



Grove City Planning Commission FINAL DEVELOPMENT PLAN APPLICATION

Received By:
Grove City Development
08/15/2022

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: 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) +/-35.25 Ac. Survey, +/-34.50 Ac. Auditor
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
Name Address City, State, Zip
614-898-7200 bill@trinity-homes.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@Pulte.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.

Jim Hilz Director of Land Planning and 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@Pulte.com
Phone Fax Email

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: \$28.5M

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 hereby 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: Jim Hiltz 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

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>2,465.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>2,765.00</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.