



Grove City Planning Commission PLAT APPLICATION

Received By:
Grove City Development
10/05/22

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: Beulah Park Subarea G Replat of Lot 225

PROJECT LOCATION: Park Street and Elm Street, Park Street and Beulah Park Drive and Ginn Drive
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-017264 (original) ACREAGE AFFECTED BY THIS APPLICATION: 6.998

EXISTING ZONING: PUD-R EXISTING LAND USE: _____

PROPOSED ZONING: PUD-R PROPOSED LAND USE: _____

PROPERTY OWNER INFORMATION

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

BP TH LLC 250 E Broad Street Suite 1100 Columbus, OH 43215
Name Address City, State, Zip
614-228-5775 PAT@KELLEY-CO.COM
Phone Fax Email

APPLICANT INFORMATION

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

Patrick J Kelley Manager BP TH LLC
Name Title Company / Organization
250 E Broad Street Suite 1100 Columbus, OH 43215
Address City, State, Zip
614-228-5775 PAT@KELLEY-CO.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.

Alex Benson Project Surveyor CESO INC
Name Title Company / Organization
2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231
Address City, State, Zip
614-942-3036 alex.benson@cesoinc.com
Phone Fax Email
Surveyor

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: Beulah Park Subarea G Replat of Lot 225

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

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

I, Patrick J. Kelley, as manager of, the current property owner hereby authorize the applicant CESO, Inc., c/o Alex Benson 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: Patrick J. Kelley Date: 10/4/2022

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 4th day of Oct, 2022

Alan B Parrott
Official Seal and Signature of Notary Public



Alan Parrott
Notary Public, State of Ohio
My Commission Expires 11-16-24

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, CESO, Inc., c/o Alex Benson, 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: Alex Benson Date: 10/4/2022

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 4th day of October, 2022

Andreas Chevalier
Official Seal and Signature of Notary Public



ANDREAS CHEVALIER
Notary Public
State of Ohio
My Comm. Expires
May 10, 2027

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering 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: | \$ | 50.00 |
| Engineering Review Fee: | \$ | 0 |
| 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.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL**



PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: **All plans shall be stapled, folded and properly collated.** In addition, staff may later request plans that incorporate review comments.

- One (1) original, signed application and nine (9) copies
- Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#))
- Ten (10) copies of the project narrative describing the nature of the project
- One (1) electronic copy of all application materials submitted on CD/DVD or flash drive– all electronic data shall be compatible with Adobe Reader 5.0 or later
- Nine (9) copies (maximum sheet size 24 x 36) and one (1) copy (8½ x 14) of a plat of the property

Signature Block as follows:

| | |
|----------------------------|-------|
| Mayor | _____ |
| Planning Commission Chair | _____ |
| City Engineer | _____ |
| Director of Public Service | _____ |

Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

| |
|--|
| Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City. Clerk of Council _____ |
|--|

- The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

Please note the following: Twenty (20) additional copies of revised submittals, including all materials moving forward, are required for the Planning Commission hearing. **All materials must be properly folded and collated.**

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.