



## PLANNING AND ZONING COMMISSION STAFF REPORT

**Monday – June 7, 2021 at 6:00 PM**

**CASE NUMBER:** #2021-04

**APPLICANT:** CA Industrial Holdings, LLC

**EXISTING ZONING:** PIP (Planned Industrial Park)

**REQUEST:** A request by CA Industrial Holdings, LLC for a Final Plat at 0 Hayes Road, Parcel #180-005409 and #180-005408.

**DESCRIPTION:** The applicant is requesting approval of the final plat. The property was previously rezoned to Planned Industrial Park (PIP). The plat approval is required for all planned development districts by Section 1135.01 (e).

**CONCLUSION:** Staff has no objection to granting approval of the plat. Conditions of approval by the Planning Commission should be that;

1. The surveyor shall sign and seal the plat, per Section 1191.09(5)(B).
2. Approval is contingent on the annexation of the property to the City of Groveport is approved by Groveport City Council.



**Engineering Department**  
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**MEMORANDUM**  
Office of the City Engineer

Date: June 1, 2021

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 # 2021-04** -- Planning & Zoning Commission – June 7, 2021

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**Case – 2021-04 Request for Final Plat approval – Sunshine Site**

Site address:	near southeast corner of Pontius and Hayes Roads
Containing parcel (s):	180-005408 and 180-005409
Site Description:	47.429 ± Acres among the two parcels
Current Zoning:	Agriculture
Proposed Zoning:	Planned Industrial Park (See case 2021-02)
Current Use:	Agriculture
Request:	The applicant Jim McGill is requesting approval of Final Plat.

**Comments:**

This application pertains to the same acreage that is the subject of other related applications made in 2021, under Case 2021-02 (Rezoning) and Case 2021-03 (Final Development Plan). The applicant is requesting approval of a Final Plat for the subject tracts and for the proposed PIP-zoning district. The proposed final plat has undergone a review by Engineering Staff. It is noted that there is proposed dedication of an additional 70-ft of right-of-way along Hayes Road on the south side of the center line Hayes Road. There is in place north of centerline, existing right-of way of 50-ft previously dedicated to the Franklin County Engineer, thus providing a total of 120-ft of Right of way on Hayes Road. The Final Plat also includes easement internal to the site. Annexation to the City of Groveport for this acreage will bring with it the total Hayes Road right-of-way along the acreage frontage, into the jurisdiction of City of Groveport.

**Conclusions – Case 2021-04**

Staff have no objection to granting approval of the Final Plat, but do suggest if approved, the following conditions be made a part of that approval:

1. Approval is contingent on the annexation of the property to the City of Groveport as approved by Groveport City Council.
  2. Final Plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
  3. Final Plat shall meet requirements of the Franklin County Engineer.
  4. The Final Plat meets requirements of the City of Groveport Chapter 1191.09
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