

Application to the Planning & Zoning Commission

**Fee: \$150.00**

AVULIC@PIZZUTI.COM
Email address



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 *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: 154-000002

Owner's Name: NNN Groveport
Address: 410 N Michigan Ave, Suite 850
City & State: Chicago, IL Zip Code 60611

Site Address: 2400 Rohr Rd

Mail Address: Name: NNN Groveport
Address: 410 N Michigan Ave, Suite 850
City & State: Chicago, IL Zip Code 60611

Parcel Number: 152-001939

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International Gateway
City & State: Columbus, OH Zip Code 43219

Site Address: 0 Global Court

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

Parcel Number: 150 - 000707

Owner's Name: Christine Smith
Address: 29160 Logan Elm Rd
City & State: Circleville, OH Zip Code 43113

Site Address: 6105 Alum Creek Dr

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: 150-002197

Owner's Name: Nathaniel Kelly
Address: 2448 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 2448 Aloha Dr

Mail Address: Name: Nathaniel Kelly
Address: 2448 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Parcel Number: 150-002195

Owner's Name: Wallace Walker
Address: 2434 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 0 Aloha Dr

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

Parcel Number: 152-001938 & 152-001937

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International Gateway
City & State: Columbus, OH Zip Code 43219

Site Address: 0 Global Court & 0 Toy Rd

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

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Parcel Number: 152-001936

Owner's Name: BVK US II Pool 01
Address: 1 Beacon St, Ste 1700
City & State: Boston, MA Zip Code 02108

Site Address: 2820 Global Dr

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

Parcel Number: 152-001982 & 152-001983

Owner's Name: ILPT Properties - C/O Industrial Logistics Properties Trust,
Address: 255 Washington St, Ste 300 2 Newton PL
City & State: Newton, MA Zip Code 02458

Site Address: 2373 Global Dr & 2353 Global Dr

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

Parcel Number: 152-001650

Owner's Name: Rose Rock Holdings
Address: PO Box 26210
City & State: Oklahoma, OK Zip Code 73126

Site Address: 6023 Alum Creek Dr

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

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Parcel Number: 150-002198

Owner's Name: Wallace ^{JR.} Walker & Marlene
Address: 2434 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 2434 Aloha Dr

Mail Address: Name: Wallace ^{JR.} Walker & Marlene
Address: 2434 Aloha Drive
City & State: Groveport, OH Zip Code 43125

Parcel Number: 150-002196

Owner's Name: John Pack
Address: 2453 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Site Address: 2453 Aloha Dr

Mail Address: Name: John Pack
Address: 2453 Aloha Dr
City & State: Groveport, OH Zip Code 43125

Parcel Number: 186-002017

Owner's Name: Menard
Address: 5101 Mendard Dr
City & State: Eau Claire, WI Zip Code 54703

Site Address: 6050 Gateway Ct

Mail Address: Name: Menard
Address: 5101 Mendard Dr
City & State: Eau Claire, WI Zip Code 54703

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Parcel Number: 154-000006 & 185-002923

Owner's Name: Exel Inc
Address: 360 Westar Blvd
City & State: Westerville, OH Zip Code 43082

Site Address: 0 Alum Creek Dr & 2829-2869 Rohr Rd

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

Parcel Number: 154-000004

Owner's Name: Integrity Real Estate Holdings
Address: 2860 Fisher Rd
City & State: Columbus, OH Zip Code 43204

Site Address: 0 Alum Creek Dr

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 _____

BSTP MIDWEST, LLC

December 21, 2020

VIA EMAIL

Mr. Stephen Moore
Chief Building Official
City of Groveport
655 Blacklick Street
Groveport, OH 43125

RE: Modification of Approved Development Plan (ORD 19-020)
2400 Rohr Road (Parcel numbers 154-000007, 154-000008, 154-000009)

Mr. Moore:

BSTP Midwest, LLC (BSTP) received Final Development Plan approval from the City of Groveport in August of 2019 via Ordinance 19-020 for a three-lot subdivision at the northeast corner of Alum Creek Drive and Rohr Road. BSTP recently completed the sale of a 20.75 acre parcel to Pizzuti/TMD LLC (Pizzuti) known as "Lot 2". BSTP has retained ownership of the balance of the property, referred to in the plan as Lots 1 and 3. The intended uses of those Lots has not changed, with the development schedule yet to be determined.

Pizzuti has communicated their intent to construct two industrial buildings on Lot 2 starting in the spring of 2021 prior to our development of Lots 1 and 3. Pizzuti is applying for a modification to condition 7 of the final development approval, allowing for activation of the new public water service to Lot 2 in advance of construction of the proposed access drive from Alum Creek Drive and the north-bound right turn lane to that drive. The access drive is designed to serve increased traffic accessing the retail development on Lots 1 and 3 and does not directly serve Lot 2.

BSTP is writing in support of and consent to this modification. BSTP agrees that activation of public water service to any building on either Lot 1 or Lot 3 remains conditioned on the completion of the aforesaid roadway improvements. Access to the industrial buildings will be via Global Court through the Village of Obetz until completion of the access drive along the eastern side of the development which will be constructed simultaneously with the improvements on Lot 1.

Please call if you have any questions or concerns.

Sincerely,
BSTP Midwest, LLC



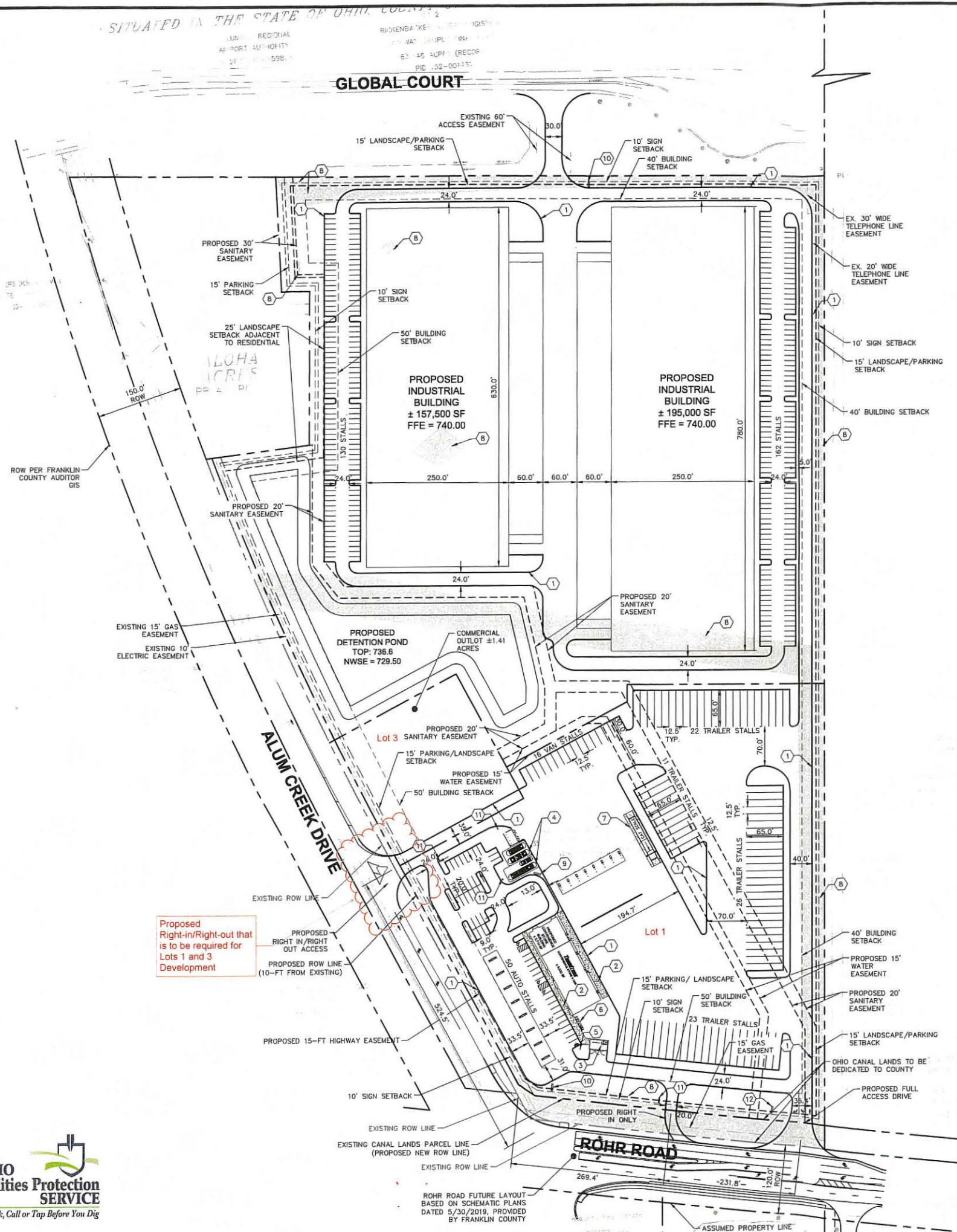
Drew Zazofsky

cc: Alex Vulic – The Pizzuti Companies
Mike MacKinnon – BSTP Midwest, LLC

BSTP MIDWEST, LLC

122 N. WHEATON AVENUE # 646 | WHEATON, IL 60187-0646
(630) 388-8550

Drawing name: K:\CLB_DEV\190022003_Bluestone_Groveport_OH\2 Design\Drawings\Development Plan\Development Plan Package\Site Plan.dwg SITE PLAN Jul 19, 2019 7:49am by: Derek Leary
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Proposed Right-in/Right-out that is to be required for Lots 1 and 3 Development

ROHR ROAD FUTURE LAYOUT BASED ON SCHEMATIC PLANS DATED 5/30/2019, PROVIDED BY FRANKLIN COUNTY

GLOBAL COURT

KEY NOTES

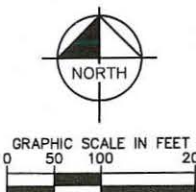
- 1 CONCRETE CURB AND GUTTER, TYP.
- 2 CONCRETE SIDEWALK, TYP.
- 3 TRASH ENCLOSURE
- 4 UNDERGROUND FUEL TANK LOCATION
- 5 SERVICE ISLAND
- 6 OUTDOOR SALES AREA
- 7 CAT SCALE
- 8 EXISTING VEGETATION TO BE REMOVED
- 9 MENU BOARD (SEE SIGNAGE PACKAGE)
- 10 MID-RISE SIGN (SEE SIGNAGE PACKAGE)
- 11 DIRECTIONAL SIGN (SEE SIGNAGE PACKAGE)
- 12 MONUMENT SIGN (BUSINESS DIRECTORY) (SEE SIGNAGE PACKAGE)

LEGEND

- CENTERLINE OF RIGHT OF WAY
- - - EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. COMMERCIAL OUTLOT DESIGNATED TO BE ANY PERMITTED USE WITHIN PIP ZONE.



SITE DATA TABLE

	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONTAGE: (ALUM CREEK DRIVE)	75 FT	146.5 FT
FRONTAGE: (ROHR ROAD)	45 FT	183.6 FT
SIDE: (WEST)	50 FT	332.9 FT
SIDE: (NORTH)	20 FT	93.6 FT
REAR: (EAST)	N/A	271.5 FT
PARKING SETBACKS		
FRONTAGE: (ALUM CREEK DRIVE)	45 FT	77.5 FT
FRONTAGE: (ROHR ROAD)	27 FT	27.5 FT
LANDSCAPE EASEMENT		
FRONTAGE: (ALUM CREEK DRIVE)	15 FT	15 FT
FRONTAGE: (ROHR ROAD)	15 FT	15 FT
SIDE: (WEST)	25 FT	25 FT
SIDE: (NORTH)	15 FT	15 FT
REAR: (EAST)	15 FT	15 FT
PARKING (SERVICE ESTABLISHMENT)		
3 PARKING SPACES FOR THE FIRST 1,000 SF OF GROSS FLOOR AREA PLUS 1 SPACE PER ADDITIONAL 250 SF OF GROSS FLOOR AREA		
STANDARD SPACES (80')	36	46
ADA SPACES	3	3
PARKING (WAREHOUSING)		
0.3 SPACES PER 10,000 SF OF GROSS BUILDING AREA		
STANDARD SPACES (80')	106	150

Kimley»Horn
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COLUMBUS, OH 43231
PHONE: 614-454-6696
WWW.KIMLEY-HORN.COM

SITE PLAN

BLUESTONE DEVELOPMENT
NEC OF ALUM CREEK DR & ROHR RD
GROVEPORT, OH

ORIGINAL ISSUE:
4/5/19
KHA PROJECT NO.
190022003
SHEET NUMBER

FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 39048C0431K
MOST RECENT EFFECTIVE DATE OF FIRM: JUNE 17, 2008
BASE FLOOD ELEVATION: ZONE X

