



Grove City Planning Commission PLAT APPLICATION

Received By:
Grove City Development
Date: 11/04/2020

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 Phase 2

PROJECT LOCATION: Jackson Pike (State Route 104) at intersection with Hibbs Road
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-016097-00 **ACREAGE AFFECTED BY THIS APPLICATION:** 20.199

EXISTING ZONING: Planned Unit District **EXISTING LAND USE:** Agriculture

PROPOSED ZONING: _____ **PROPOSED LAND USE:** _____

PROPERTY OWNER INFORMATION

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

<u>Grand Communities, LLC</u>	<u>3940 Olympic Boulevard Suite 100</u>	<u>Erlanger, Kentucky, 41019</u>
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
<u>(614) 348-6257</u>		<u>tcameron@fischerhomes.com</u>
<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.

<u>Troy Cameron</u>	<u>Land Development Construction Manager</u>	<u>Grand Communities, LLC</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>3940 Olympic Boulevard Suite 100</u>	<u>Erlanger</u>	<u>Kentucky, 41019</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>(614) 348-6257</u>		<u>tcameron@fischerhomes.com</u>
<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 have the proper 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.

<u>Mark A. Smith</u>	<u>Project Manger/Survey</u>	<u>Civil & Environmental Consultants</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>250 Old Wilson Bridge Road Suite 250</u>	<u>Worthington</u>	<u>Ohio, 43085</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>(614) 545-1269</u>	<u>(614) 540-6638</u>	<u>msmith@cecinc.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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

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.

	Fee Calculation	Submittal Items	(check box)
Application Fee:	\$ 50.00	Completed Application (signed and notarized):	<input type="checkbox"/>
Engineering Review Fee:	+ \$ <u>2,180.00</u>	Submittal Fee (including engineer review fee):	<input type="checkbox"/>
Total Submittal Fee:	= \$ <u>2,230.00</u>	Ten (10) Copies of Plans (folded and collated):	<input type="checkbox"/>

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

I Troy Cameron, the current property owner hereby authorize the applicant CEC 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 visit and/or photograph the property described in this application.

Signature of Current Property Owner: [Signature] Date: 10/22/20

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 day of October, 2020

[Signature]
Official Seal and Signature of Notary Public



ALLISON BRONCHIK
Notary Public, State of Ohio
My Commission Expires 09-27-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Mark A Smith, 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: 11/04/2020

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 4 day of November, 2020

[Signature]
Official Seal and Signature of Notary Public



ALLISON BRONCHIK
Notary Public, State of Ohio
My Commission Expires 09-27-2025

FOR OFFICE USE ONLY

DATE RECEIVED: 11/04/2020	RECEIVED BY: H. White	PAYMENT AMOUNT: 2230.00
TENTATIVE PC MEETING DATE: 12/08/2020	PC RECOMMENDATION:	CHECK NUMBER: 626414
PROJECT ID NUMBER: 202011040058	CITY'S REVIEW ENGINEER:	

**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 or DVD – 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 _____
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- 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 are required for the Planning Commission hearing

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

FARMSTEAD – PROJECT NARRATIVE

Farmstead is a residential master planned community located east of Hawthorne Parkway along Jackson Pike. The modern farmhouse-themed community consists of various single-family detached residential housing products, single-family attached residential, active and passive open spaces, and a proposed school (elementary).

Farmstead's primary access is from Jackson Pike, and the Development Plan proposes an efficient, curvilinear internal roadway system that connects to the existing stub streets of Hawthorne Parkway and Windcliff Drive. Hawthorne Parkway will be extended in phases from Jackson Pike to its current terminus at the western boundary; thus, meeting the objectives of Grove City's Thoroughfare Plan, and providing a landscaped gateway for the community.

In addition, Farmstead encourages walkability through an extensive sidewalk and path network that connects existing adjacent open spaces including Indian Trails Park along the western boundary. The paths will vary in size and materials so that they can be constructed and themed with respect to the existing conditions in which they are located. Farmstead includes numerous active and passive open spaces throughout the community, and includes a central amenity center. All residents of Farmstead will have access to the amenity center – owned and maintained by a mandatory Homeowners Association – which may include a clubhouse/cabana, pool(s), playground/tot lot, and parking area.

A number of natural features inform and influence the community design, including the wooded floodplain areas in the north and west portions of the site, wetlands, and existing hedgerows/tree lines. The final development plan preserves, to the greatest extent possible, these natural features so that they increase home values and enhance the lifestyle and character of the community.

In summary, Farmstead provides a variety of new, high-quality housing opportunities in Grove City, conforms to the City's Community Plan, and minimizes impacts on City services.