

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: 6-30-26

Case # Z-2026-0074

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

669.50

5610 Groveport Rd - 185-002774
5620 Groveport Rd - 185-002773
5600 Groveport Rd - 185-003040
0 Groveport Rd - 185-002772

Address of property to be rezoned Limited Industrial (LI) located on the North
side of Groveport Road street / road / avenue.

Parcel # #185-002772-00, #185-002774-00, #185-002773-00, #185-003040-00. The property contains a total of +/-16.78 acres.

The property is currently being used for Vacant land and single family residence.

The property is currently zoned Planned Industrial Park (PIP).

I am requesting rezoning to the Limited Industrial (LI) district so that I may use
the property for +/-200,000-sft industrial warehouse and distribution facility.

Applicant Name: AMS Land Acquisitions, LLC Phone #: 317-573-4600

Address: 8888 Keystone Crossing, Suite 1150, Indianapolis, IN 46240

Property Owner Name: Groveport I, LLC Phone #: 314-727-6664

Address: 120 S. Central Avenue, Suite 500, St. Louis, MO 63105

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 or send by PDF to buildingclerk@groveport.org.

- ☒ 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.

Applicant's Signature

317-391-1874

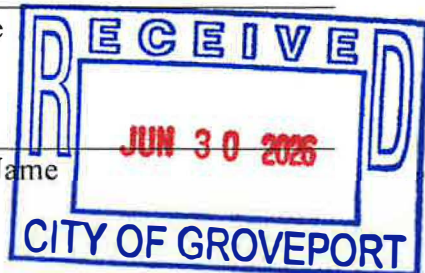
Contact phone number

Dan Kmiecik

Applicant's Printed Name

dkmiecik@ambrosepg.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 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

Owner's Name: JONES BECKIE

Address: 5551 SALTZGABER RD.

City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5551 SALTZGABER RD. GROVEPORT OH 43215

Mail Address: Name: JONES BECKIE

Address: 5551 SALTZGABER RD.

City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002760

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

Owner's Name: MAYES STEVEN

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

Address: 3305 HAMBURG ROAD SW

City & State: LANCASTER, OHIO Zip Code 43130

Parcel Number: 180-001505

Owner's Name: HERSKO DONALD , BURBACHER WENDY

Address: 5521 SALTZGABER RD.

City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5521 SALTZGABER RD, GROVEPORT, OH 43215

Mail Address: Name: HERSKO DONALD , BURBACHER WENDY

Address: 5521 SALTZGABER RD

City & State: GROVEPORT, OH Zip Code 43125

Parcel Number: 185-002546 AND 185-002548

Owner's Name: BRIGHT INNOVATION
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 AND 185-002909

Owner's Name: DBAC IV
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
Address: 447 EAST MAIN STREET SUITE 200
City & State: COLUMBUS, OH Zip Code 43215

Parcel Number: 180-000908

Owner's Name: THACKER MARTHA THACKER CHARLES
Address: 5570 SALTZGABER RD
City & State: GROVEPORT, OH Zip Code 43125

Site Address: 5570 SALTZGABER RD, GROVEPORT, OH 43125

Mail Address: Name: THACKER MARTHA THACKER CHARLES
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

185-002767 + 185-002768

Rodger Studley
2722 El Dorado PKwy West
Cape Coral, FL 33914

5625 + 5621

Groveport Rd

DESCRIPTION OF 16.780 ACRES

Situated in the State of Ohio, County of Franklin, City of Groveport, Township of Madison, Township 11, Range 21, Congress Lands, being all of an 8.364 acre tract of land (Parcel 3), part of a 5.26 acre tract of land (Parcel 1), part of an original 5.26 acre tract of land (Parcel 2) 2.732 acres after exceptions described in deed to Groveport I, LLC of record in Instrument Number 202501210005743, and being part of a 2.00 acre tract of land described in deed to Groveport I, LLC of record in Instrument Number 202501210005742, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 16.780 acre tract being more fully described herein;

COMMENCING at the centerline intersection of Groveport Road (County Road 7) right-of-way width varies, and Saltzgaber Road;

Thence, North $66^{\circ}48'32''$ West, a distance of 199.72 feet, with the centerline of said Groveport Road, to a point of curvature;

Thence, with the arc of a curve to the right, having a radius of 3819.71 feet, a delta angle of $04^{\circ}46'41''$, an arc length of 318.55 feet, a chord bearing of North $64^{\circ}25'11''$ West and a chord distance of 318.45 feet, to a point on the south line of said 2.00 acre tract, being the **POINT OF BEGINNING**;

Thence with the arc of a curve to the right, having a radius of **3819.71** feet, a delta angle of **$07^{\circ}07'57''$** , an arc length of **475.49** feet, a chord bearing of **North $58^{\circ}27'52''$ West** and a chord distance of **475.19** feet, with the centerline of said Groveport Road, with the south line of said 2.00 acre tract, and with the south line of said 8.346 acre tract, to a point at the southwest corner of said 8.364 acre tract, and being at the southeast corner of a 4.84 acre tract of land described in deed to The Church of Christ of Groveport of record in Instrument Number 199811120290229;

Thence **North $04^{\circ}31'58''$ East**, a distance of **1012.77** feet, with the west line of said 8.364 acre tract, and with the east line of said 4.84 acre tract, to a point at the northwest corner of said 8.364 acre tract, being at the northwest corner of said 4.84 acre tract, and being on the south line of a 19.0957 acre tract of land described in deed to DBAC IV LLC of record in Instrument Number 202305020042119;

Thence **South $59^{\circ}25'36''$ East**, a distance of **361.36** feet, with the north line of said 8.364 acre tract, and with the south line of said 19.0957 acre tract, to a point at the northwest corner of a 1.983 acre tract of land (Parcel One) described in deed to Donald R. Hersko & Wendy L. Burbacher of record in Instrument Number 202101110006129;

Thence **South $59^{\circ}18'51''$ East**, a distance of **392.65** feet, with the north line of said 8.364 acre tract, with the north line of said 5.26 acre tract, and with the south line of said 1.983 acre tract, to a point at the northeast corner of said 5.26 acre tract, and being at the northeast corner of a 0.837 acre tract of land (Parcel Two) described in deed to Donald R. Hersko & Wendy L. Burbacher of record in Instrument Number 202101110006129;

Thence **South $04^{\circ}23'42''$ West**, a distance of **400.73** feet, with the east line of said 5.26 acre tract, with the west line of said 0.837 acre tract, and with the west line of a 1.00 acre tract of land described in deed to Beckie A. Jones of record in Official Record 29897, Page J-02, to a point at the southwest corner of said 1.00 acre tract, and being at the northwest corner of said 2.732 acre tract;

Thence **South $85^{\circ}36'18''$ East**, a distance of **238.14** feet, with the north line of said 2.732 acre tract, and with the south line of said 1.00 acre tract, to a point on the west right of way line of Saltzgaber Road (50' right-of-way width) as recorded in Plat Book 17, Page 323;

Thence **South $04^{\circ}23'42''$ West**, a distance of **448.55** feet, with the west right-of-way line of said Saltzgaber Road, to a point at the southeast corner of said 2.732 acre tract, and being at the northeast corner of a 0.691 acre tract of land described in deed to Steven D. Mayes of record in Instrument Number 202211300162646;

Thence **North 85°36'18" West**, a distance of **109.70** feet, with the south line of said 2.732 acre tract, and with the north line of said 0.691 acre tract, to a point;

Thence across said 2.732 acre tract, said 5.26 acre tract, and across said 2.00 acre tract, the following three (3) courses:

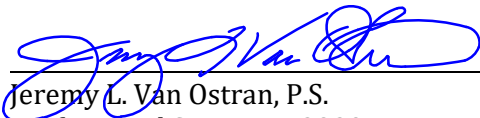
- 1. **North 28°49'17" East**, a distance of **51.33** feet, to a point;
- 2. **North 61°31'17" West**, a distance of **332.04** feet, to a point;
- 3. **South 28°28'43" West**, a distance of **251.00** feet, to the **POINT OF BEGINNING**, containing 16.780 acres, subject to all easements and documents of record.

The bearings shown on this survey are based on the bearing of North 66°48'32" West as determined for the centerline of Groveport Road based on field observations performed in January, 2023 and based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK Observations.

The foregoing boundary survey was prepared from an actual field survey performed by or under my direct supervision in accordance with chapter 4733-37 Ohio Administrative Code. The survey was performed in January, 2023.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Jeremy L. Van Ostran, P.S.
Professional Surveyor 8283

6/4/26

Date

City of Groveport Planning and Zoning Commission
655 Blacklick Street
Groveport, OH 43125

RE: Proposed Groveport Road Development
Groveport Road and Saltzgaber Road
Parcel: 185-002772-00
Parcel: 185-002773-00
Parcel: 185-002774-00
Parcel: 185-003040-00

Dear Commission Members,

AMS Land Acquisitions, LLC (the “Applicant”) has a purchase contract with Groveport I LLC c/o Sansone Group that allows us to seek the rezoning of ±18.6-acres (consisting of parcels 185-002772-00, 185-002773-00, 185-002774-00, and 180-000921-00) near the northwest corner of Groveport Road and Saltzgaber Road from Planned Industrial Park (PIP) zoning to Limited Industrial (LI) and Community Commercial (CC) to support the development of two future lots. As members may recall, this site was previously rezoned in 2024 to the PIP zoning classification for a proposed freezer/cold storage facility. After a few discussions with the City of Groveport Development Director, we have received direction that a new rezone of the site be sought to better align with the intended proposed use of an industrial warehouse and distribution facility.

Similar to the aforementioned freezer/cold storage facility, Lot 1 (±16.78-acres) would contain a ±200,000-sft industrial warehouse building with attached office and related site improvements (including drives, loading docks, parking lots, utilities, etc.) and will seek the LI zoning classification. Lot 2 (±1.86-acres) would contain a smaller building than Lot 1 which would be identified in size and use in a separate, future application and will seek the CC zoning classification.

We understand that an onsite stormwater management detention basin will be required to satisfy all stormwater requirements of both the City of Groveport and Franklin County. We anticipate that stormwater runoff will be similar in nature to the aforementioned freezer/cold storage building proposed for this site. It should be noted that the previous developer for the freezer/cold storage building had coordinated with the City of Groveport, Madison Township, the Franklin County Engineer, and adjacent property owners to receive approvals for offsite stormwater improvements along the western Saltzgaber Road Right-of-Way, that then extend onto private property to its ultimate discharge point. A stormwater drainage easement was recorded for these offsite stormwater improvements and we

intend to utilize this easement in a similar manner to the previously planned development for our proposed development.

We are committed to a successful project and a future partnership with the City of Groveport.

Sincerely,

A handwritten signature in dark ink, appearing to read 'DKM', with a large, sweeping horizontal stroke at the end.

Dan Kmiecik
Senior Development Manager

ZONING