



Pulte Homes of Ohio LLC
3350 Peachtree Road, NE
Suite 1500
Atlanta, GA 30326

Check Number 0051262983
Check Date 06/28/22

64-1278
0611

Void After 180 Days

PAY
ONE HUNDRED AND 00/100 DOLLARS

\$****100.00

Bank of America
Customer Connection
Atlanta, Dekalb County, GA

TO THE CITY OF GROVE CITY
ORDER OF 4035 BROADWAY
GROVE CITY, OH 43123

Blair