

# Zoning Amendment – Rezoning Application

## Application to the Planning & Zoning Commission



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

Date: 1/5/2024

Case # Z-2024-0003

**FEES:** 1) Straight Letter District:

- A) Residential \$150.00 plus \$25.00 per acre
- B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDS:

- A) Without Development Plan \$250.00 plus \$25.00 per acre
- B) Development Plan \$350.00 plus \$25.00 per acre
- C) Modification of Development Plan \$150.00

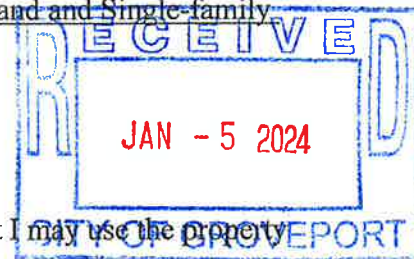
816.00

**Address of property 5600, 5610 and 5620 Groveport Rd to be rezoned Planned Industrial Park (PIP) located on the North side of Groveport Road.**

**Parcel # 185-002772-00, 185-002774-00, 185-002773-00, # 180-000921-00. The property contains a total of 18.64+/-acres. The property is currently being used for Vacant Land and Single-family residence.**

The property is currently zoned: Rural (R).

I am requesting rezoning to the Planned Industrial Park (PIP) district so that I may use the property for a 224,000 SF industrial building and retail/commercial.



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

Address: 7755 Montgomery Rd. Cincinnati, Ohio 45236

Property Owner Name: ROGER J STUDLEY TR Phone #: (810) 845-4540

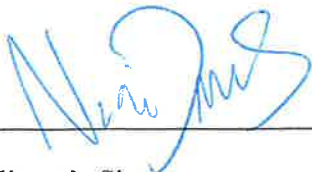
Address: 2722 EL DORADO PKWY WEST, CAPE CORAL, FL, 33914

Property Owner Name: Arlington David H, Arlington Dawn A Phone #: (614) 284-3917

Address: 5600 Groveport Rd, Groveport Ohio 43215-1067

**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.**

- ☐ Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.



(513) 335-3100

Applicant's Signature

Contact phone number

Nick Davis

Nick.davis@clousrd.com

Applicant's Printed Name

Email address

TITLE: DIRECTOR

### PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. The 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](http://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:** 180-001181-00

Owner's Name: JONES BECKIE A \_\_\_\_\_

Address: 5551 SALTZGABER RD, \_\_\_\_\_

City & State: GROVEPORT, OH \_\_\_\_\_ Zip Code 43125 \_\_\_\_\_

Site Address: 5551 SALTZGABER RD, GROVEPORT OH 43215 \_\_\_\_\_

Mail Address: Name: JONES BECKIE A \_\_\_\_\_

Address: 5551 SALTZGABER RD, \_\_\_\_\_

City & State: GROVEPORT, OH \_\_\_\_\_ Zip Code 43125 \_\_\_\_\_

**Parcel Number:** 185-002760-00

Owner's Name: CHURCH OF CHRIST OF GROVEPORT \_\_\_\_\_

Address: 5626 GROVEPORT RD \_\_\_\_\_

City & State: GROVEPORT, OHIO \_\_\_\_\_ Zip Code 43215 \_\_\_\_\_

Site Address: 5626 GROVEPORT RD, GROVEPORT OH, 43215 \_\_\_\_\_

Mail Address: Name: CHURCH OF CHRIST OF GROVEPORT

Address: 5626 GROVEPORT RD

City & State: Groveport, OH Zip Code 43125-1067

**Parcel Number:** 180-000058-00

Owner's Name: MAYES STEVEN D \_\_\_\_\_

Address: 3305 HAMBURG ROAD SW \_\_\_\_\_

City & State: LANCASTER, OHIO \_\_\_\_\_ Zip Code 43130 \_\_\_\_\_

Site Address: 5630 GROVEPORT RD, GROVEPORT OH, 43215 \_\_\_\_\_

Mail Address: Name: MAYES STEVEN D

Address: 3305 HAMBURG ROAD SW

City & State: LANCASTER, OHIO Zip Code 43130

**Parcel Number:** 180-001505-00 \_\_\_\_\_

Owner's Name: HERSKO DONALD R, BURBACHER WENDY L \_\_\_\_\_  
Address: 5521 SALTZGABER RD, \_\_\_\_\_  
City & State: GROVEPORT, OH \_\_\_\_\_ Zip Code 43125 \_\_\_\_\_

Site Address: 5521 SALTZGABER RD, GROVEPORT, OH 43215 \_\_\_\_\_

Mail Address: Name: HERSKO DONALD R, BURBACHER WENDY L \_\_\_\_\_  
Address: 5521 SALTZGABER RD \_\_\_\_\_  
City & State: GROVEPORT, OH \_\_\_\_\_ Zip Code 43125 \_\_\_\_\_

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**If additional space is needed, make copies as needed of this page.**