

**APPLICATION TO THE PLANNING & ZONING COMMISSION**

**Zoning Amendment - Rezoning**



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

Date: 4-5-18  
Case # 2018-03

**FEES:** 1) Straight Letter District:

- A) Residential (\$50.00 per dwelling unit over one unit) \$150.00 plus \$25.00 per acre
- B) Non-residential \$250.00 plus \$25.00 per acre

2) PUDS:

- A) Preliminary Development Plan \$250.00 plus \$25.00 per acre
- B) Final Development Plan \$350.00 plus \$25.00 per acre 350 + 550 = 900
- C) Modification Development Plan \$150.00

Address of property to be rezoned 5770 Saltzgaber Road located on the South side of Groveport Road street / road / avenue.

East Saltzgaber Road

Parcel # 185-002541. The property contains a total of 21.42 acres.

The property is currently being used for Vacant land (Agricultural).

The property is currently zoned Agricultural.

I am requesting rezoning to the PIP (Planned Industrial) district so that I may

use the property for Warehousing / Distribution.

Applicant's Name: Fed One Properties XVII, LLC Phone #: 614-873-0662

Address: 8400 Industrial Parkway, Plain City, Ohio 43064

Owner's Name: DMH Farms LLC Phone #: 740-862-2081

Address 4411 Blacklick Eastern Rd. NW, Baltimore, Ohio 43105-9409

**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, 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.

Robert Biondi  
Applicant's Signature

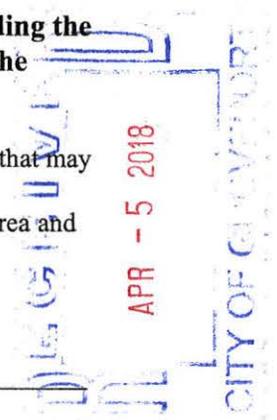
614-873-0662  
Contact phone number

Robert Biondi  
Applicant's Printed Name

bobbiondi@rrohio.com  
Email address

Sara Hanes 614-570-6823

shanes@rrohio.com



**APPLICATION TO THE PLANNING & ZONING COMMISSION**

**Zoning Amendment - Rezoning**



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

Date: 4-5-18  
Case # 2018-04

**FEES:** 1) Straight Letter District:  
A) Residential (\$50.00 per dwelling unit over one unit) \$150.00 plus \$25.00 per acre  
B) Non-residential \$250.00 plus \$25.00 per acre  
2) PUDS:  
A) Preliminary Development Plan \$250.00 plus \$25.00 per acre  
- B) Final Development Plan \$350.00 plus \$25.00 per acre 350 + 100 = \$450  
C) Modification Development Plan \$150.00

**Address of property** to be rezoned 5770 Saltzgaber Road located on the South side of Groveport Road street / road / avenue.  
East Saltzgaber Road

**Parcel #** 185-002541. The property contains a total of 3.904 acres.

The property is currently being used for Vacant land (Agricultural).

The property is currently zoned Agricultural.

I am requesting rezoning to the SCPD (select Commercial) district so that I may use the property for Approved Commercial Uses.

Applicant's Name: Fed One Properties XVII, LLC Phone #: 614-873-0662

Address: 8400 Industrial Parkway, Plain City, Ohio 43064

Owner's Name: DMH Farms LLC Phone #: \_\_\_\_\_

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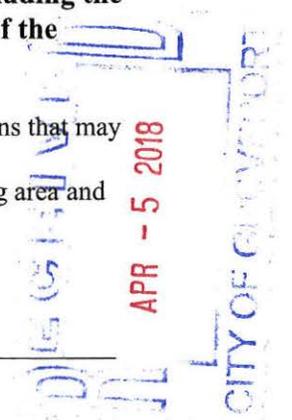
Robert Biondi  
Applicant's Signature

614-873-0662  
Contact phone number

Robert Biondi  
Applicant's Printed Name

bobbiondi@rrohio.com  
Email address

Sara Hanes 614-570-6823 shanes@rrohio.com



**PROPERTY OWNERS LIST**

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Parcel Number: 185-002768

Owner's Name: Roger J Studley TR  
Address: 16047 Catalpa Ridge Dr.  
City & State: Holly, MI Zip Code 48442

Site Address: 5621 Groveport Rd.

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

Parcel Number: 185-002767

Owner's Name: Roger J Studley TR  
Address: 16047 Catalpa Ridge Dr.  
City & State: Holly, MI Zip Code 48442

Site Address: 5625 Groveport Rd.

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

Parcel Number: 180-001005

Owner's Name: Little Angel Church of Old Regular Baptist The church of Jesus Christ  
Address: 5733 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5733 Saltzgaber Rd.

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

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Parcel Number: 180-001182

Owner's Name: Rose E. Moore  
Address: 5777 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5777 Saltzgaber Rd.

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

Parcel Number: 180-001013

Owner's Name: David L Germann  
Address: 4900 Opossum Run Rd.  
City & State: Grove City, Ohio Zip Code 43123-8816

Site Address: 5781 Saltzgaber Rd.

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

Parcel Number: 180-001014

Owner's Name: Rose E Moore  
Address: 5777 Saltzgaber Rd  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5793 Saltzgaber Rd.

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

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Parcel Number: 180-001006

Owner's Name: Mark S Schleppi  
Address: 5801 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5801 Saltzgaber Rd.

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

Parcel Number: 180-001015

Owner's Name: Marvin M & Gina A Bailey  
Address: 5815 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5815 Saltzgaber Rd.

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

Parcel Number: 180-000990

Owner's Name: Marvin M & Gina A Bailey  
Address: 5815 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5815 Saltzgaber Rd.

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

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Parcel Number: 180-001016

Owner's Name: Lynn P. Legg AFDT  
Address: 5831 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5831 Saltzgaber Rd.

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

Parcel Number: 180-001017

Owner's Name: Janice L. Cowan  
Address: 4210 Amanda Northern Rd.  
City & State: Carroll, Ohio Zip Code 43112

Site Address: 5841 Saltzgaber Rd.

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

Parcel Number: 180-001018

Owner's Name: Carl L. Grube  
Address: 5861 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5861 Saltzgaber Rd.

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

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Parcel Number: 180-000068

Owner's Name: William D Harris & Susan B Harris  
Address: 5875 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125-1053

Site Address: 5875 Saltzgaber Rd.

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

Parcel Number: 180-001028

Owner's Name: Kenneth B Heacock & Marjorie M Kanniard  
Address: 6800 Oak Creek Dr.  
City & State: Columbus, Ohio Zip Code 43229

Site Address: 5879 Saltzgaber Rd.

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

Parcel Number: 180-001027

Owner's Name: Brian L Schleppe  
Address: 5891 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5891 Saltzgaber Rd.

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

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Parcel Number: 180-001021

Owner's Name: Ronald L Cottrell & Bobbie J Cottrell  
Address: 5899 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5899 Saltzgaber Rd.

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

Parcel Number: 180-001026

Owner's Name: Andrew E. Lyles TR  
Address: 3590 Toy Rd.  
City & State: Groveport, Ohio Zip Code 43125-1062

Site Address: 3590 Toy Rd.

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

Parcel Number: 180-001498

Owner's Name: Melvin L Eberwein JR  
Address: 5910 Saltzgaber Rd.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: 5910 Saltzgaber Rd.

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

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Parcel Number: 185-002311

Owner's Name: GPS Consumer Direct Inc.  
Address: 900 Cherry Ave.  
City & State: San Bruno, CA Zip Code 94066

Site Address: 0 S Green Pointe Dr.

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

Parcel Number: 185-001316

Owner's Name: Build-A-Bear Retail Management Inc.  
Address: 1954 Innerbelt Bus Center  
City & State: St. Louis, MO Zip Code 63114

Site Address: 5925 Greenpointe Dr.

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

Parcel Number: 185-001854

Owner's Name: Meritex Properties LLC  
Address: 24 University Ave NE #200  
City & State: Minneapolis, MN Zip Code 55413

Site Address: 5885<sup>5905 S.</sup> Greenpointe Dr.

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

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Parcel Number: 185-001853

Owner's Name: Exeter 5835 Green Pointe LLC  
Address: 140 W Germantown Pike 150  
City & State: Plymouth Meeting, PA Zip Code 19462

Site Address: 5835 Green Pointe Dr.

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

Parcel Number: 185-002139

Owner's Name: Gordon Capital LLC  
Address: 2074 Arlington Ave  
City & State: Columbus, Ohio Zip Code 43221

Site Address: 0 S Green Pointe Dr.

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

Parcel Number: 185-002056

Owner's Name: Gordon Capital LLC  
Address: 2074 Arlington Ave  
City & State: Columbus, Ohio Zip Code 43221

Site Address: 5825 Green Pointe Dr.

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

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Parcel Number: 185-001851

Owner's Name: R & C Murphy Family LLC  
Address: 5600 Clyde Moore Dr.  
City & State: Groveport, Ohio Zip Code 43125

Site Address: D Green Pointe Dr.

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

Parcel Number: 185-002198

Owner's Name: KTR Ohio LLC  
Address: 300 Barr Harbor Dr. #150  
City & State: Conshohocken, PA Zip Code 19428

Site Address: 5765 N. Green Pointe Dr.

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

Parcel Number: 185-002549

Owner's Name: Edward J Herrmann Bishop  
Address: 5684 Groveport Rd.  
City & State: Groveport, Ohio Zip Code 43125-1003

Site Address: 5684 Groveport Rd.

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

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Parcel Number: 185-002550

Owner's Name: James A Griffin TR  
Address: 5684 Groveport Rd.  
City & State: Groveport, Ohio Zip Code 43125-1003

Site Address: 5670 Groveport Rd.

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

Parcel Number: 185-002547

Owner's Name: Bright Innovations LLC  
Address: 5141 Bixford Ave  
City & State: Canal Winchester, Ohio Zip Code 43110

Site Address: 5650 Groveport Rd.

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

Parcel Number: 185-002548

Owner's Name: Bright Innovations LLC  
Address: 5141 Bixford Ave  
City & State: Canal Winchester, Ohio Zip Code 43110

Site Address: 5600 Saltzgaber Rd.

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

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Parcel Number: 180-000058

Owner's Name: Donald G Mayes  
Address: P.O. Box 418  
City & State: Corning, Ohio Zip Code 43730-0418

Site Address: 5630 Groveport Rd.

Mail Address: Name: Same as above  
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 \_\_\_\_\_

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

# PIP ZONING

**A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.**

The proposed amendment, (rezoning from Agricultural to PIP), will not have a negative impact on the surrounding area. The land sits adjacent to an existing PIP which is built out with existing warehousing/distribution facilities. This development will provide the land owner with the opportunity to sell his land (which has been vacant for over a decade), and will provide the City of Groveport with a new vacant piece of industrial land. Additionally, the City and surrounding area will benefit from the proposed roadway widening and improvements at the intersection of Groveport Road and Saltzgaber Road.

# FED ONE PROPERTIES XVII, LLC

## SALTZGABER ROAD DEVELOPMENT

Groveport, OH

PIP ZONING

April, 2018

Design Standards

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### Approved Uses

The following uses shall be deemed as approved uses:

- Warehouse and storage facilities.
- Distribution facilities.
- Manufacturing and fabrication.
- Office use as an ancillary use to the above
- All other uses as permitted under PIP section 1153.03 of Groveport Zoning Code, Land Use Matrix.

### Setbacks

Building setbacks shall be as follows:

- Groveport Road: 60' from the ROW.
- Saltzgaber Road: 30' from the ROW.
- Side & Rear Yards: 40'

Pavement setbacks shall be as follows:

- Groveport Road: 37' from the ROW.
- Saltzgaber Road: 25' from the ROW.
- Side Yard: 25'.
- Rear Yard: 15'.

### Employee and Visitor Parking Areas

Parking areas shall be sufficient to accommodate all parking needs for employees, overlapping shifts, company vehicles, and visitors without the use of on-street parking. At a minimum the following parking requirements shall be met:

- Auto parking space size is 9'x20'
- Loading space size is 12'x50' minimum.

### Minimum Parking Ratios

- Manufacturing, distribution, and warehousing (including any ancillary office use): 0.3 spaces/1000 s.f.

### 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.

### Architectural Building Materials

- Precast and tilt-up concrete wall panels are permitted as the primary building material.
- All curtain wall and spandrel wall systems must be either clear or black anodized, or kynar color finished. Glass panels may use gray, clear, blue or green shades of glass.

### Dumpsters and Compactors

- All outdoor dumpsters or refuse containers not attached to or contiguous to the building shall be visually screened, by masonry or durable material so as not to be visible from adjacent properties or streets. No refuse collection areas shall be permitted between a public street and the front of a building. Refuse collection areas shall be effectively designed to contain all refuse generated on-site and deposited between collections.
- Any required screening shall be provided to a height one foot higher than the equipment contained therein.

### Lighting

- All exterior lighting shall be contained within the building lot and shall not spill out to adjacent properties.
- All parking lot or truck court pole lighting shall be shoe box, cut-off fixture type.
- All exterior lighting shall be metal halide or other "white" light source.
- Maximum pole fixture height is 40 feet above finish floor.
- Comply with Section 1154.06 of Groveport Zoning Code.

### Landscaping

- See Attached Landscape Plan
- All Landscaping shall meet minimum requirements of Groveport Planned Industrial Park Zoning Chapter 1178.

### 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 along Saltzgaber Road.
- Ground mounted signage shall meet Chapter 1178 of City of Groveport Zoning Code.

### **Tenant Wall Mounted Signs**

- One wall mounted tenant identification sign will be permitted per building tenant.
- The maximum sign area shall be 150 square feet for each principal sign.
- The top edge of any wall sign shall be a minimum of 2 feet below the top edge of the wall to which it is attached.
- All wall mounted signs shall be internally illuminated.
- Signage shall meet Chapter 1178 of City of Groveport Zoning.

### **On Site Way-finding and Directional Signage**

- Each building shall be permitted the right to provide on-site vehicular and directional signage to assist with identifying such items as truck traffic control. Speed limits, and employee and visitor parking areas.
- All on-site signage shall be of a consistent design and format.
- All on-site signage shall be a pre-finished aluminum material.
- On site way-finding and directional signage shall meet Chapter 1178 of City of Groveport Zoning Code.

### **Guardhouse**

- Guardhouse shall be approved by City Planning/ Engineering.

**ZONING DESCRIPTION (PIP) OF 21.422 ACRES  
PROJECT NAME  
PROJECT DESCRIPTION**

Situated in the State Of Ohio, County of Franklin, City of Groveport, Range 20, Township 11, Northwest Quarter of Section No. 29, Congress Lands East of the Scioto River, being 21.422 acres out of a 37.68 acre tract of land conveyed To DMH Farms, LLC of record in Instrument Number 201212210197736, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 21.422 acre parcel being more fully described herein;

**BEGINNING** at a point on the east line of said 37.68 acre parcel, the west line of Green Pointe Business Park of record in Plat Book 85, Page 100 said point also being 383.17 feet from the C/L of said Groveport Road;

Thence, South 03°49'28" West, with the east line of said 37.68 acre parcel and the west line of Green Pointe Business Park a distance of 1129.66 feet to a point;

Thence, North 89°32'43" West, across said 37.68 acre parcel a distance of 658.71 feet to a point in the C/L of Saltzgaber Road (47.5 feet Right of Way);

Thence, North 00°27'18" East, with the C/L of said Saltzgaber Road a distance of 1511.79 feet to a point;

Thence, South 89°32'42" East, across said 37.68 acre parcel a distance of 37.50 feet to a point;

Thence, South 66°24'03" East, across said 37.68 acre parcel a distance of 155.15 feet to a point;

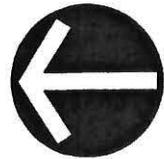
Thence, South 58°52'53" East, across said 37.68 acre parcel a distance of 633.53 feet to the **TRUE POINT OF BEGINNING**, containing 21.422 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of North 00°27'18" East was held on the centerline of Saltzgaber Rd, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in March of the year 2018.

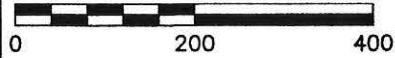
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**



 4-4-18  
 Robert W. Martin, P.S. Date  
 Registered Surveyor No. 8114

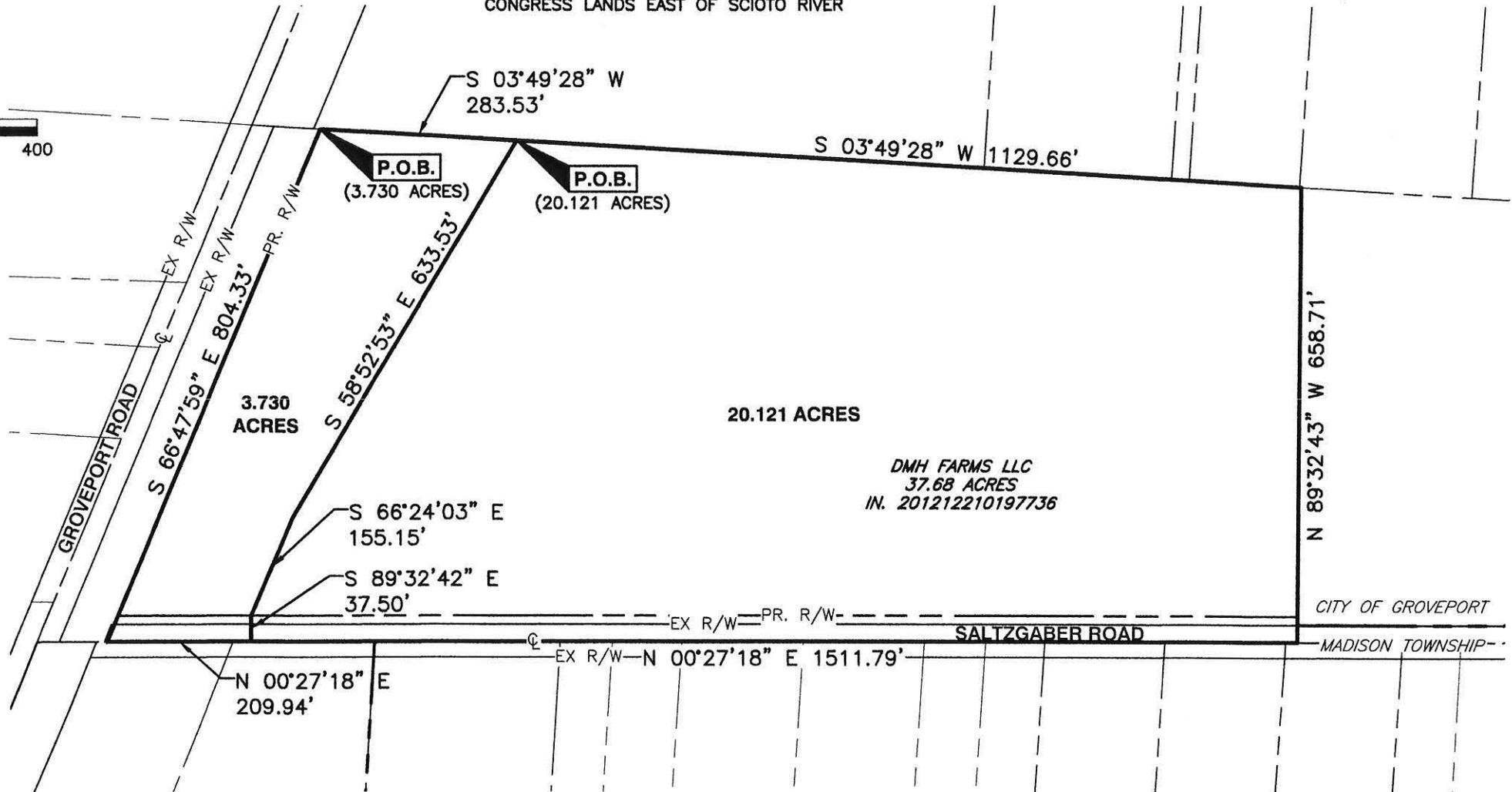


NORTH  
SCALE IN FEET



### ZONING EXHIBIT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT,  
NW QUARTER OF SECTION 29, TOWNSHIP 11, RANGE 20  
CONGRESS LANDS EAST OF SCIOTO RIVER



P:\2018\180-631-Survey\Draw\180631-SV01-ZONING-V2.dwg[LAYOUT] LS:(4/5/2018 - jcoffin) - LP: 4/5/2018 2:37 PM

THE ABOVE EXHIBIT IS BASED ON INFORMATION OBTAINED FROM THE AUDITOR'S OFFICE AND RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, AND IS INTENDED TO BE USED FOR ZONING PURPOSES ONLY.



**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

GROVEPORT CITY  
FRANKLIN COUNTY, OHIO

3.730 ACRES  
20.121 ACRES

DRAWN BY:	JEC	CHECKED BY:	RWM
DATE:	APRIL 2018	DWG SCALE:	1" = 200'

APPROVED BY:	RWM	DRAWING NO.:	1 OF 1
PROJECT NO.:	180-631		

# SCPD ZONING

**A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.**

The proposed amendment, (rezoning from Agricultural to SCPD), will not have a negative impact on the surrounding area. The land sits adjacent to Groveport Road and also lies near an existing PIP which is built out with existing warehousing/distribution facilities. This development will provide the land owner with the opportunity to sell his land (which has been vacant for over a decade), and will provide the City of Groveport with a new vacant piece of commercial land. This land might be used in the future for an office building, medical/dental facility or other approved use. Additionally, the City and surrounding area will benefit from the proposed roadway widening and improvements at the intersection of Groveport Road and Saltzgeber Road.

# FED ONE PROPERTIES XVII, LLC

## SALTZGABER ROAD DEVELOPMENT

Groveport, OH

SCPD ZONING

April, 2018

Design Standards

Applications for the SCPD shall meet the following performance standards. The Development Plan will be reviewed to determine whether the following standards have been addressed and satisfied. Unless otherwise indicated, information required by the performance standard criteria shall be submitted in conjunction with the Development Plan submission. A compliance waiver for any performance standard may be granted as a part of the Development Plan if approved by the City Council.

### Approved Uses:

- Community facilities such as libraries, offices, or cultural facilities operated by a public agency or government
- School -- Public or Private, offering general educational courses and having no rooms regularly used for housing or sleeping of students.
- Offices -- Business for insurance, real estate, data processing, advertising, business, professional or civil associations, and other similar management and/or service functions
- Offices -- Professional offices for physicians, dentists, other licensed health practitioners, attorneys, accountants, engineers, architects and other similar professions
- Research. Educational and research institutions which in appearance and land use functional characteristics are similar to permitted office uses
- Retail Sales – Building Materials. Lumber and other building material dealers, heating and plumbing equipment dealers, electrical supply stores, and similar retail stores. (This does not include contracting services except as provided for herein.)
- Retail Sales – Clothing stores, personal apparel accessory and specialty stores, shoe stores, tailors, and related retail stores
- Retail Sales – General hardware, drug, department, mail order, variety and other general merchandise stores
- Retail Sales – Home furnishings, furniture, household appliance, radio, television, computer, and music stores
- Retail Sales – Lawn and garden plants and supplies
- Retail Sales – Miscellaneous small item retail stores, including antique, book, and stationary, sporting goods, bicycle, small appliance, camera, and photo, optical, gift and similar miscellaneous retail stores

- Retail Sales – Vehicle Parts and Supplies, Automobile and other small vehicle parts stores, tire, battery and accessory dealers, and retail sales of other vehicle related accessories
- Service and Repair -- Small item service and repair shops, including shoes, watches and jewelry, furniture, TV and other electrical appliances, bicycles and similar items.
- Services -- Financial institutions and offices including banks, savings and loans, brokerage firms, credit institutions, and other similar financial and related services
- Services -- Personal services generally involving the care of the person, including barber shops, beauty shops, portrait photography, and similar services. No unrelated retail trade is permitted.
- Services – Printing, duplicating, blueprinting, photocopying, and similar business services
- Services – Contractor trade services establishments engaged in the general construction, maintenance, or repair of real or other tangible property, including landscape, general building, highway, plumbing, heating, air conditioning, painting, electrical, masonry, carpentering, roofing, concrete, water well drilling and similar contracting services
- Wholesaling and Storage Establishments primarily engaged in transporting, storing, handling, or selling merchandise to retailers, industrial, institutional, or professional users, or to other wholesalers, or acting as agents in buying or selling merchandise for such persons or companies
- Wholesaling of any goods, electrical products, drugs, chemicals and allied products, hardware, plumbing and heating supplies, machinery, equipment and supplies, tobacco products, beverages, paper products, furniture, and similar miscellaneous products
- Retail sales within a warehouse. Outlet sales and showrooms accessory to a warehouse, provided no more than the lessor of twenty (20) percent or 2,500 s.f. of the gross floor area may be used for sales purposes, all activities are conducted within an enclosed building, no outdoor storage of supplies and equipment shall be permitted, and the gross floor area used for sales shall meet the minimum parking space requirements of Section 1176.04(b)(2) (Schedule of Parking Spaces)

**Setbacks:**

- Building setback-Minimum side and rear setbacks will be 20’.
- Building setback-Minimum front setback (along Groveport Road) will be 60’ from the ROW.
- Building setback Minimum front setback (along Saltzgaber Road) will be 30’ from the ROW.
- Pavement setback- Minimum side and rear setback 15’
- Pavement setback- Minimum front setback (along Groveport Road) will be 37’ from ROW.
- Pavement setback Minimum front setback (along Saltzgaber Road) will be 25’ from ROW.

**Traffic:** Each Development Plan shall be accompanied by an analysis of traffic conditions that can be expected to result from the proposed development.

**Parking:** Off-street parking, loading, and service areas shall be provided in accordance with Chapter 1177 (Off-Street Parking and Loading) as outlined in the City of Groveport Zoning Code. These areas shall be arranged for an internal traffic circulation pattern adapted to the site and structural arrangement set forth in the Development Plan.

- a) All open off-street parking areas consisting of five (5) or more parking spaces or one thousand (1,000) square feet or more shall be screened from abutting residential uses in accordance with City of Groveport Zoning Code Chapter 1176: Landscaping Regulations.
- b) Grass, plantings or other acceptable surface material shall be provided for all areas bordering the parking area.
- c) When large parking areas are planned, landscaped islands or medians shall be utilized to lessen negative visual impact and direct traffic flow.
- d) Whenever a parking lot or access drive is located adjacent to a residential area, screening shall be designed to prevent vehicle lights from shining directly onto the residential property.

**Stormwater Drainage:** A preliminary drainage plan shall be submitted showing topographical contours in two (2) foot intervals and general locations of existing and proposed improvements. Drainage and runoff from the proposed development shall not cause property damage. All drainage improvements shall be designed in conformance with the requirements of the Municipality of Groveport Subdivision Regulations.

**Water Supply and Sewage Disposal:** Information regarding water supply and sewage disposal to be utilized shall be submitted. All water supply and sewer disposal improvements shall be designed in conformance with the requirements of the Municipality of Groveport Subdivision Regulations.

**Architectural Design:** The Development Plan shall indicate general exterior design, building elevations and potential materials.

- a) All buildings shall be constructed with materials compatible with the surrounding environment. All buildings shall be constructed with material consistent with the design character for each building on all sides

**Building Density:** No tract shall have constructed thereon any building(s), which shall have a ground level, floor density of greater than thirty-five (35) percent of the tract upon which said building(s) is constructed.

**Building Height:** No building shall exceed thirty-five (35) feet unless otherwise indicated and approved as part of the Development Plan as appropriate to the specific site and neighborhood character.

**Outside Storage:** Outside storage shall be permitted only as a part of an approved Development Plan within an SCPD, and screened in accordance with the City of Groveport Zoning Code 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.

**Utilities and Facilities:** All utilities shall be placed underground. All below ground storage facilities not under the ground floor of structures must be illustrated on the Development Plan.

**Pollution:**

- Smoke: No smoke from an industrial or commercial process shall be emitted from any structure in the SCPD.
- Odor: No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary.
- Noise: No commercial, service, or industrial use shall emit noise greater than sixty (60) decibels at the lot line.

**Graphics:** The Development Plan shall specify the signage concept indicating the general locations and size of all exterior signs and the relationship of signs to overall architectural design of the development. No sign located within the SCPD shall advertise off-premise activity. Signs shall meet the applicable provisions of City of Groveport Zoning Code Chapter 1179: Sign Regulations as well as the following:

a) Wall Signs: Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten (10) percent of the area below the roof of the exterior surface of the wall to which they are attached;

b) Freestanding Signs: Except site identification signs or traffic control signs, all freestanding signs shall be directory in nature. There can be no more than one (1) freestanding sign for each building on a lot other than traffic control signs. 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, unless otherwise approved as a part of the Development Plan;

c) Development Area Identification Sign: One (1) development area identification sign shall be permitted within the SCPD as a part of the Development Plan. More than one development area identification sign may be approved based upon information submitted as a part of the Development Plan verifying the need for same. Total maximum area permitted for one (1) development area identification sign shall not exceed the following;

1. One (1) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the first fifty (50) feet;

2. One-half (1/2) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way for the second fifty (50) feet;

3. One-fourth (1/4) square foot of additional sign area per lineal foot of lot abutment on a public right-of-way exceeding (100) feet;

4. No development area identification sign shall exceed one hundred (100) square feet in area unless otherwise indicated and approved as a part of the Development Plan as being appropriate to the specific site and neighborhood character.

5. Temporary real estate "For Sale" or "For Lease" Signs: Shall not exceed fifty (50) square feet in total area;

6. Illumination: A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Permitted illumination shall be confined to the area of the sign except when such illumination is back lighting for an otherwise non-illuminated sign;

**Lighting:** The Development Plan must indicate the types of lamps and lighting fixtures, and the height of lighting fixtures to be used and the relationship of lighting fixtures to overall architectural design of the development.

- a) Light sources outside the public right-of-way shall be located and arranged to provide good visibility and reflect the light away from adjacent residential properties or any streets;

**Screening and Landscaping Plan:** Screening shall consist of earth mounding, plantings, fencing or a combination of the same. A Screening and Landscaping Plan shall be submitted as part of the Development Plan that incorporates the following in accordance with the City of Groveport Zoning Code Chapter 1176: Landscaping Regulations:

a) Fencing: Fencing utilized in providing screening shall be architecturally appealing and shall be incorporated into the overall architectural design concept;

b) Plantings: When mounding is utilized in conjunction with plantings, the plant materials shall be of a size and species suitable which together will produce a minimum six (6) foot high screen within a two (2) year period. When plant material without mounding is utilized, the plant materials shall be a minimum five (5) feet in height when planted and be of such species that will produce a dense six (6) foot visual screen within a two (2) year period. All screen plantings shall be maintained permanently, and any plant material which does not survive shall be replaced within one (1) year with material meeting the specifications of the original planting. Maintenance responsibilities for the screen plantings shall be addressed in the Development Plan;

c) Minimum Opacity: All screens must provide a minimum opaqueness of sixty percent (60%) or more;

**Landscaping:**

a) Landscaping of a lot shall be installed within six (6) months after the month in which the building is completed;

b) Any portion of a lot upon which a building or parking area is not to be constructed per the Development Plan shall be landscaped;

c) For every ten (10) parking spaces on an individual lot, the owner shall be required to place at least one (1) tree (3" caliper or larger) in such a manner as to be spaced and placed in or among the parking rows;

d) Such trees shall be in addition to any screening requirements contained herein and all replacement material shall meet the specifications of the original planting;

e) All shrubs, trees, grass, ground covers, and plantings of every kind or type shall be well-maintained, properly cultivated and free from trash and other unsightly material and/or debris.

f) Minimum 15' landscape buffer zone shall be provided along all property lines.

**ZONING DESCRIPTION (SCPD) OF 3.904 ACRES  
EAST OF SALTZGABER  
SOUTH OF GROVEPORT ROAD**

Situated in the State Of Ohio, County of Franklin, City of Groveport, Range 20, Township 11, Northwest Quarter of Section No. 29, Congress Lands East of the Scioto River, being 3.904 acres out of a 37.68 acre tract of land conveyed To DMH Farms, LLC of record in Instrument Number 201212210197736, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 3.904 acre parcel being more fully described herein;

**BEGINNING** at the intersection of the proposed south Right of Way (94 feet from C/L) of Groveport Road (Right of Way Varies) the east property line of said 37.68 acre parcel and also being on the west line of Green Pointe Business Park of record in Plat Book 85, Page 100 said point also being 99.64 feet from the C/L of said Groveport Road;

Thence, South 03°49'28" West, with the east line of said 37.68 acre parcel and the east line of said Green Pointe Business Park, a distance of 283.53 feet to a point;

Thence, North 58°52'53" West, across said 37.68 acre parcel a distance of 633.53 feet to a point;

Thence, North 66°24'03" West, across said 37.68 acre parcel a distance of 155.15 feet to a point;

Thence, North 89°32'42" West, across said 37.68 acre parcel a distance of 37.50 feet to a point on the centerline of said Saltzgaber Road;

Thence, North 00°27'18" East, with the centerline of said Saltzgaber Road a distance of 209.94 feet to a point at the intersection of the proposed south Right of Way of said Groveport Road;

Thence, South 66°47'59" East, with the proposed south Right of Way of said Groveport Road a distance of 804.33 to the **TRUE POINT OF BEGINNING**, containing 3.904 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of North 00°27'18" East was held on the centerline of Saltzgaber Rd, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in March of the year 2018.



**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

Robert W. Martin      4-4-18  
Robert W. Martin, P.S.      Date  
Registered Surveyor No. 8114



**Rezoning application for land a Saltzgaber and Groveport Road Chapter 1135 Plan Development Review Responses.**

The following responses address items not specifically noted on the rezoning plans.

Item 2. Vegetation: Existing tree and bush screening along Groveport Road and East property line of the subject parcel will be verified with a tree survey when full engineering plans are developed and submitted for a future building. Developer will maintain all existing trees and bushes as practical at the time of development. Replacement of any trees requiring removal will meet the City of Groveport tree replacement codes.

Item 8: Construction will start as soon as all municipal approvals have been obtained. The developer is currently planning one building on the proposed PIP portion of the parcel, and anticipates beginning construction early July 2018.

Item 9: The land sits adjacent (to the East) to an existing PIP which is built out with existing warehousing/distribution facilities. The land borders Groveport Road. The owner intends to create a SCPD for a commercial lot at the corner of Groveport Road and Saltzgaber Road. As part of this development, the land owner will be improving the intersection of Groveport and Saltzgaber Road as approved by the City engineer.

March 4, 2018

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

Dear Planning & Zoning Commission,

This letter is being provided to inform you that we are in support of the April 6, 2018 rezoning application for the development being proposed on our farm located to the South of Groveport Road and East of Saltzgaber Road (PID# 185-002541).

We will continue to own the residual land to the south of the proposed development.

Sincerely,

 Trustee

Robert Hartman, DMH Farms LLC, Trustee