



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, August 3, 2015 at 6:00 PM

CASE NUMBER: #2015-07

APPLICANT: J. Mark Shapland, Becknell Industrial

EXISTING ZONING: R (Rural)

REQUEST: #2015-07 A request by J. Mark Shapland, Becknell Industrial for a Final Development Plan at 5770 Saltzgaber Road, (Parcel #185-002541).

DESCRIPTION: The applicant is requesting to rezone 21.4 +/- acres of a 37.68 +/- acre parcel from Rural to Planned Industrial Park (PIP). The development plan submitted shows a 310,000 square foot warehouse to be built on approximately 21.4 +/- acre tract of land. The warehouse complies with parking requirements related to size and number of spaces for the project. The plan also complies with the required setbacks for the zoning requested. The plan shows the required landscape buffers along Groveport Road and Saltzgaber Road and the other property lines. The landscape buffer shown along Saltzgaber Road may need to be supplemented with mounding and additional evergreen trees to provide adequate screening considering it is abutting residential properties.

CONCLUSION:

Staff has no objections to the approval of the development plan as it relates to zoning requirements. Screening of the project from the residential uses to the west should be considered a priority to approval of the development. The Planning Commission should also consider engineering comments and conditions before making its decision on this case.



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MEMORANDUM
Office of the City Engineer

Date: July 29, 2015

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Copy: Stephen Moore, Chief Building and Zoning Official

Re: **CASE # 2015-07 -- Planning & Zoning Commission – August 3, 2015**

Case – 2015-07 Request for Approval of Final Development Plan

Site address:	5770 Saltzgaber Road
Containing parcel (s):	185-002541
Current Zoning:	Rural (unzoned)
Proposed Zoning:	PIP – Planned Industrial Park (PIP)
Current Use:	Agriculture
Request:	Applicant (J. Mark Shapland, Becknell Industrial) is requesting to rezone 21.4 +/- acres of a 37.658 +/- acre parcel from Rural zoning district to Planned Industrial Park (PIP) zoning district.

Comments:

The proposed zoning district, being Planned Industrial Park (PIP) requires a *Final Development Plan*.

The following summary addresses review comments and highlights proposed site development features presented within the proposed *Final Development Plan* that is in both the pictorial and narrative form:

1. Development Plan, site access & internal site traffic circulation: Two (2) site access drives are proposed, both accessing the site from Saltzgaber Road. The northern drive access will occur within City of Groveport jurisdiction and the southern drive access will connect to the township's controlled right-of-way. No curb drives/accesses are proposed from Groveport Road, which should be discouraged. Interior drives provide opportunity for complete site circulation around the proposed 310,000 square foot building. All proposed site drives appear to accommodate both passenger cars and trucks. Internal circulation is judged reasonable, with no apparent restrictions noted. Use of guard shacks are not defined and approval of such features should be reviewed by both the City zoning official and City engineer prior to construction, as a check for potential conflict with ingress and egress traffic and its impact on public streets.

2. Water and Sewer Utilities: Feasibility for utility service is demonstrated.
 - a. Water: building water-service connections will be made to an existing 20-inch public water main located on south side of Groveport Rd.

The Applicant has committed to construct a NEW public water main extension with hydrants along the east side of Saltzgaber Road from Groveport Road, to serve other properties in the region south and west of the subject parcel. New water main shall not be less than eight (8) inch diameter and possibly larger, depending on its design, which shall be subject to approval of City of Columbus and City of Groveport using agency design standards, including the Ohio EPA requirements.

- b. Sanitary Sewer: building services will to be made from a NEW public sewer main extension that the developer has committed to construct along the east side of Saltzgaber Road extended from an existing public sewer at the southeast corner of the Saltzgaber Rd/Groveport Rd. intersection. The proposed sewer extension will be designed to serve the region and properties south and west of the subject parcel. The new sewer main shall not be less than eight (8) inches in diameter, and possibly larger depending on its design that shall be subject to approval of City of Columbus and City of Groveport, using agency design standards, including the Ohio EPA requirements. Easements will be required and are shown on the Development plan.
3. Storm drainage & Stormwater Management: feasibility is demonstrated. Final Development Plan displays set-aside area for on-site stormwater management facilities (three (3) proposed detention areas). An interior site drainage collection system is shown to lead to the detention areas and to direct controlled runoff to the northeast to existing storm drainage conduit located along Groveport Rd. Site drainage shall accommodate offsite drainage that passes through the site. The drainage system and stormwater management design shall comply with the City's Stormwater Policy regulations and Franklin County storm design standards if applicable.
4. Saltzgaber Road Improvements and Right-of-way (ROW) dedication: Along Saltzgaber Road, additional right-of-way (ROW) is proposed to be dedicated on the east side of the street, to provide for a total 60-foot Saltzgaber Rd ROW. This proposed ROW dedication is being reviewed by both the County Engineer and the City Engineer for adequacy per the local standards and thoroughfare plans for the area. ROW dedication should provide for a fee-simple form of dedication for the entire road ROW on Saltzgaber and to the Saltzgaber/Groveport Rd intersection as required by the City, during later review of the Road design.

To accommodate increase in traffic from the project, the applicant has committed to roadway improvements to Saltzgaber Road and to the intersection of Saltzgaber Rd/Groveport Road. Presently, this roadway is not of sufficient size or structural condition to withstand anticipated site traffic (particularly trucks). The County and Township are contemplating this proposal. Design of this roadway shall meet the street design standards of the Franklin County Engineer (for the township ROW portion) and City of Groveport (for Groveport's ROW portion). The number and configuration of travel lanes is under review by the County and City.

With the improvements to Saltzgaber Road, an improved drainage collection system should be provided to safely convey storm runoff from the roadway and from offsite tributary acreage located west of the project corridor directing it through and/or around the subject tract. Drainage and roadway design, should follow City and County design standards.

5. Traffic Impact and offsite roadways: A Traffic Impact Study (TIS) was prepared by a traffic engineer engaged by the applicant that is currently undergoing a technical review by both the City of Groveport's City Engineer and the Franklin County Engineer's office on behalf of Madison Township. The TIS considered the site development impact on Groveport Road and the numerous intersections to the east (including at Greenpointe Drive, SR 317, Kroger entrance, and Tallman Street). Other regional intersections and road segments were also examined. Technical reviews of the TIS are not complete as of the date of this summary.

It is noted that presently, truck traffic is prohibited (by ordinance, enforced with signage) on Saltzgaber Road within the City of Groveport's portion of this road. If the project is approved and site access is from Saltzgaber Road, the ordinance will need to be rescinded.

Existing Saltzgaber Road connects to Toy Road (an east-west street) about 1100 feet south of the subject parcel. It is also noted that along the segment of Toy Road that is under the City of Groveport's jurisdiction (west of the Swisher Road intersection), truck traffic is also prohibited from using the road. In consideration of these above-described roadway jurisdictions and restrictions, controls may be warranted at site driveways from the subject parcel to direct emerging traffic (i.e., egress) in the northern direction onto Saltzgaber Rd. toward Groveport Road, to ensure that trucks do not travel south and utilize Toy Road. This concept needs to be discussed with the township and Franklin County engineer, who have limited legal authority to restrict truck traffic on nonresidential streets.

Conclusions – Case 2015-07

The Franklin County Engineers office's review of the Traffic Impact Study (TIS) is still ongoing and in light of this, their office advised the City of Groveport in writing of their request for an extension of time, to allow them to conduct a thorough review of the Traffic Impact Study (TIS) and to identify the appropriate related roadway improvements. The City engineer is also reviewing the TIS and awaits the County's comments. Seeing as review comments may need to be returned to the traffic engineer who prepared the study, for his revision of the TIS and possibly the recommended improvements, the City Engineering Department staff suggest the Planning Commission consider to postpone their decision on a recommendation to City Council on this application until the outcome of the TIS is determined, the TIS is accepted, and until agreement is reached as to the required offsite roadway improvements.