



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – June 7, 2021 at 6:00 PM

CASE NUMBER: #2021-02

APPLICANT: CA Industrial Holdings, LLC

EXISTING ZONING: R (Rural)

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

DESCRIPTION: The applicant is requesting to rezone two parcels of land totaling 47.429 +/- acres from Rural to Planned Industrial Park (PIP). The two parcels are required to be combined into one parcel and platted as such per section 1135.01(e). The property to the north is zoned Limited Industrial (LI) with existing warehouses constructed on the site, to the west is Rickenbacker Airport and to the east and south are residential and agricultural properties that are in Madison Township. The applicant is proposing to construct a 640,000 square foot warehouse on this lot. The applicant has submitted a development plan for approval with this rezoning application. A condition of approval should be that approval is contingent on the annexation of the property to the City of Groveport is approved by Groveport City Council.



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CONCLUSION:

If the Planning and Zoning Commission should consider recommending approval of this zoning request, staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan along with the site specific information provided to determine if this is an appropriate zoning classification for this property.

The future land use map for the community is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, land use maps do not necessarily recognize or follow property lines and are based upon broad use categories.

As such, the future land use map does not dictate how specific parcels should be zoned in the future. Rather, the Planning Commission and City officials should consider the map to be one of several tools available to assist them in making land use recommendations and decisions.

The information contained on the map should always be supplemented by site-specific information. The Planning Commission may consider using the sample checklist provided in order to promote a systematic review of land use decisions. The checklist should be used for all rezoning requests to ensure that relevant land use issues are raised. Certain answers would not mandate a particular decision and not all of the questions are pertinent to every situation.

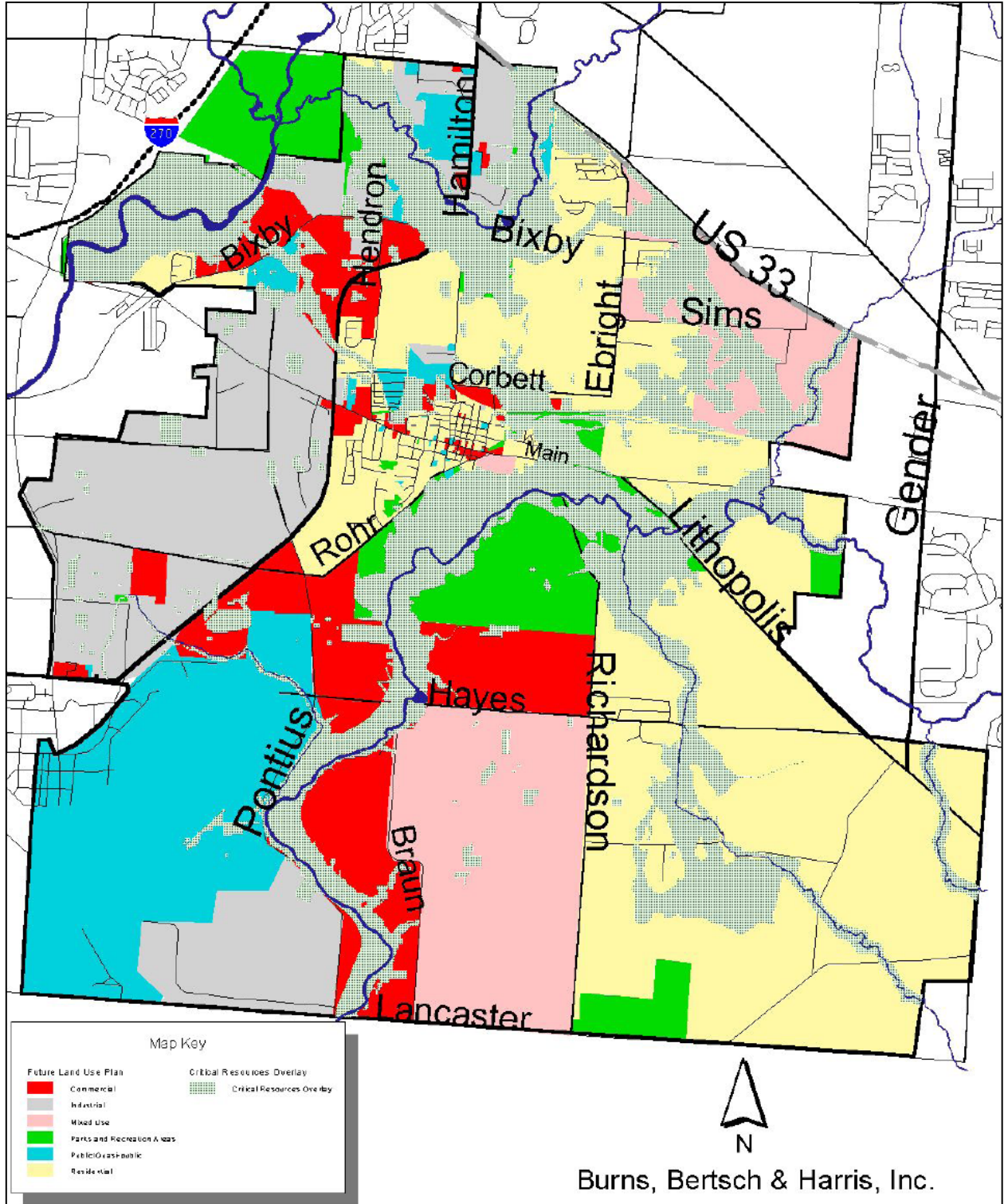
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
6. Are the present development boundaries logically drawn in relation to existing conditions?
7. Will the change adversely influence living conditions in the surrounding area?
8. Will the change create or appreciably increase traffic congestion?
9. Will the development seriously impact adjacent areas?
10. Will the development seriously affect the natural character of the land to the point of creating potential hazards?
11. Have the basic land use conditions changed?
12. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
13. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others at the expense of the general welfare?
14. Are there reasons why the property cannot be used as it is presently planned or zoned?
15. Is the change out of scale with the area's needs? The City's needs? The region's needs?
16. Are there alternative undeveloped sites for the proposed use(s)?
17. Does the development comply with FAA regulations?



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Figure 9 – FUTURE LAND USE MAP





Engineering Department
655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-836-1953
www.groveport.org

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 # 2021-02** -- Planning & Zoning Commission – June 7, 2021

Case – 2021-02 Request for Zoning Amendment approval – Sunshine Site

Site address: 0 Hayes Rd - 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
Current Use: Agriculture
Request: The applicant Jim McGill is requesting approval of Rezoning.

Comments:

The applicant is proposing to rezone the above-stated acreage that will be platted and developed per the City's PIP zoning regulations. The proposed zoning district, being a planned district requires a Final Development Plan to be approved by Council before site construction can commence. Case 2021-03, is made by the same applicant for the proposed Final Development Plan, which will be discussed under separate review memo.

Under this case for rezoning, the applicant is proposing to rezone the above-stated acreage on the referenced tax parcels, 47.429 acres, to support a development to contain a single lot. The lot would contain a warehouse totaling about 640,640 SF, with related drives, loading docks, parking lots and utilities.

Surroundings-Existing conditions: The adjacent property uses include existing industrial lands in the City of Groveport on the north side of Hayes Road opposite the site, being the AirEast Industrial Park. Other adjacent sites to the east, west and south are in Agricultural use and outside the City of Groveport within the unincorporated area of Madison Township.

Conclusion - Case 2021-02:

The proposed zoning being a Planned District seems appropriate for the type of development that is envisioned.

As this Case pertains to a zoning district change, Engineering staff defer to the Planning and Zoning Staff, and their report on this case. Engineering conclusions will be presented in Case 2021-03, Final Development Plan Application.



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – June 7, 2021 at 6:00 PM

CASE NUMBER: #2021-03

APPLICANT: CA Industrial Holdings, LLC

EXISTING ZONING: PIP (Planned Industrial Park)

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

DESCRIPTION: The applicant is proposing to develop approximately 47+/- acres located near the southeast corner of Hayes and Pontius Road intersection. The property is being rezoned to Planned Industrial Park (PIP). The applicant is proposing to construct a 640,000 sf warehouse building at this location. As shown, the front, side and rear setbacks comply with code requirements. The required parking setback along Hayes Road is 36 feet, as proposed the parking setback is shown as 25 feet. Parking spaces are shown to be 9' x 18', 9' x 20' spaces are required by the code. Per the development text and the landscape plan submitted the PIP buffer yards are shown to be in compliance with code requirements. A tree survey needs completed for the areas that will have trees removed for this development, per the landscape regulations. They will be required to be replaced on a one for one basis. All other landscaping provisions are typical of the development plans approved in the past. The plan proposes two ground signs to be located at each entry to the site. The locations are shown on the site plan. Proposed requirements for wall and directional signage is typical of development plans previously approved. Fencing setback along Hayes Road is shown to be located at 15 feet from the right-of-way. A portion of the property is located in the regulatory floodplain and will require a SFHAD permit to be issued prior to start of development of the site. This site is also within the Airport Environ Overlay (AEO) district which requires the Columbus Regional Airport Authority to review and comment on the development of the site. A review letter is included in the packet you received with their comments.

CONCLUSION:

Zoning staff has no objections to approval of the development plan with the following conditions:

1. A tree survey shall be completed and submitted for review with the required landscape plan for the site.
2. All recommendations and requirements stated in the letter from Columbus Regional Airport Authority dated May 12, 2021 shall be implemented in the development of this site.
3. Approval is contingent on the annexation of the property being approved by Groveport City Council.



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Groveport, OH 43125
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FAX: 614-836-1953
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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 # 2021-03** -- Planning & Zoning Commission – June 7, 2021

Case – 2021-03 Request for Final Development Plan 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
Current Use: Agriculture
Request: The applicant Jim McGill, is requesting approval of Final Development Plan.

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 2021-04 (Final Plat). The site is located along the south side of Hayes Road, about 321 feet east of the Pontius Road/Hayes Road. The development plan shows a proposed industrial building of about 641,000 square feet, with two drive entrances off of Hayes Road. It is important to note, Hayes Road is currently under the control and jurisdiction of the Franklin County Engineer. The portion of Hayes Road that fronts this site, a distance of about 2181 feet, will become the jurisdiction of Groveport with the pending annexation. The annexation does not extend to the Pontius Road/Hayes Road intersection, nor to the bridge over Little Walnut Creek. It is also noted that the Franklin County Engineer's office required a traffic impact study that looks at potential impact of the project on the intersections of Pontius at Rohr Road, Pontius at Hayes Road, and the site access points on Hayes Road. The study was provided on May 3, 2021. As of the date of this memo, written review comments from the Franklin County Engineer are not yet received.

Comments continue as follows:

Review of the proposed Development Plan:

1. Site access & internal site traffic circulation: Two (2) access driveways are proposed from Hayes Road. Site traffic circulation would be within a site-interior private drive network surrounding the proposed building. Circulation appears reasonable. Drive circulation surrounds the proposed building providing appropriate access completely around the building for firefighting. Site traffic circulation appears reasonable.
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2. Water, Sanitary and Storm Drainage and Stormwater Management: Feasibility is demonstrated.

- a. Water: The Development Plan shows a proposed 16-inch diameter water main extension along Hayes Road to reach the site, extended from the end of an existing water main located along the east side of Pontius Road, about 600-ft north of the Pontius Road/Hayes Road intersection. Water supply would be from the City of Columbus. As shown on the development plan, the Applicant will be obligated to extend the existing public 16-inch water main along the road frontage of the site to the northeast corner of the subject parcel. The new water main design (including its diameter) shall be subject to approval of the City of Groveport, the City of Columbus Division of Water and the Ohio EPA, using agency design standards. If located outside the right-of-way, easement dimensions shall be compliant with and City of Groveport and City of Columbus standards and be a minimum of 15-feet wide, if on private property. If the City of Columbus requires a flushing system of the water main, the developer shall be required to provide that system with the development of this project, to be located in a setting that meets approval of the City of Groveport. A Development Agreement is recommended to be established between the City and Developer for this water main extension.
- b. Sanitary Sewer: The Applicant will be obligated to extend a sanitary sewer system to the proposed building. The Development Plan illustrates a sanitary pump station to receive effluent from the proposed building that will send the sewage within a force main to the nearest existing public sanitary sewer located north of Hayes about 1,900 feet. The pump station and force main from it shall be a private system as it serves only this development. The design of the proposed sanitary sewer system for this development shall be subject to approval of City of Columbus and City of Groveport using agency design standards, including the Ohio EPA requirements. Easement dimensions shall be compliant with City of Columbus and City of Groveport standards and be a minimum of 15-feet wide, if on private property. The pump station shall not be placed in the public right-of-way.
- c. Storm drainage & Stormwater Management: The Final Development Plan displays set-aside areas for two on-site stormwater management facilities. A site-interior drainage collection system is shown to lead to the detention areas and to direct controlled runoff to the south into the Little Walnut Creek floodplain. Site drainage systems shall accommodate offsite drainage that passes through the site. The site drainage system and stormwater management design shall comply with the City's stormwater management policy (Chapter 935). The site design shall also comply with the requirements within this stormwater management policy for Stream Corridor Protection Zone (SCPZ) along adjacent streams that border the site to the south and southwest. The development plan illustrates in a preliminary manner, the SCPZ that appears to impact a drive adjacent to the building at the southwest corner of the site. Encroachment in the SCPZ for grading and drives shall require mitigation per the City's SCPZ mitigation requirements; drive dimensions in the SCPZ shall not exceed 24-ft in width.

3. Traffic Impact Study (TIS):

The developer's traffic engineering consultant prepared a Traffic Impact Study (TIS), as required by the office of the Franklin County Engineer, which was undertaken in a cooperative manner under a study scope approved by the Franklin County Engineer and City of Groveport. This TIS analyzes background traffic volume and site development generated traffic volume and distribution, for opening day (2022) and a horizon year (2032). Background traffic was based on field counts. The TIS analyzes turn lane warrants into the site at the access drives and it also intersection analysis at the Hayes Road/Pontius Road and Pontius Road/Rohr Road intersections.

TAS results and conclusions:

- The TIS conclusion states that the study area has enough reserve capacity to accommodate site generated traffic and anticipated non-site, regional growth. It does recommend that as a result of site development, the northbound left turn lane on Pontius Road at the Pontius Road/Rohr Road intersection be restriped to lengthen the storage length.
- As stated above, written review comments from the office of the Franklin County Engineer are not yet received. It is not yet known if the County engineer endorses/accepts these conclusions.

It is recommended that as a condition to approval of this Final Development Plan, that the developer shall implement traffic-related improvements so required and/or recommended (to the City) by the office of the Franklin County Engineer, including but not limited to possible lane widening on Hayes Road to local standards across the parcel frontage.

Conclusions – Case 2021-03

Engineering Staff suggest Planning Commission members consider in their decision for the application for Final Development Plan, to take as a whole the combined request under Case 2021-02 for rezoning to Planned Industrial Park and this case. Engineering Staff suggest that if this application is recommended for approval by Planning Commission, the following conditions be made a part of that approval:

- 1) A Water Main shall be extended along the project site frontage contemporaneously with or prior to the construction of site improvements. The design and construction of the water main (i.e., size, depth, pipe and material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). A flushing device shall be provided by the developer if so required by City of Columbus, to be located in a setting that meets approval of the City of Groveport.
 - 2) The developer shall implement traffic-related improvements so required by the office of the Franklin County Engineer and/or City of Groveport, including but not limited to possible lane widening on Hayes Road to local standards across the parcel frontage.
 - 3) A Development Agreement be established and entered into between the City and Developer before site development begins, to memorialize requirements of the Developer for the public water main extension and for any roadway improvements as required as an outcome of the Traffic Impact Study review.
 - 4) The sanitary pump station and force main from it shall be a private system. The design of the proposed sanitary sewer system for this development shall be subject to approval of City of Columbus and City of Groveport using agency design standards, including the Ohio EPA requirements. The Sanitary sewer pump station shall be located outside of public right of way.
 - 5) Site development design shall conform to City of Groveport requirements, including but not limited to compliance with stormwater management policies and regulations and including compliance with standards for Stream Corridor Protection Zone (SCPZ). Any grading and site drives within the SCPZ shall require mitigation; drive width in the SCPZ shall not exceed 24-ft in width.
 - 6) Approval is contingent on the annexation of the property being approved by Groveport City Council.
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