

Final Plat Approval Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 1-5-24

Case # Z-2024-0005

Fee: \$250.00 plus \$10 per lot

\$ 270.00

Location of requested Final Plat:

5610
Address 5600 Groveport Road, Groveport Ohio 43215 Parcel # 185-002772-00, 185-002774-00,
185002773-00, 180-000921-00

I am requesting final plat approval for the Groveport Cold Storage Warehouse subdivision,
containing two (2) lots in two (2) phases.

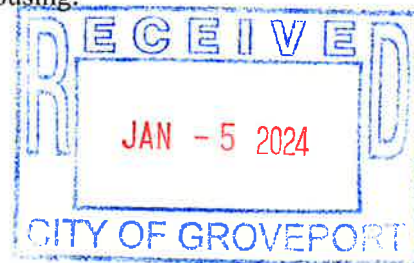
The property I wish to develop is located on the north side of Groveport Road. The property
contains a total of 18.64 +/- acres.

The property is currently being used for vacant land and single-family housing.

The property is currently zoned Rural (R).

Applicant Name: Clous Road Partners Phone: (513) 725-0584

Address: 7755 Montgomery Road. Cincinnati, Ohio 45236



Property Owner Name: Roger J Studley TR, and David H Arlington and Dawn A Arlington

Phone: (810) 845-4540 Address: 5600, 5610, and 5620 Groveport Road, Groveport Ohio
43215-1067

- ☐ Legal description and survey drawing of the subject property.
- ☐ Final Plat and any other plans that may be applicable (refer to sections 1191.09 Plat Approval,
Groveport Subdivision Regulations).
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission and City Council.


Applicant's Signature

513-335-3100
Contact phone number

Nick Davis
Applicant's Printed Name

Nick.davis@clousrd.com
Email address

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the
property owners list (see attached form), the filing fee, and twenty (20) copies of the
following items to make a complete packet. Also, submit an electronic version on a thumb
drive

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-002909-00 AND 185-002759-00 _____

Owner's Name: STAMBAUGH DAVID M, STAMBAUGH KELLY S _____

Address: 3181 TOY RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5511 AND 5455 SALTZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: STAMBAUGH DAVID M, STAMBAUGH KELLY S _____

Address: 3181 TOY RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Parcel Number: 185-002546-00 AND 185-002548-00 _____

Owner's Name: BRIGHT INNOVATION LLC _____

Address: 5141 BIXFORD AVE _____

City & State: CANAL WINCHESTER, OH _____ Zip Code 43110 _____

Site Address: 5640 AND 5588 SALTZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: BRIGHT INNOVATION _____

Address: 5141 BIXFORD AVE, _____

City & State: CANAL WINCHESTER, OH _____ Zip Code 43110 _____

Parcel Number: 185-002759-00 AND 185-002909-00 _____

Owner's Name: DBAC IV LLC _____

Address: 447 EAST MAIN STREET SUITE 200 _____

City & State: COLUMBUS, OH _____ Zip Code 43215 _____

Site Address: 5455 AND 5511 SALTZGABER RD, GROVEPORT OH, 43125 _____

Mail Address: Name: DBAC IV LLC _____

Address: 447 EAST MAIN STREET SUITE 200 _____

City & State: COLUMBUS, OH _____ Zip Code 43215 _____

Parcel Number: 180-000908-00 _____

Owner's Name: THACKER MARTHA J, THACKER CHARLES E _____

Address: 5570 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5570 SATLZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: THACKER MARTHA J, THACKER CHARLES E _____

Address:, 5570 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

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Parcel Number: 180-001000-00 _____

Owner's Name: THOMPSON TONYA, THOMPSON MICHAEL _____

Address: 5544 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

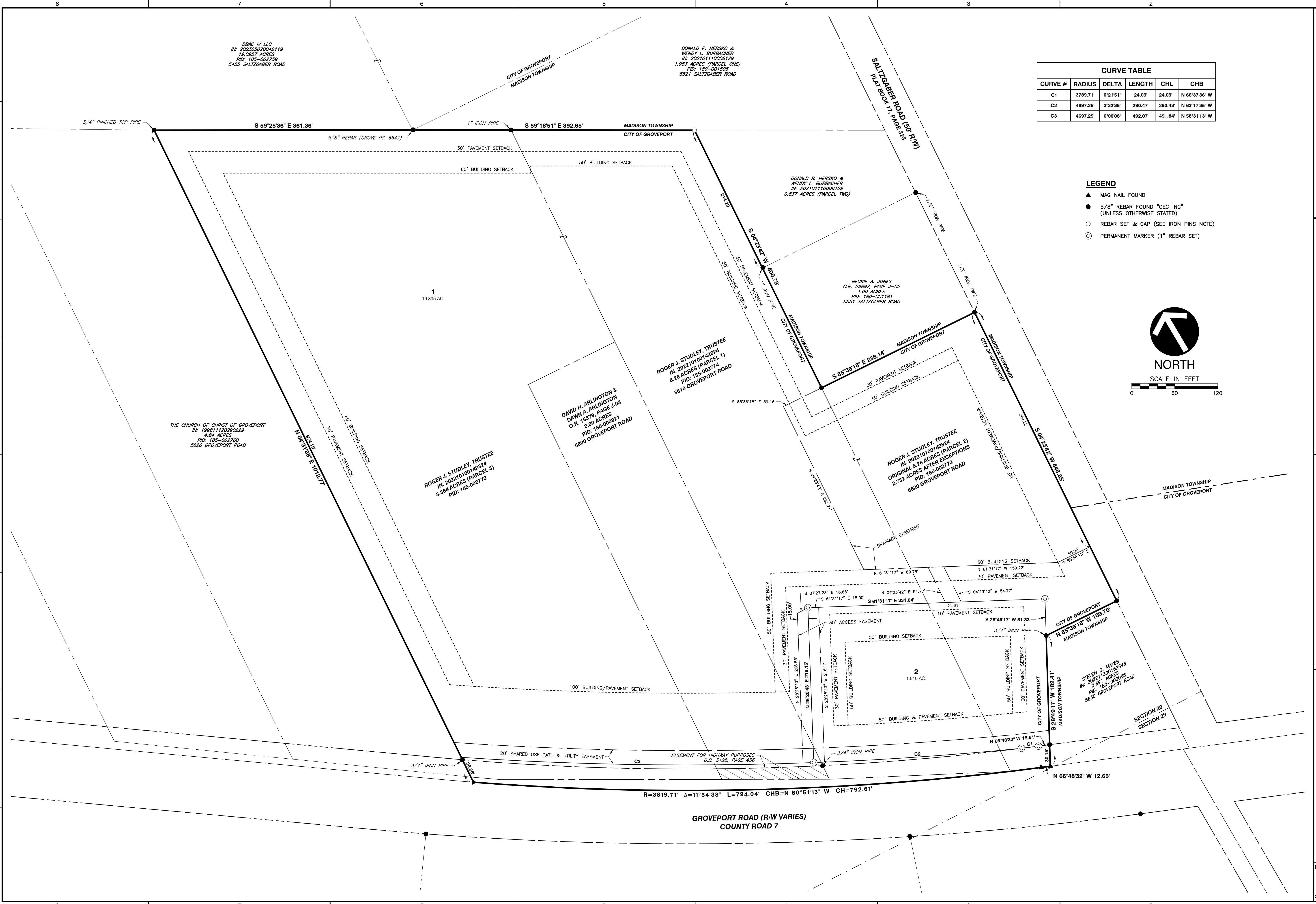
Site Address: 5544 SALTZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: THOMPSON TONYA, THOMPSON MICHAEL _____

Address: 5544 SALTZGABER RD _____

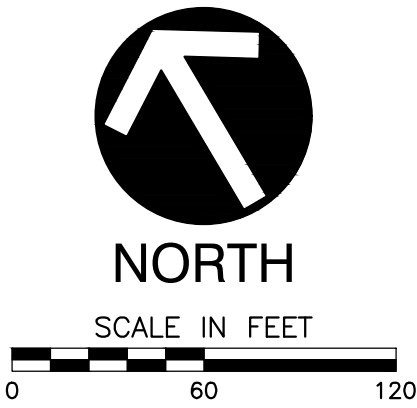
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

P:\1320-000\1320-467-Survey\Draw\1320-467-Sub.dwg[ARC02] LS(1/9/2024 - morning) - LP 1/9/2024 5:36 AM




| CURVE TABLE | | | | | |
|-------------|----------|----------|---------|---------|---------------|
| CURVE # | RADIUS | DELTA | LENGTH | CHL | CHB |
| C1 | 3789.71' | 0°21'51" | 24.09' | 24.08' | N 66°37'36" W |
| C2 | 4697.25' | 3°32'35" | 290.47' | 290.43' | N 63°17'35" W |
| C3 | 4697.25' | 6°00'08" | 492.07' | 491.84' | N 58°31'13" W |

- LEGEND**
- ▲ MAG NAIL FOUND
 - 5/8" REBAR FOUND "CEC INC" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - ⊙ PERMANENT MARKER (1" REBAR SET)



REVISION RECORD

| NO | DATE | DESCRIPTION |
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Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO

GROVEPORT COLD STORAGE
WAREHOUSE FINAL PLAT

| | | | |
|-------------|--------------|--------------|-------|
| DATE: | JANUARY 2024 | DRAWN BY: | KAS |
| DWG SCALE: | 1"=60' | CHECKED BY: | DBP |
| PROJECT NO. | 328-467 | APPROVED BY: | DRAFT |

DRAWING NO.:
PLAT

SHEET 2 OF 2