



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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Farmstead - Sub Area H

PROJECT LOCATION: 62 Jackson Pike
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040016097 + 040016100 ACREAGE AFFECTED BY THIS APPLICATION: 21.37

EXISTING ZONING: Planned Unit Development - Residential EXISTING LAND USE: Residential / Agricultural

PROPOSED ZONING: Planned Unit Development - Residential PROPOSED LAND USE: Residential

FUTURE LAND USE DESIGNATION: Residential

PROPERTY OWNER INFORMATION

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

JOHN HANCOCK, JR. 326 E. MARKET ST. SANDUSKY, OH 44870

Name Address City, State, Zip

419-656-2658 419-625-2881 jhancock8@gmail.com

Phone Fax Email

APPLICANT INFORMATION

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

Michael Kady Land Development Manager Fischer Development Company / Grand Communities Ltd.

Name Title Company / Organization

3940 Olympic Blvd Suite 100 Erlanger, Kentucky 41018

Address City, State, Zip

(859) 344-2708 n/a mkady@fischerhomes.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.

Name Title Company / Organization

Address City, State, Zip

Phone Fax Email

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

FOR OFFICE USE ONLY

DATE RECEIVED: 03-04-20	RECEIVED BY: MH	PAYMENT AMOUNT: \$2,840.00
TENTATIVE PC MEETING DATE: 05-05-20	PC RECOMMENDATION:	CHECK NUMBER: 625102
PROJECT ID NUMBER: 202003040010	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: Jimmy Hoppel		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Farmstead Sub Area H

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 19.34 AC. TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: 87 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 JOHN HANCOCK, TR., the current property owner hereby authorize the applicant FISCHER DEVELOPMENT CO / GRAND COMMUNITIES LTD. 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: *John Hancock, Trustee* Date: 4/17/2020
MARY SUSAN HANCOCK DISCRETIONARY TRUST

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 day of April, 2020.

Michelle Hancock
Official Seal and Signature of Notary Public

APPLICANT'S AUTHORIZED REPRESENTATIVE SAFFIDAVIT

I _____, 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: _____

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



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Grand Communities LLC 3940 Olympic Blvd., Suite 100 Erlanger, Kentucky 41018

Name	Address	City, State, Zip
(859) 344-2708	n/a	mkady@fischerhomes.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Michael Kady Land Development Manager Grand Communities LLC

Name	Title	Company / Organization
<u>3940 Olympic Blvd Suite 100</u>	<u>Erlanger, Kentucky 41018</u>	
Address		City, State, Zip
(859) 344-2708	n/a	mkady@fischerhomes.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.

Name	Title	Company / Organization
Address		
City, State, Zip		
Phone	Fax	Email

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>3/4/20</u>	RECEIVED BY: <u>mk</u>	PAYMENT AMOUNT: <u>\$2,840.00</u>
TENTATIVE PC MEETING DATE: <u>5/5/20</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>625102</u>
PROJECT ID NUMBER: <u>202003040010</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

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

I Michael Kady (on behalf of Grand Communities, LLC.), the current property owner hereby authorize the applicant Michael Kady (on behalf of Grand Communities, 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.**

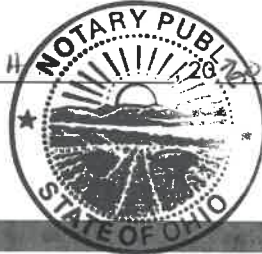
Signature of Current Property Owner: Michael Kady Date: 3-3-2020

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 3rd day of MARCH, 2020.

[Signature]
Official Seal and Signature of Notary Public



DANIEL DICARLO
Notary Public, State of Ohio
My Commission Expires
March 17, 2023

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

I Michael Kady (on behalf of Grand Communities, 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: Michael Kady Date: 3-3-2020

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 3rd day of MARCH, 2020.

[Signature]
Official Seal and Signature of Notary Public



DANIEL DICARLO
Notary Public, State of Ohio
My Commission Expires
March 17, 2023

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:	\$	2,540.00
Planning Review Fee:	\$	
Total Submittal Fee:	\$	2,840.00

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 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.

