

Exhibit "A"



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 4-28-17
Case # 2017-05

FEE \$150.00

MODIFICATION TO DEVELOPMENT PLAN Application to Planning & Zoning Commission

Address of property 5625 GROVEPORT RD located on the S. side of
GROVEPORT RD street / road / avenue.

Parcel # 185-003767-00

Applicant's Name: ROGER STUDLEY Phone: 810-845-4540

Address: 16047 CATALPA WAY, HOLLY, MI, 48442

Owner's Name: ROGER STUDLEY Phone: 810-845-4540

Address: 16047 CATALPA WAY, HOLLY, MI, 48442

The property is currently being used for: SELF-STORAGE

The property is currently zoned: Select Commercial Planned Dist. (SCPD)

I am requesting modification to the following items in the development plan:
ALLOW a 4ft x 8ft LED sign like the Town Sign owned by the City of Groveport, while keeping
the present sign the same size. The new sign will be mounted inside
the present sign.

Submit the following items with this application:

- A. 20 copies of drawing, site plan, information, and any other plans that may be applicable.
- B. 20 copies of the Statement of how the proposed modification will affect the original development plan and the reasons for such modification.
- C. A list of owners of property within, contiguous to, directly across the street from proposed development. Such list shall be in accordance with the Franklin County Auditor's current tax list and include all owners' mailing addresses. See attached form.

Roger Studley
Applicant's Signature

4/26/2017
Date

ROGER STUDLEY
Applicant's Printed Name

810-845-4540
Contact Phone Number

RSTUDLEY@COMCAST.NET
Email Address

Marc Studley 614-747-1665
studleymarc@yahoo.com



810-845-4540

PROPERTY OWNERS LIST

List of owners of property within, contiguous to, directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information. The Auditor's website is: www.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 185-002774-00
 Owner's Name: BOBBY BRUNSON
 Address: 800 W. Pine St
 City & State: Winnaboro, TX Zip Code 75494
 Site Address: 5610 GROVEPORT RD
 Mail Address: Name: BOBBY BRUNSON
 Address: 800 W. PINE ST
 City & State: WINNSBORO TX 75494 Zip Code 75494

*Parcel Number: 185-002752
 Owner's Name: First Baptist Church of Groveport
 Address: 5521 Groveport Rd
 City & State: Groveport, OH Zip Code 43125
 Site Address: 5531 Groveport Rd
 Mail Address: Name: Same
 Address: _____
 City & State: _____ Zip Code _____

*Parcel Number: 185-002843
 Owner's Name: First Baptist Church of Groveport
 Address: 5531 Groveport Rd
 City & State: Groveport, OH Zip Code 43125
 Site Address: 0 Swisher Rd
 Mail Address: Name: Same
 Address: _____
 City & State: _____ Zip Code _____

Make copies of this form as needed.

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List of owners of property within, contiguous to, directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information. The Auditor's website is: www.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 180-001032
 Owner's Name: Charles Brobst
 Address: 5320 Swisher Rd
 City & State: BROVEPORT Zip Code 43125
 Site Address: 5320 Swisher Rd
 Mail Address: Name: Same
 Address: _____
 City & State: _____ Zip Code _____

*Parcel Number: 180-001034
 Owner's Name: TODD & DEENA LAUBENTHAL
 Address: 5350 SWISHER RD
 City & State: BROVEPORT Zip Code 43125
 Site Address: 5350 Swisher Rd
 Mail Address: Name: Same
 Address: _____
 City & State: _____ Zip Code _____

*Parcel Number: 180-001009
 Owner's Name: Andrew Hupp & Keadyl Meadows
 Address: 5362 Swisher Rd
 City & State: BROVEPORT, OH Zip Code 43125
 Site Address: 5362 Swisher Rd
 Mail Address: Name: Same
 Address: _____
 City & State: _____ Zip Code _____

Make copies of this form as needed.

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List of owners of property within, contiguous to, directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information. The Auditor's website is: www.franklincountyauditor.com
Go to Your Property, Property Search, Mapping, and then Buffer Search.

*Parcel Number: 180-001005

Owner's Name: Little Angel Church
Address: 5733 Saltzgaber Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5733 Saltzgaber Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

*Parcel Number: 180-000921

Owner's Name: David & Dawn Arlington
Address: 5600 Groveport Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5600 Groveport Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

*Parcel Number: 185-002276

Owner's Name: The Church of Christ of Groveport
Address: 5626 Groveport Rd
City & State: Groveport, OH Zip Code 43125

Site Address: 5626 Groveport Rd

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Make copies of this form as needed.

parcel Number - 185-002541

owners name - DMH Farms

4411 Blacklick Eastern Rd

Baltimore, OH 43105

Site Address - 5770 Saltzgaber Rd

4/27/2017

Item "E", "SIGNAGE & GRAPHICS" section, from original "SCPD" for "ACCESS STORAGE/ STUDLEY", approved 2005, updated 2017

E) An electronic message center not to exceed the dimensions approved in "SIGNAGE & GRAPHICS", item "A" of the original "SCPD" which was approved by Groveport June 13, 2005, effective July 13, 2005. All guidelines described in items "A thru D, SIGNAGE & GRAPHICS section of original SCPD", shall be adhered to.

STATEMENT OF PROPOSED SIGN
MODIFICATION FOR 5625 GROVEPORT ROAD

We propose to keep the sign the same, but insert the L.E.D. portion in the bottom ½ of the sign. A professional sign company will be hired to perform the alteration. This will be like both of the City's signs. The sign will not flash or stream but has the ability to rotate messages.

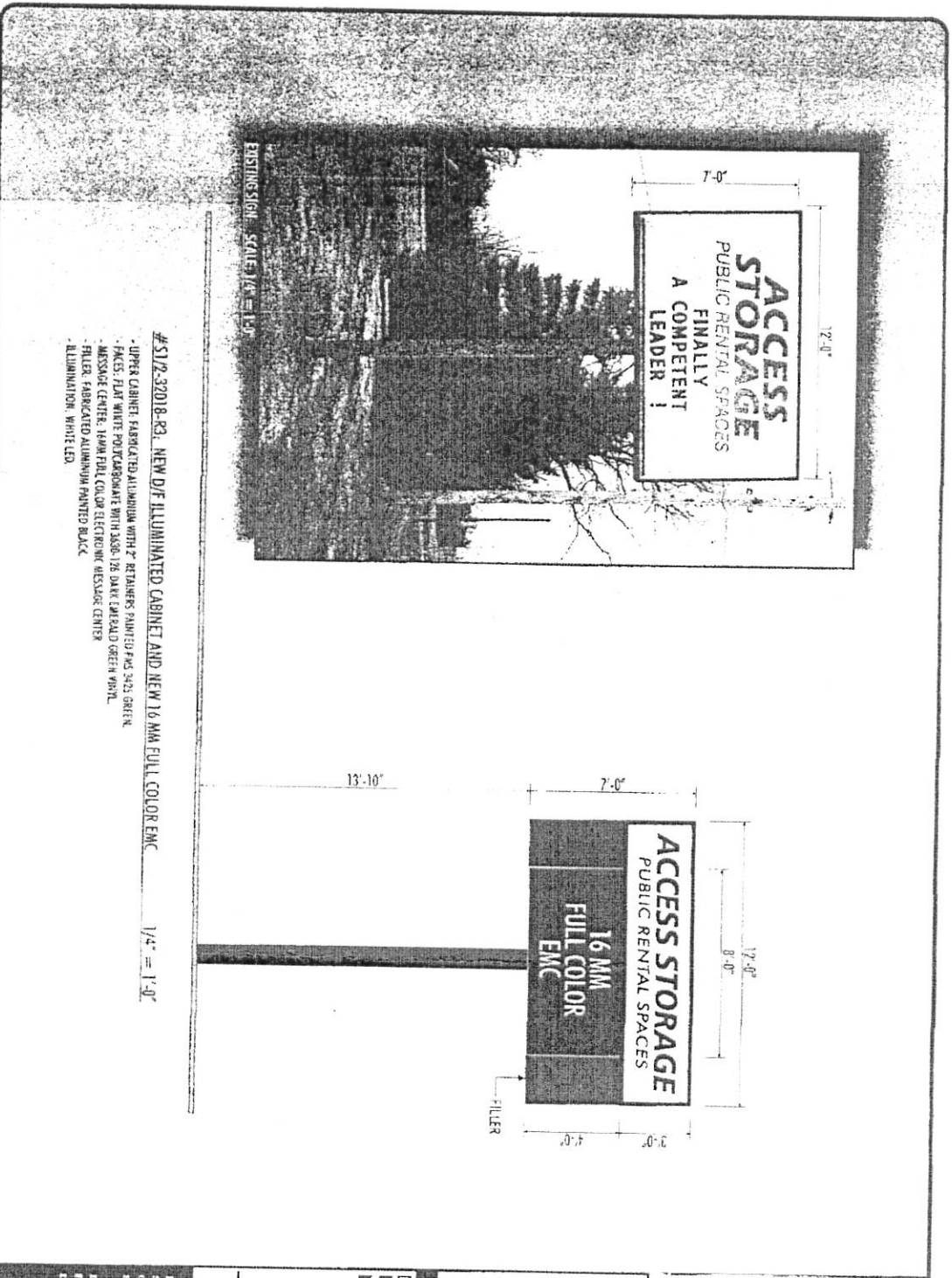
Sign photos are on file at the Building Dept. of Groveport.

Thank You

Roger Studley

810-845-4540

REVISION PLAN 4/19/17



#S12-32018-R3, NEW D/E ILLUMINATED CABINET AND NEW 16 MM FULL COLOR EMC 1/4" = 1'-0"

- UPPER CABINET, FABRICATED ALUMINUM WITH 2" RETAINERS PAINTED PMS 325 GREEN
- FACES, FLAT WHITE POLYCARBONATE WITH 1/8" 3/8" 1/2" DARK CARBON GREEN WHITE
- MESSAGE CENTER, 16MM FULL COLOR ELECTRONIC MESSAGE CENTER
- FILLER, FABRICATED ALUMINUM PAINTED BLACK
- ILLUMINATION, WHITE LED

COLOURS

WHITE

3030 15% DARK EMERALD GREEN WITH (PMS 325)

BLACK

APPROVED CUSTOMER DATE

FOR NAME ACCESS STORAGE #S12-32018-R3

STREET 5525 GROVEPORT ROAD

CITY STATE GROVEPORT OH

SIGN TYPE REPLACEMENT FACES

DATE 2/20/17 **REV DATE** 3/6/17

FILE NAME ACCESS STORAGE.CDR

DIRECTION ANYA > 2017-2-A

SCALE AS NOTED **DATE FOR DESIGNER** AG

LOGO COSA I-75 WSA

NOTES: The Client hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief. The Client understands that the Designer is not responsible for the accuracy of the information provided herein. The Designer is not responsible for the accuracy of the information provided herein. The Designer is not responsible for the accuracy of the information provided herein.

**SELECT COMMERCIAL PLANNED DISTRICT
VILLAGE OF GROVEPORT
GROVEPORT ROAD & SALTZGABER ROAD
ACCESS STORAGE / STUDLEY
NO. 05-_____**

BACKGROUND:

The subject property is located at the southwest corner of the intersection of Groveport Road and Saltzgaber Road and was recently annexed to the Village of Groveport. The site surrounds a 1.996 acre tract zoned Community Service (CS) under the 1996 Franklin County Zoning Code. The property to be rezoned is currently zoned Select Commercial Planned District (SCPD) under the Franklin County Code. The property incorporates approximately 13.047 acres and is partially developed with mini-storage units and an office. The applicant wishes to rezone to a comparable zoning district that would allow the mini-storage units, the office flex-warehouse, limited retail and a cellular tower and therefore the Select Commercial Planned District (SCPD) is requested. The mini-storage buildings will be located on the southern portion of the total tract and will be thoroughly buffered from institutional uses to the north and south and farming uses to the west.

The properties to the north across Groveport Road are zoned Community Service and Local Commercial and two tracts to the northeast at the corner of Groveport Road and Saltzgaber Road are zoned Community Commercial and Community Service. The property directly to the east is zoned Rural and contains a single family residence and a number of ancillary structures. Due east along Groveport Road approximately 1000 feet is land located within the Village of Groveport. On the north side of Groveport Road is approximately 100 acres zoned Planned Industrial Park and on the south side is approximately 82 acres zoned Planned Industrial Park and many large warehousing buildings have been constructed on this acreage. The proposed SCPD will allow for limited development of the site and compliment the storage and buildings already constructed and utilize the existing landscape buffering to minimize any negative impacts on the contiguous properties.

PERMITTED USES:

The following shall be permitted:

SUBAREA "A": Under the Village of Groveport Zoning Code, Subarea A will allow for the development of mini-storage units, office use and a cellular tower.

SUBAREA "B": Those uses described below shall be permitted in Subarea B as found in the Village of Groveport Zoning Code:

I. Those uses found in Chapter 1139 - Suburban Office District

2. Those specific uses listed below found in Chapter 1141- Community Commercial District

- a. 1141.02(b)(5)(8)
- b. 1141.02(c)
- c. 1141.02(d)

3. Those specific uses listed below found in Chapter 1143 - Community Service District

- a. 1143.02(b)(1)(2)
- b. 1143.03(a)(1)(2)

DEVELOPMENT STANDARDS:

Unless otherwise indicated in the submitted drawing or in the written text, the applicable standards for the site shall be those standards contained in Section 1143.04, Community Service District (CS) of the Village of Groveport Zoning Code.

LIGHTING:

- a. All lighting on the subject property shall be cut-off type fixtures (down lighting) and limited to the building and parking areas unless located for landscaping and security purposes.
- b. All types of parking, building and other exterior lighting to be on poles shall be from the same "family" from the same manufacturer's type and style.
- c. All lighting poles will be either of wood or bronzed colored metal construction.
- d. Parking lot lighting shall not exceed twelve (12) feet in height.
- e. The exterior lighting for the site shall minimize off-site glare and reflection by utilizing screening, direction of lighting, height of lighting, wattage and type of lighting.

SIGNAGE AND GRAPHICS:

- a. One freestanding graphic shall be allowed for Subarea A on the 1.996 acre tract zoned Community Service along the Groveport Road frontage to combine signage for the mini-storage facility and the user of the 1.996 acre tract and shall be located approximately 200 feet away from the freestanding graphic located on ~~Subarea B. The combined signage area may not exceed eighty one (81) square feet and be any higher than twenty (20) feet in height. Additional one smaller free standing sign shall be allowed at the access point on Saltzgaber Road of sixteen~~

(16) square feet and shall not be any higher than twelve (12) feet. Subarea B. Shall be permitted one free standing sign with a size of 100 square feet and an allowable height of 20 feet.

- b. Black, dark brown, dark charcoal, dark rust, dark green or dark bronze in color sign frame shall be utilized and the signage may be internally or external illuminated.
- c. Directional signs for ingress and egress shall be permitted at the curbcuts on Groveport and Saltzgaber Roads to direct traffic in and out of the site.
- d. No off-premise graphic shall be permitted on site (except the signage on the 1.996 acre tract which identifies Subarea A uses) nor any illumination which flashes, travels, animates or intermittently illuminates shall be allowed.

ENVIRONMENTAL TREATMENT:

- a. Subarea A shall be landscaped along the western and southern edge of the mini-storage buildings with a mound and/or evergreen to produce a height of six (6) feet with a 60% opacity within two (2) years. A line of deciduous shade trees will be located along the fence line on the eastern boundary of the site at thirty (30) foot intervals to provide a break in the front facade.
- b. A six (6) foot high chain link fence shall be erected around Subarea A to connect to provide security around the site. The fence shall be erected within the setback 40% to allow for vehicular circulation around the site as shown on the development site plan.
- c. No banners, pennants, streamers or other similar obnoxious displays shall be permitted on the site.
- d. The Subarea A will utilize the existing curbcut on the 1.996 acre tract to provide access to Groveport Road. An easement will be provided to provide permanent access across the 1.996 acre tract to Subarea A. A 17 foot wide temporary fire access lane will be provided through subarea B to allow vehicular access Subarea A. The parking area and access lanes will be paved and maintained in order to prevent any dust problems.
- f. The screening and landscaping plan for the development of the site shall conform to the submitted drawings and such screening shall provide a buffer to the areas to the west, south and east. ~~Areas of natural vegetation along the western property line will be preserved and maintained to provide additional buffering rather than cutting it down and installing new plantings and therefore will substitute for~~

plantings shown on the site plan. All screen plantings shall be maintained permanently and any plant which does not survive shall be replaced within one year with material meeting the specifications of the original planting. Maintenance of the screening materials shall be the responsibility of the owner of the property and failure to replace and maintain the screening materials shall be a violation of the Village of Groveport Zoning Code.

SITE PLAN:

- a. The property shall be used in accordance with the submitted site plan. The attached site plan illustrates the area where the building and parking areas will be located. This site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Zoning Officer or his designed, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.
- b. Parking requirements shall conform to those found in Chapter 1179 of the Village of Groveport Zoning Code.

BUILDING ELEVATIONS:

- a. The mini-storage buildings shall conform to the submitted elevations. The roofs of the units shall be a gable style to conform to similar styles in the area and the colors of the units shall be gray, earth tones, black or other muted colors as agreed to by the zoning officer.

STORMWATER DRAINAGE:

- a. Drainage and run-off from the proposed development shall not cause property damage to off-site areas. All drainage improvements shall be designed in conformance with the requirements for the Village of Groveport development regulations. The mini-storage buildings will be guttered and the down spouts will tie into a drainage system that routes the surface drainage into the catch basins located on the site. If necessary, additional catch basins will be located on the parking lot and sized to permit on-site detention in the parking areas and then provide for a gradual release of surface water into the existing catch basin. Hockaden & Assoc. confirming the ability of the detention ponds to handle proposed stormwater run-offs is also attached.

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- b. The building(s) will also conform to the requirements of the Village of Groveport development regulations and will utilize the detention basin used for stormwater

drainage of the total site. The stormwater detention plan will accompany the site plan for detailing the methods to be used to handle stormwater drainage off the site.

SEWAGE DISPOSAL AND WATER SUPPLY:

The mini-storage units will utilize water facilities for their operation as there will be fire mains provided on site per the direction of the Fire Department. The single family house will continue to use an onsite well and septic system. The sewage disposal and water supply facilities shall be properly maintained and operation of both shall comply with all pertinent state and local regulations.

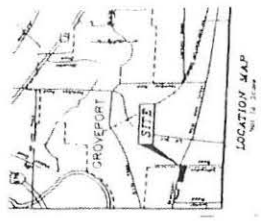
POLLUTION:

- a. Smoke: No smoke shall be emitted from any structure in the SCPD except for the single family dwelling units' fireplaces which shall only be used for residential purposes.
- b. Noise: The noise level shall be no greater than sixty (60) decibels at the lot line.
- c. Odor: No odorous gases or other odorous matter in any quantities as to be offensive at any point on or beyond the SCPD boundary.

ARCHITECTURAL DESIGN:

- a. The building lot coverage shall not exceed 35% of the lot and parking lot coverage (excluding access drives to the storage units) shall not exceed an additional 30% coverage for a total of 65% lot coverage.
- b. No outside storage shall be permitted on the lot except for boats, RVS and trailers. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the lot.
- c. All utilities shall be placed underground.

MADISON TOWNSHIP, FRANKLIN COUNTY MINI STORAGE WAREHOUSE PROJECT MARCH, 2003



- LEGEND**
- EXISTING TREE
 - EXISTING TREE (PLANTING)
 - EXISTING TREE (PLANTING) - PREET TO BE RELOCATED 2003
 - EXISTING TREE
 - EXISTING TREE (PLANTING)
 - EXISTING TREE (PLANTING) - PREET TO BE RELOCATED 2003
 - EXISTING TREE

[Handwritten signature]
 DATE: 3/11/03

