



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – November 1, 2021 at 6:00 PM

CASE NUMBER: #2021-05

APPLICANT: Bobby Sykes

EXISTING ZONING: SCPD (Select Commercial Planned District)

REQUEST: A request by Bobby Sykes for a Final Development Plan at 0 Hamilton Road, Parcel #185-001164 (*tabled from the September 7, 2021 meeting*).

DESCRIPTION: The applicant is proposing to develop approximately 24 acres along Hamilton Road. Though the ALTA / NSPS Land Title Survey shows the property being owned by Lowery Asset Management Limited Partnership, the Franklin County Auditors website shows that the property is actually owned by Bedrock Property Holdings, LLC. The proposed use of the property is a contractor trade service and is an allowed use under the SCPD zoning regulations. The applicant is requesting to utilize the property as a laydown, storage, and stockpile area, and would like access to this parcel via a property access easement from a parcel owned by Lowery Asset Management Limited Partnership to the south. The access drive within this easement is not shown as being constructed as per the regulations set in Section 1177.07 of the Groveport Zoning Code.

The application does not address any parking for employees and patrons as per Section 161.03(c) and Chapter 1177.

This application does not show any site lighting but states that the use of the lot will only occur during daylight hours.



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The site plan shows two (2) signs being installed and only one freestanding sign is allowed.

A Final Plat is required to be approved prior to the issuance of a Certificate of Zoning Compliance per Section 1135.01(e).

CONCLUSION:

1. A registered surveyor or engineer shall seal the Land Title Survey.
2. The construction of the access drive shall comply with Chapter 1177 of the Groveport Zoning Code and this drive shall be constructed and completed before any other site development begins.
3. The construction of the fence and mounding be sixty percent (60%) opaque and fully completed before any use of the property takes place.
4. Provide an updated Economic Feasibility Study for any future development.



DEPARTMENT OF ENGINEERING
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MEMORANDUM

Office of the City Engineer

Date: October 22, 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 # 2021-05** -- Planning & Zoning Commission – November 1, 2021

Case – 2021-05 Application for Final Development Plan

Site address:	Hamilton Road, west side, about 650 feet north of Lowry Ct.
Containing parcel (s):	185-001164
Site Description:	24.063 ± Acre parcel
Current Zoning:	Select Community Planned District (SCPD)
Proposed Zoning:	No change
Current Use:	Vacant Commercial lot
Proposed Use:	Laydown, Storage, Stockpile areas

Request: The applicant Bobby Sykes is requesting approval for Final Development Plan for Commercial Use. Tabled for more information on 9/7/2021.

Comments:

An updated “Preliminary Site Development Plan” was received in October that contains additional information; the narrative component of the plan however was not updated. The proposed use of the lot is for contractor trade service and the proposed plan illustrates site use for equipment and material storage in a broad laydown and staging area (see applicant’s engineer’s 8/12/21) letter. The latest Development Plan does not show proposed buildings and parking areas. The plan illustrates filled areas that will be covered with a gravel surface.

Additional Comments:

1. Phasing of Site Development: Notes on the Plan state, “*This Development Plan is for Temporary Use and the final condition of the site will require a future development plan. Owner will need the site to be in this temporary condition for five years. Gravel will be removed at this time and all permanent impervious area required for future development will be asphalt or concrete.*” It is implied thus, that the subject application for Development Plan approval is for a proposed temporary use.

As the note states there will be a future phase of site development, a revised Final Development Plan application will be required for that future phase.

Applicant should address their plan and schedule for full site buildout to the Planning and Zoning Commission-Board and to Council. As to the “Temporary” uses / features shown on the Plan, such as installation of the laydown areas, fencing, landscape treatments and drainage features shown on the Plan, no schedule for completion of these items was provided with the application - other than a five year window - as is required in Chapter 1135.01(b)(8).

2. Grading and Drainage: The preliminary Development Plan shows a proposed stormwater retention pond at the west end of the site and an elevated laydown & staging area to be brought up with between 3 to 9 feet of fill material. Along the north and south site boundaries will be drainage ditches to convey storm runoff in a westerly direction to the retention pond, which will discharge to an existing culvert under the railroad and into Hendron Ditch. Grading contours of the proposed ditch along the north line appears to be from 4 ½ to 1-foot in depth with drainage direction to the west.

There is concern that the preliminary plan as drawn shows embankment fill to be placed along the eastern property line that may, if constructed as drawn, “shed” drainage onto the rear of the properties along Hamilton Road. The final site engineering grading plan when prepared, should provide for a swale to intercept this drainage to direct it away from the adjacent properties. Moreover, the drainage system along the northern property line shall be set deep enough to receive and convey drainage from offsite areas to the east. No schedule for construction of these drainage conveyances was provided.

Design of these drainage improvements shall conform to Groveport’s Subdivision regulations and Chapter 935, Groveport stormwater management policy. Final site design (construction) plans for detailed grading and drainage design shall be prepared and submitted to the City for review and approval.

Design shall demonstrate that grading of the site and the drainage system of ditches and the retention pond shall not result in property damage to adjacent properties.

Due to importance of appropriate drainage control with site development, it is recommended that the applicant be required to commit to complete the drainage improvements for the ditches, pipes, and the detention basin as one of the first steps in developing the site.

3. Utilities - Provision for water and sanitary sewer services to the site:

The Development Plan shows an 8” water main extension from the end of Lowry Court and from it, a water service tap. The final sizes and long term responsibility for ownership of these lines should be approved by the City during design. No sanitary service is shown, but there is an existing gravity sanitary service main through the site from which a service connection can be made, provided connection details meet with the City’s prior approval.

General Comments:

Regarding drainage improvements and the future final site development: Expectations are that with or prior to the complete build out of the subject site, drainage conveyances carrying offsite drainage shall be piped (unless otherwise approved by the City Administrator) and set at the appropriate depth to accept and accommodate drainage from off-site areas that are tributary to the site, specifically areas from the east and immediate north, conveying said areas to the stormwater detention facility. Responsibility for maintenance of the stormwater management facility is recommended to be private until future accommodation for converting it to a permanent regional basin is approved, at which time the City could contemplate accepting that basin as a public improvement. It is suggested a development agreement be established to memorialize these expectations.

Conclusions – Case # 2021-05

If the Planning Commission is considering to approve the application engineering staff recommend the following conditions:

1. Design of site improvements, including the temporary and permanent site improvements, shall conform with site design requirements contained within the City Codified ordinances, including but not limited to requirements within Chapter 935, Stormwater Management Policy, within Chapter 1341 Flood Damage Prevention, and within Chapter 1399, Erosion and Sediment Pollution Control.
2. Site drainage improvements shall be constructed in advance of or contemporaneously with construction of the laydown area.
3. Maintenance of all drainage features and the stormwater management basin constructed with this Phase 1 plan shall be privately maintained and will not be accepted as public infrastructure.
4. The traffic impact study performed in 2020 and on file in the office of the City Engineer will be updated if so required by the City Engineer.
5. A development agreement be established to memorialize the period of time that the temporary condition will be permitted to exist and to contain details related to these conditions.