

## Amendment to Plat Application

### Application to the Planning & Zoning Commission



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

Date: 7-28-21  
Case # 2021-06  
Fee: **\$150.00**

Location of proposed Amendment to Subdivision Plat:

Address 5140 Green Pointe Dr. N. Parcel # 185-002202

Zoning of property: PIP Proposed Use of Property: Warehousing/Distribution

Reason for & Type of Amendment: To allow for sufficient parking for development which is occurring onsite.  
There will be no negative impact to surrounding Properties.  
The amendment would be consistent with the current allowable landscape buffer.

Applicant Name: Fed One Dublin LLC Phone #: 614-873-0662

Address: 8400 Industrial Parkway, Plain City, Ohio 43064

Property Owner Name: Green Pointe Flex Space LLC Phone #: 614-873-0662

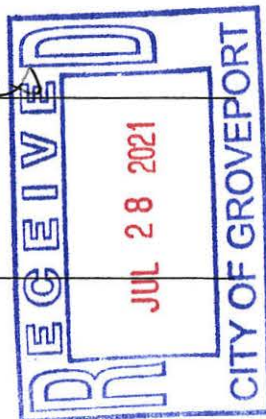
Address: 8400 Industrial Parkway, Plain City, Ohio 43064

**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 and survey drawing of the subject property. (See plat)
- ☒ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment. (See Above)
- ☐ All other information as may be required by the Zoning Ordinance.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.

Sara J. Hanes  
Applicant's Signature

Sara J. Hanes  
Applicant's Printed Name



614-570-6823  
Contact phone number

Shanes @ fedonedublin.com  
Email address

## 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](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: 185-002198

Owner's Name: KTR OHIO  
Address: 300 Barr Harbor Dr. #150  
City & State: Conshohocken, PA Zip Code 19380

Site Address: 5765 N. Green Pointe Dr.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-002418

Owner's Name: Groveport Auto Wash  
Address: 5770 N. Green Pointe Dr  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 0 N. Green Pointe Dr.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-002201

Owner's Name: MDC Coast 19  
Address: 11995 El Camino Real  
City & State: San Diego, CA Zip Code 92130

Site Address: 5800 N. Green Pointe Dr.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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Parcel Number: 185-002390

Owner's Name: K51 Properties of Ohio  
Address: 385 Scrub Oak Circle  
City & State: Monument, CO Zip Code 80132

Site Address: 5900 Groveport Rd.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-000715

Owner's Name: MAK Real Estate  
Address: 114 Industrial Dr.  
City & State: Mansfield, Oh Zip Code 44904

Site Address: 6002 Groveport Rd.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 180-001541

Owner's Name: Runklee Jane  
Address: 4011 Marlawa Dr.  
City & State: Groveport, Oh. Zip Code 43125

Site Address: 4011 Marlawa Dr.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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Parcel Number: 180-001539

Owner's Name: Vandewalle Robert  
Address: 4000 Marlowa Dr.  
City & State: Groveport, Oh Zip Code 43125

Site Address: 4000 Marlowa Dr.

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-001649

Owner's Name: Village of Groveport  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: 0 Hendron Rd.

Mail Address: Name: City of Groveport  
Address: 655 Blacklick St  
City & State: Groveport Zip Code 43125

Parcel Number: 185-002786

Owner's Name: Lantern Property  
Address: 5710 N. Green Pointe Dr.  
City & State: Groveport, Oh. Zip Code 43125

Site Address: 5710 N. Green Pointe Dr Unit F

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

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Parcel Number: 185-002785

Owner's Name: Lantern Property  
Address: 5710 N. Green Pointe Dr.  
City & State: Groveport, oh Zip Code 43125

Site Address: 5710 N. Green Pointe Dr Unit E

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-002784

Owner's Name: Biondi - Huffman  
Address: 8400 Industrial Pkwy  
City & State: Plain City, oh Zip Code 43064

Site Address: 5710 N. Green Pointe Dr. Unit D

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-002783

Owner's Name: Biondi - Huffman  
Address: 8400 Industrial Pkwy  
City & State: Plain City, oh Zip Code 43064

Site Address: 5710 N. Green Pointe Dr. Unit C

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_



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Parcel Number: 185602782

Owner's Name: Biondi-Huffman  
Address: 8400 Industrial Parkway  
City & State: Plain City, Oh Zip Code 43064

Site Address: 5710 N. Green Pointe Dr Unit B

Mail Address: Name: Same as above  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: 185-002781

Owner's Name: P&S Rental Properties  
Address: 5710 N. Green Pointe Dr. Unit A  
City & State: Groveport, Oh Zip Code 43125

Site Address: 5710 N. Green Pointe Dr. Unit A

Mail Address: Name: Same  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_

Site Address: \_\_\_\_\_

Mail Address: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City & State: \_\_\_\_\_ Zip Code \_\_\_\_\_



# REPLAT OF GREEN POINTE BUSINESS PARK PHASE 2, LOT 6, PART OF LOT 5 AND PART OF LOT 7 PLAT BOOK 92, PAGE 48, TO BE LOT 1A

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 11, RANGE 21, UNITED STATES CONGRESS LANDS EAST OF THE SCIOTO RIVER BEING 8.734 ACRES OF LAND AS DESCRIBED IN A DEED TO GREENPOINTE FLEX SPACE LLC AS RECORDED IN INSTRUMENT NO'S. 202104150067228, 202104150067229 AND 202104150067230 AND BEING A RESUBDIVISION OF LOT 6 AND PORTIONS OF LOTS 5 & 7 OF GREEN POINTE BUSINESS PARK PHASE 2, PLAT BOOK 92, PAGE 48, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GREENPOINTE FLEX SPACE LLC, BY ROBERT J. BIONDI, MANAGER DULY AUTHORIZED IN THE PREMISES HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS IT'S "REPLAT OF GREEN POINTE BUSINESS PART PHASE 2 OF LOT 5, PART OF LOT 5 AND PART OF LOT 7 A SUBDIVISION CONTAINING LOT 1A INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

IN WITNESS WHEREOF, GREENPOINTE FLEX SPACE LLC, BY ROBERT J. BIONDI, MANAGER HAS HEREUTO SET HIS HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

GREENPOINTE FLEX SPACE LLC

BY

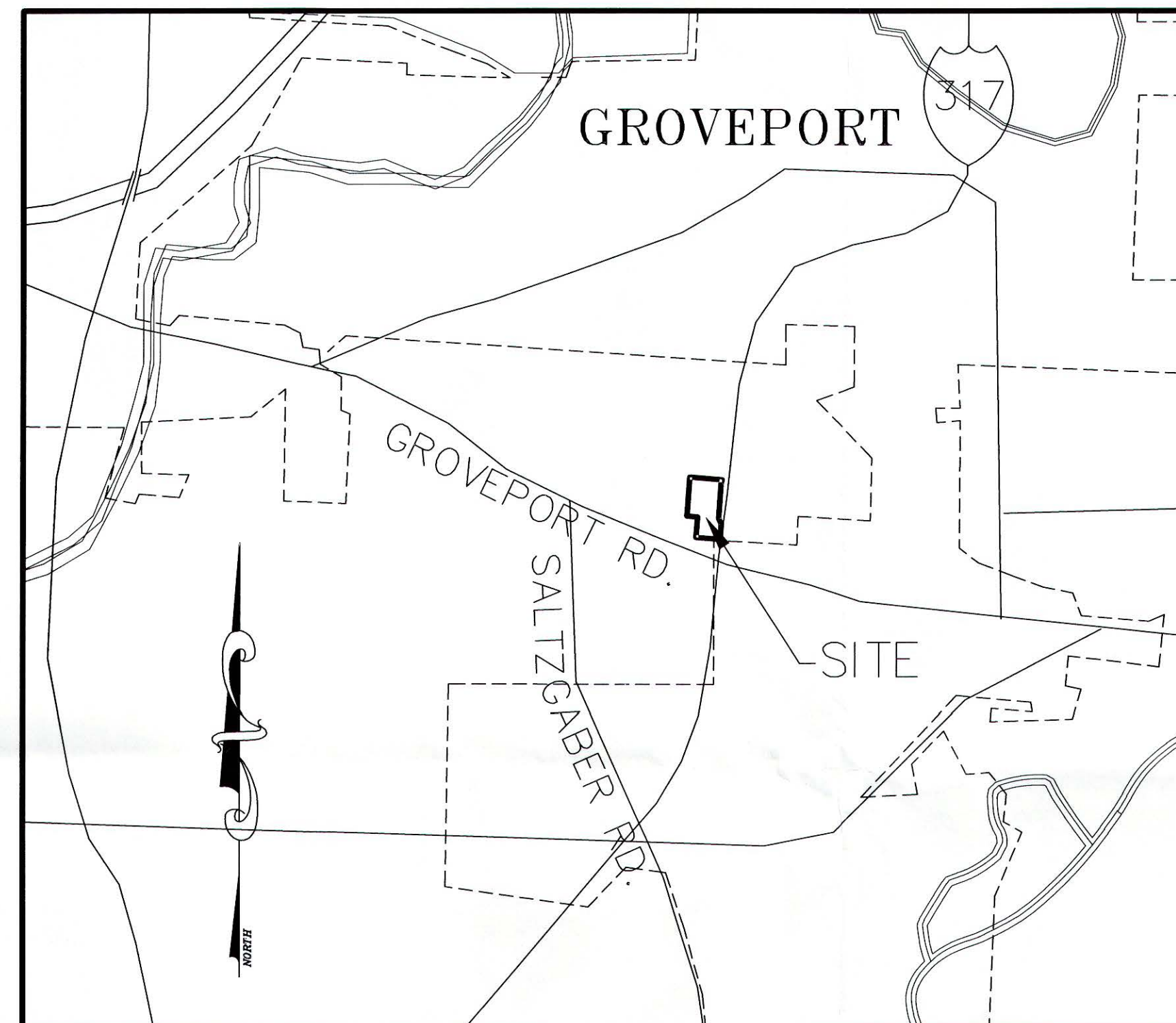
ROBERT J. BIONDI  
MANAGER

STATE OF OHIO  
COUNTY OF FRANKLIN

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ROBERT J. BIONDI, MANAGER FOR , FOR GREENPOINTE FLEX SPACE LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND AND THE FREE AND VOLUNTARY ACT AND DEED OF GREENPOINT FLEX SPACE LLC, FOR THE USES AND PURPOSES THEREIN DESCRIBED.

IN WITNESS THEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_DAY OF \_\_\_\_\_,2021

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC STATE OF OHIO



VICINITY MAP  
NO SCALE

**PREPARED BY:**  
**HOCKADEN AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
**883 N. CASSADY AVENUE**  
**COLUMBUS, OHIO 43219**  
**(614) 252-0993**  
**FAX 252-0444**

**PREPARED FOR:**  
**GREENPOINTE FLEX**  
**SPACE LLC**  
**8400 INDUSTRIAL PARKWAY**  
**PLAIN CITY, OHIO 43064**  
**(614) 873-0662**  
**FAX 873-2684**

WE HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM ACTUAL FIELD SURVEYS OF THE PREMISES IN OCTOBER 1996, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ON CURVES ARE CHORD MEASUREMENTS.

FRANK C. LONG  
REGISTERED PROFESSIONAL SURVEYOR NO.6615

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,2021

CITY ADMINISTRATOR CITY OF GROVEPORT, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,2021

CITY ENGINEER CITY OF GROVEPORT, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,2021

CHAIRMAN, PLANNING COMMISSION CITY OF GROVEPORT, OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_DAY OF \_\_\_\_\_,2021, BY ORDINANCE NO. \_\_\_\_\_ WHEREIN THIS PLAT ENTITLED REPLAT OF GREEN POINTE BUSINESS PARK PHASE 2, LOT 6, PART OF LOT 5 AND PART OF LOT7 PLAT BOOK 92, PAGE 48, TO BE LOT 1A AND SANITARY EASEMENT SHOWN HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF GROVEPORT, OHIO.

THIS PLAT SHALL BE RECORDED BY \_\_\_\_\_ 20\_\_\_\_, BEING SIX (6) MONTHS FOLLOWING THE DATE OF APPROVAL OF THE PLAT BY ORDINANCE NUMBER SHOWN ABOVE. PURSUANT TO CITY OF GROVEPORT CHAPTER 11.09(b), IF THIS RECORDATION IS NOT MADE BY THIS DATE, PLAT APPROVAL SHALL EXPIRE.

MAYOR, \_\_\_\_\_ CITY OF GROVEPORT, OHIO

CLERK, \_\_\_\_\_ CITY OF GROVEPORT, OHIO

ACCEPTED FOR PLATTING THIS \_\_\_\_\_DAY OF \_\_\_\_\_,2021

AUDITOR, \_\_\_\_\_ FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_DAY OF \_\_\_\_\_,2021

DEPUTY AUDITOR, \_\_\_\_\_ FRANKLIN COUNTY, OHIO

AT \_\_\_\_\_M. FEE \$ \_\_\_\_\_ FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,2021

RECORDER \_\_\_\_\_ FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

DEPUTY RECORDER \_\_\_\_\_ FRANKLIN COUNTY, OHIO

BEARINGS ARE BASED UPON THE CENTERLINE OF HAMILTON ROAD (STATE ROUTE 317, OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN FRA.-317-6.38) DELINEATED AS BEING NORTH 3°57'38" EAST.

—□— PERMANENT MARKER TO BE SET UPON COMPLETION OF CONSTRUCTION. BEING A 1" SOLID IRON ROD WITH BRASS CAP STAMPED "HOCKADEN"

—○— IRON PIN TO BE SET UPON THE COMPLETION OF CONSTRUCTION AND CONSISTS OF AN IRON PIN 13/16" WITH A PLASTIC CAP BEARING THE NAME " HOCKADEN ".

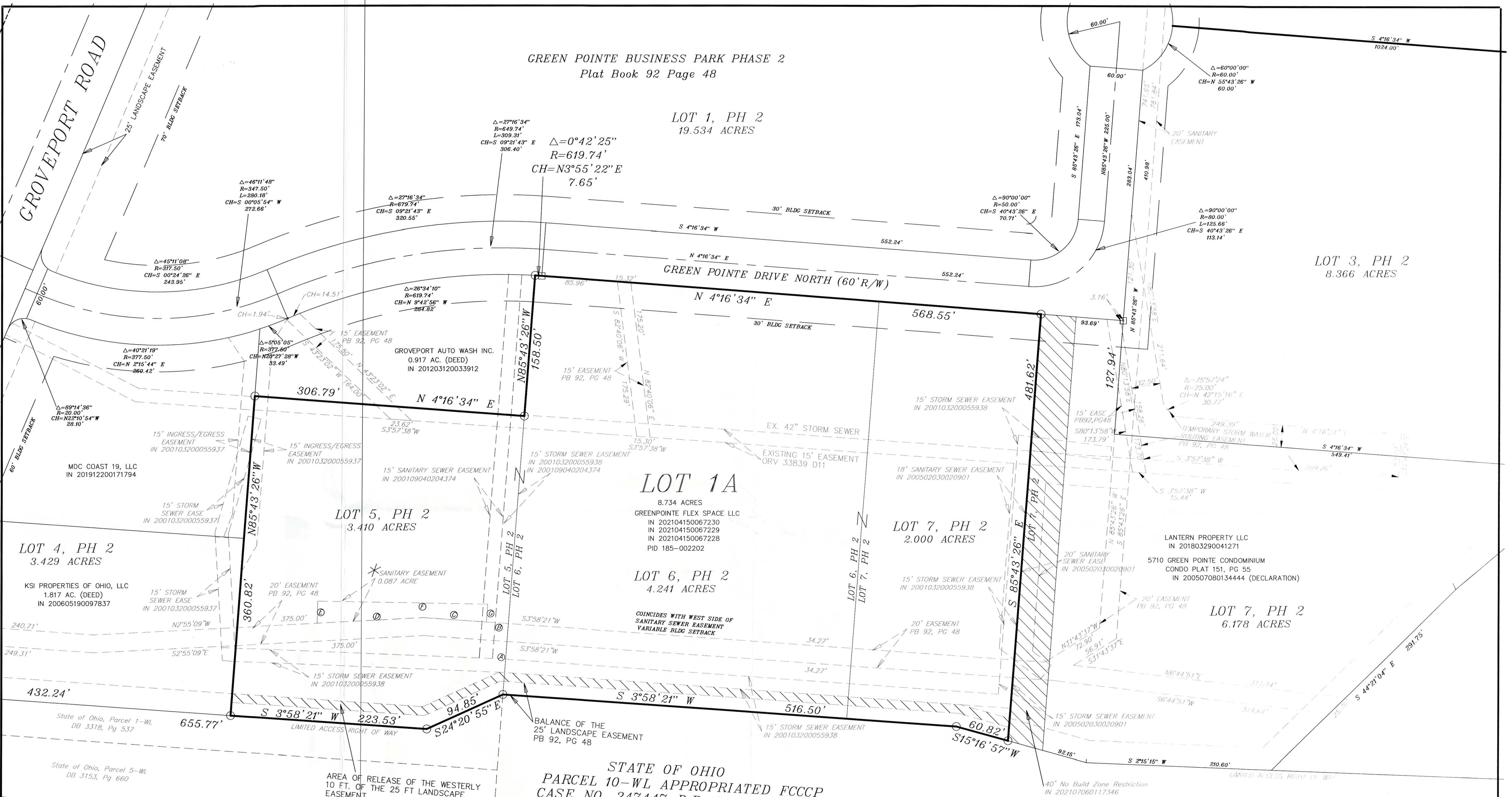
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP MAP NUMBER NO. 39049C0432 K, EFFECTIVE DATE JUNE 17, 2008 THIS TRACT OF LAND IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN HAZARD AREA.

NO VEHICULAR ACCESS IS PERMITTED FROM LOT 1A TO STATE ROUTE 317.

REPLAT OF GREEN POINTE BUSINESS PARK  
PHASE 2, LOT 6, PART OF LOT 5 AND PART OF LOT 7



GREEN POINTE BUSINESS PARK PHASE 2  
Plat Book 92 Page 48



STATE OF OHIO  
PARCEL 10-WL APPROPRIATED FCCCP  
CASE NO. 247447 D.B. 3339, PG. 684  
STATE ROUTE 317

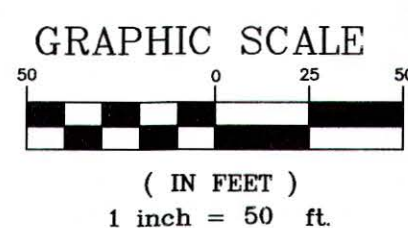
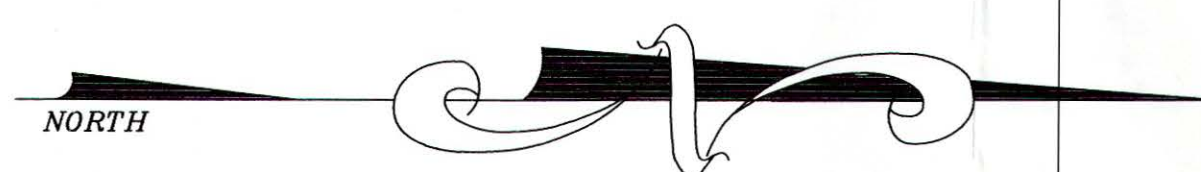
\* LINE DATA FOR  
SANITARY EASEMENT  
0.087 ACRE

- ① N85°43'26"W 80.00'
- ② S03°55'03"W 25.00'
- ③ S03°55'03"W 72.30'
- ④ S02°55'09"E 120.40'
- ⑤ N88°38'14"W 24.66'
- ⑥ N01°03'19"E 193.31'
- ⑦ S85°43'26"E 19.95'

THIS PLAT SHALL INCLUDE THE DEDICATION OF THIS NEW "SANITARY" EASEMENT.  
IT IS FOR AN AREA FOR THE EXISTING SANITARY SEWER. IT WAS DISCOVERED  
DURING REVIEW OF THE CEC SITE PLAN, THAT THE EASEMENT WAS NEVER  
RECORDED AND SHOULD BE WITH THIS NEW PLAT.

GENERAL NOTES:

THE PLAT IS COMPRISED OF ALL OF AUDITOR'S PARCEL 185-002202.  
ALL MONUMENTATION SHOWN IS EXISTING AS SET TWENTY-TWO YEARS PRIOR.



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