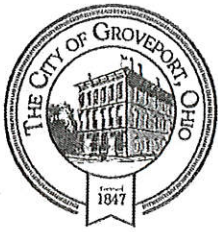


Final Development Plan Application

Application to the Planning & Zoning Commission



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

Date: 7-23-21Case # 2021-05Fee: **\$350.00 plus \$25 per acre**Address of property Hamilton Road located on the West side ofS. Hamilton Road street / road / avenue.Parcel # 185-001164. The property contains a total of 24.03 acres.The property is currently being used for Vacant Commercial Land.The property is currently zoned Select Commercial Planned District (SCPD)

I am requesting Final Development plan approval so that I may use the property for: _____

laydown, storage and stockpile areaApplicant Name: Bobby Sykes Phone: 740-862-7134Address: 1055 West Market St Baltimore, Ohio 43105Property Owner Name: Bedrock Property Holdings LLC Phone: 740-862-7134Address: PO Box 7 Baltimore, Ohio 43105

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.
- ☒ Development plan, subdivision plat or any 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.

Applicant's Signature

Bobby Sykes
Applicant's Printed Name



Contact phone number

614-554-7202
Email address bobbys.bedrock@gmail.com

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: 185-001390

Owner's Name: John Stein
Address: 4961 S Hamilton Rd
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4961 S Hamilton Rd

Mail Address: Name: John Stein
Address: 4961 S Hamilton Rd
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001167 + 185-001168

Owner's Name: Simeon Enterprises
Address: 354 Lowery Ct + 302 Lowery Ct
City & State: Groveport, Ohio Zip Code 43125

Site Address: 354 Lowery Ct + 302 Lowery Ct

Mail Address: Name: Simeon Enterprises
Address: 354 Lowery Ct + 302 Lowery Ct
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001169

Owner's Name: Lowery Asset Management LP
Address: 351 Lowery Ct Unit 6
City & State: Groveport, Ohio Zip Code 43125

Site Address: Lowery Ct

Mail Address: Name: Lowery Asset Management LP
Address: 351 Lowery Ct Unit 6
City & State: Groveport, Ohio Zip Code 43125

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

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Parcel Number: 180-000319

Owner's Name: Max and Lois Karshner
Address: 4949 S Hamilton Rd
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4949 S Hamilton Rd

Mail Address: Name: Max and Lois Karshner
Address: 4949 S Hamilton Rd
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000902

Owner's Name: Russell and Susan Herr
Address: 6575 Richardson Rd
City & State: Groveport, Ohio Zip Code 43125

Site Address: 0 Hamilton Rd

Mail Address: Name: Russell and Susan Herr
Address: 6575 Richardson Rd
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000909- 4 185-000912

Owner's Name: MCC Holdings
Address: 1040 Heritage St
City & State: Blacklick, OH Zip Code 43004

Site Address: 4981 S Hamilton Rd 4 5055 Hamilton Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 180-000586

Owner's Name: Rebecca Cuthbert
Address: 5054 Hendron Rd
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5054 Hendron Rd

Mail Address: Name: Rebecca Cuthbert
Address: 5054 Hendron Rd
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001166

Owner's Name: Richard and Wanda Stedman
Address: 420 Lowery Ct
City & State: Groveport, Ohio Zip Code 43125

Site Address: 420 Lowery Ct

Mail Address: Name: Richard and Wanda Stedman
Address: 420 Lowery Ct
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-002488

Owner's Name: James Stevenson & Dawn Lee
Address: 7514 Braun Rd
City & State: Groveport, OH Zip Code: 43125

Site Address: 0 Hamilton Rd S

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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

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Parcel Number: 180-000122 + 185-000903

Owner's Name: CSX Transportation and Chesapeake & Ohio RY
Address: 500 Water St (C910)
City & State: Jacksonville, Florida Zip Code 32202

Site Address: N/A

Mail Address: Name: CSX Transportation and Chesapeake & Ohio RY
Address: 500 Water St (C910)
City & State: Jacksonville, Florida Zip Code 32202

Parcel Number: 185-001164 + 185-1288

Owner's Name: Lowery Asset Management
Address: 351 Lowery Ct Unit 6
City & State: Groveport, Ohio Zip Code 43125

Site Address: 0 Hamilton Rd + 250 Lowery Ct

Mail Address: Name: Lowery Asset Management
Address: 351 Lowery Ct Unit 6
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-001328

Owner's Name: Joel Brossart
Address: 4981 Hamilton Rd S
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4981 S Hamilton Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

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Parcel Number: 180-000248

Owner's Name: Cuthbert Properties
Address: 4950 Hendron Rd
City & State: Groveport, Ohio Zip Code 43125

Site Address: 4950 Hendron Rd

Mail Address: Name: Cuthbert Properties
Address: 4950 Hendron Rd
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-002489

Owner's Name: Lawrence Baker, Jr.
Address: 4980 Hamilton Rd S
City & State: Groveport, OH Zip Code 43125

Site Address: 4980 Hamilton Rd S

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-001391

Owner's Name: Frank & Emily Ross
Address: 4500 Beachworth Ct
City & State: Columbus, OH Zip Code 43232

Site Address: 4971 S Hamilton Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

PROPERTY OWNERS LIST

List of all adjoining property owners, 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 *Your Property*, *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- 003031

Owner's Name: Redwood Groveport Hendron Road OH Pl
Address: 7007 Pleasant Valley Rd
City & State: Independence, OH Zip Code 44131

Site Address: unknown

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 _____

Parcel Number: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

BEDROCK DEVELOPMENT SELECT COMMERCIAL PLANNED DISTRICT Groveport, OH

**August 12, 2021
DESIGN STANDARDS**

Approved Uses

The following uses shall be deemed as approved uses:

- Retail Sales.
- Open display or outdoor service facility.
- Warehouse and storage facilities.
- Distribution facilities.
- Office use as an ancillary use to the above.
- Free standing office uses.
- All other uses as permitted under section 1153.03 of Groveport Zoning Code, Land Use Matrix.

Setbacks

Building setbacks shall be as follows:

- Front / Hamilton Rd Yard: 50' from the ROW.
- Side & Rear Yards: 40'
- Project Perimeter: 40'

Automobile parking setbacks shall be as follows:

- Front / Hamilton Rd Yard: 25' from the ROW.
- Side & Rear Yards: 25', may be reduced to 0' if utilizing a shared access drive.
- Project Perimeter: 25'

Trailer parking and truck court setbacks shall be as follows:

- Front / Hamilton Rd Yard: 50' from the ROW.
- Side & Rear Yards: 15', may be reduced to 0' if utilizing a shared access drive.
- Project Perimeter: 25'

Landscape Buffers

Landscape Buffers shall be as follows:

- Front / Hamilton Rd Yard: 15' from the ROW.
- Side & Rear Yards: 15'
- Project Perimeter/Adjacent to Residential: 25'

Storage Tanks

Storage tanks for water and fuel as required for the use and maintenance of a property shall be permitted provided such tanks comply with the following criteria:

- Shall not be located between the building and the street.
- Shall not be taller than the building that it serves.

Exterior Fencing

- All exterior chain link fencing is to be black PVC coated or painted black. No fencing shall exceed 10 feet in height without specific approval from the building department.
- All exterior chain link fencing will be located no closer than the pavement setback along the right of way.

Flagpole

- Flagpole shall not exceed 110'
-

Landscaping

- As many trees as possible should be preserved around the perimeter of the property.
- All landscaping shall meet the minimum requirements of Groveport Select Commercial Planned District zoning.

Landscaping along Hamilton Road

- Parking areas fronting along Hamilton Rd. shall be screened in its entirety, exclusive of entry drives or lanes, or required flood routing through mounding. Screening should consist of a 3' high mound or evergreen hedge, or a combination of both. Maximum slope on mounds shall be 3:1. A minimum of 3 ornamental and/or evergreen trees are required per 100 lf of frontage or fraction thereof.
- Building frontage landscaping shall include a minimum of 3 shade trees and 10 shrubs per 100 lf of building frontage or fraction thereof.

Project Perimeter Screening

- The perimeter of the project site shall meet the Groveport screening requirements per section 1176.

- Adjacent to residential areas screening shall be provided along the entire area of abutment in a manner that is aesthetically pleasing and effectively screens the residential areas from the proposed select commercial activities.

Outdoor Storage

- Outdoor storage areas shall be screened in accordance with Chapter 1176 Landscaping Regulations.
- No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the parcel or lot so as to render any portion of the property unsanitary, unsightly or detrimental to the public health, safety or welfare.

Building Identification Signs – Ground Mounted

- One ground mounted monument sign that identifies a single building and the multiple tenants and addresses within that building shall be permitted at the Lowery Court entrance.
- One additional ground mounted sign for the site shall be permitted to be located at the future Hamilton Road entrance.
- Each sign shall be painted to match the field color of the building it serves. Any accent colors on the sign shall also be consistent with any accent colors on the building it serves.
- Ground mounted signage shall meet Chapter 1179 of City of Groveport Zoning Code.
- The total size of a freestanding sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Freestanding signs shall be no more than twenty (20) feet in height



Engineers, Surveyors, Planners, Scientists

August 12, 2021

Stephen Moore
Building Official
City of Groveport
655 Blacklick Street
Groveport, Ohio 43125

Subject: Bedrock Development Plan Supplemental Information

Dear Stephen,

Schedule

The intended schedule for the Bedrock site is as follows. Construction is planned to begin in August 2021 once all required permits have been acquired. As you are aware the owner is planning to slowly bring in fill for the site as it becomes available. Estimated completion date is August 2026.

Economic Feasibility

The intent of this project is to raise property elevations out of the floodplain which will increase the property value and make it usable for future commercial business purposes.

Equipment and Storage

The following is a list of items that will be stored in the laydown and staging area noted on the development plan:

- Heavy Equipment including but not limited to:
 - Excavators, Dozers, compactors, scrapers, haul trucks, skidsteers, telehandlers, loaders, light plants, air compressors, snow plows, street sweeper.
- Trucks and trailers including but not limited to:
 - Pickup trucks, Dump trucks, slinger trucks, trailers, semi tractors.
- Misc. large piping and fittings.
- Conex storage containers
- Gravel
- Asphalt Millings
- Topsoil
- Clay
- Sand
- Lumber
- Rolls of geotextile fabric
- Septic tank chambers

Thanks,

Katie Bauman, PE
Project Manager