Planning and Zoning Commission
STAFF REPORT

Monday, April 2, 2018 at 6:00 PM

CASE NUMBER: #2018-02

APPLICANT: EMH&T

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2018-02** A request by EMH&T for a Final Plat at 2850 Rohr Road, Parcel #185-001433.

DESCRIPTION: The applicant is requesting approval of the final plat. This approval is required for all planned development districts by section 1135.01 (e).

CONCLUSION: Staff has no objection to granting approval of the plat. A condition of approval by the Planning Commission should be that the surveyor shall sign and seal the plat, per section 1191.09(5)(B) prior to approval by Council.

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

MEMORANDUM

Office of the City Engineer

Date: March 27, 2018

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2018-02** -- Planning & Zoning Commission – April 2, 2018

Case – 2018-02 Request for Final Plat

Site address:	2850 Rohr Road
Containing parcel (s):	185-001433
Current Zoning:	PIP (Planned Industrial Park)
Proposed Zoning:	No zoning change is proposed
Current Use:	Vacant
Request:	Applicant is requesting approval for final plat.

Comments:

The site will contain two warehouses (totaling about 987,000 square feet) and related parking and access drives onto perimeter local streets including Rohr Road (two entrances) and Green Pointe Drive South (up to two drive accesses). Site plans are generally consistent with the approved Site Development Plan approved by Planning Commission/Council in May 2017, as 2017-004. Site Improvement plans (i.e., construction drawings) are being reviewed by the Engineer, and are expected to be signed in the next week or so. A public sanitary sewer improvement plan to support site development has been reviewed and approved. Easements are being dedicated for this sewer and are shown on the plat. A development agreement is in process as to the sanitary sewer extension.

Conclusions:

Engineering staff have no objection to approval of this final plat and suggest if approved, the following conditions be made a part of that approval:

a. Plat is to be signed and sealed by a professional surveyor, licensed in the State of Ohio.
b. Plat meets requirements under City Chapter 1191.09