



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – January 4, 2021 at 6:00 PM

CASE NUMBER: #2020-09

APPLICANT: Ben Punturi

EXISTING ZONING: SCPD (Select Commercial Planned District)

REQUEST: #2020-09 A request by Ben Punturi for a Final Development Plan approval at 480-490 Main Street, Parcel #185-000224 and #185-000200.

DESCRIPTION: This property was previously zoned Select Commercial Planned District (SCPD) without a development plan being submitted at that time. The development plan has now been completed and submitted for approval. Upon review the proposed development plan was found to be substantially in compliance with the zoning requirements of Chapter 1135 Planned Development Review and Chapter 1161 Select Commercial Planned District. Landscaping is in compliance and screening of the residential properties is shown as part of the landscape plan and complies with the screening requirements of Section 1161.03(l). Fifty-five (55) parking spaces have been provided for the building, this includes fifty-two on site and three parking spaces shown on Main Street in front of the building, the fifty-five spaces are less than the seventy-four (74) spaces required by Section 1161.03(c). The plan shows uses for the property as retail, office, and restaurant. Staff recommends that all uses as permitted by Chapter 1153 for the SCPD zoning district be included in the approved plan.

CONCLUSION: Staff has no objection to approval of the proposed development plan with the following condition:

The proposed uses shall include all uses as shown in Chapter 1153 Permitted and Conditional Uses for the Select Commercial Planned District (SCPD).



MEMORANDUM

Office of the City Engineer

Date: December 18, 2020

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 # 2020-09** -- Planning & Zoning Commission – January 4, 2021

Case – 2020-09 Request for Final Development Plan Approval

Site address:	480-490 Main Street, Groveport
Containing parcel (s):	185-000224 and 185-000200
Site Description:	0.69 ± Acres among the two parcels
Current Zoning:	Community Commercial
Proposed Zoning:	Select Commercial Planned District (See case 2020-06)
Current Use:	Vacant

Request: The applicant Ben Punturi, is requesting approval of final development plan.

Comments:

This application pertains to the same acreage that was the subject of an earlier application made in 2020, for rezoning under Case 2020-06. Regarding the re-zoning request, the Planning Commission recommended approval at the December 7, 2020 P&Z meeting and on December 21, City Council will hear and vote on the 3rd reading of the ordinance to change the zoning. The applicant is requesting approval of a Final Development Plan for the parcels listed above re-subdivided into Lot 1, containing 0.667 acres.

Review of the proposed Development Plan:

The Development Plan illustrates a two-level commercial building to contain 12,184 square feet. Parking is provided on site with three spaces alongside Main Street in front of the proposed building. The development plan is found to be in substantial compliance with standards in Chapters 1135 and 1161. Additional comments are as follows:

1. Site access & internal site traffic circulation: Site access will be from Raver Alley and Hickory Alley, which is one-way west bound. There will be no direct site access onto / from Main Street and College Street. Raver Alley will be reconstructed and widened to accommodate 2-way traffic. Hickory Alley will remain one-way west bound.

A Traffic impact / Site access study (TAS) was prepared for this project by a traffic engineer retained by the applicant that was reviewed by an independent traffic engineer for the City. The TAS examined potential traffic generation from the site development and impact from it on the area intersections of Main Street at Raver Alley, College Street at Hickory Alley, and College Street at Main Street. The TAS also included an intersection capacity analysis at College and Main Street. The TAS concluded that no off-site roadway improvements are necessary because of the development. It does suggest due to growth of background traffic (and not site development) over time along Main Street, that the west-bound right turn lane be re-striped and lengthened; sufficient pavement width on Main Street is in place for this pavement striping alteration. The City Engineer and the reviewing traffic engineer concur with these recommendations. These alterations can be arranged in the future by the City, when the need arises.

Site traffic circulation for automobiles is judged reasonable. Yet site ingress / egress for larger vehicles namely trucks, could be a challenge for longer (wheel-base) trucks that may struggle to navigate the turns from the alleys into / out of the site. There is however, opportunity for delivery trucks to utilize the three parallel parking spaces bumped out from Main Street, without having to enter the site. Special traffic signage may be needed in time and the City can make adjustments with such signage as needed. Overall, site circulation appears reasonable.

2. Water, Sanitary and Storm Drainage, and Stormwater Management: Feasibility is demonstrated.
 - a. Water: The Development Plan shows a water-service connection for the site made from the existing 12-inch public water main located in Main Street. Water supply would be from the City of Groveport's water treatment plant.
 - b. Sanitary Sewer: The Development Plan shows a sanitary sewer-service connection for the site made from the existing sanitary sewer located in Hickory Alley.
 - c. Storm drainage & Stormwater Management: The Final Development Plan displays a concept for underground stormwater management treatment within the parking areas with drainage pipe extended to the drainage in the alleys. Review is underway as an independent investigation to clarify this concept. Other options do exist such as connection to the storm system in Main Street. Final design will determine the final connection points.

Conclusions – Case 2020-09

Engineering Staff have no objection to approval of the proposed development plan.