

FEB -7 2014



**APPLICATION TO PLANNING & ZONING COMMISSION
MODIFICATION TO DEVELOPMENT PLAN**

Application #: 2014-0097

Case #: 2014-02

Fee: **\$150.00**

Make Check Payable to:
THE CITY OF GROVEPORT

THE CITY OF GROVEPORT
Planning & Zoning Commission
655 Blacklick Street
Groveport, Ohio 43125

Part I. GENERAL INFORMATION

Applicant's Name: VanTrust Real Estate c/o Raif Webster Phone: 614.754.8978

Address: 1650 Lake Shore Drive, Suite 220 Columbus, OH 43204

Owner's Name: Columbus Regional Airport Authority c/o Robin Holderman Phone: 239.3047

Address: 4600 International Gateway Columbus, OH 43219

Address of property 3099 Rohr Rd located on the south side of Rohr Rd
_____ street/road/avenue.

Parcel # _____

The property is currently being used for vacant

The property is currently zoned: Planned Industrial

I am requesting modification to the following items in the development plan: _____
The addition of a vehicular access point at the west end of the property. _____

PART II. EXHIBITS

You MUST attach the following to this application form:

- A. Statement of how the proposed modification will affect the original development plan and the reasons for such modification.
- B. A list of owners of property within, contiguous to, directly across the street from such area under consideration by the Planning & Zoning Commission. Such list shall be in accordance with the Franklin County Auditor's current tax list, and include all owners' mailing addresses.
- C. **20 copies** of drawing, site plan and/or any other plans that may be applicable.
- D. All other information as may be helpful to the Planning & Zoning Commission.

Raif Webster
Applicant's Signature
Raif Webster
Applicant's Printed Name

2/7/14
Date

PROPERTY OWNERS LIST

(List of owners of property 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.co.franklin.oh.us/auditor and you will need to look under Geographic Information System maps.)

*****PLEASE MAKE COPIES OF THIS FORM IF NECESSARY*****

Parcel Number: 185-002054-80

Owner's Name: Exeter 6360 Port LLC
Address: 2260 Butler Pike Suite 200
City & State: Plymouth Meeting PA Zip Code 19462

Site Address: 6360 Port Rd Lot #: 2

Mail Address: Name: Exter 6360 Port LLC
Address: 2260 Butler Pike Suite 200
City & State: Plymouth Meeting PA Zip Code 19462

Parcel Number: 185-0026-11

Owner's Name: Exeter 6250 Opus LLC
Address: 2260 Butler Pike Suite 200
City & State: Plymouth Meeting PA Zip Code 19462

Site Address: 6280 Opus Dr Lot #: _____

Mail Address: Name: Exter 62500 Opus LLC
Address: 2260 Butler Pike Suite 200
City & State: Plymouth Meeting PA Zip Code 19462

Parcel Number: 185-002053-00

Owner's Name: Exeter 6500 Port LLC
Address: 2260 Butler Pike Suite 200
City & State: Plymouth Meeting PA Zip Code 19462

Site Address: 6500 Port Rd Lot #: _____

Mail Address: Name: Exter 6500 Port LLC
Address: 2260 Butler Pike Suite 200
City & State: Plymouth Meeting PA Zip Code 19462

Parcel Number: 185-001462-00

Owner's Name: Duke Realty Ohio
Address: 5600 Blazer Pkwy
City & State: Dublin, OH Zip Code 43017

Site Address: 6600 Port Rd Lot #: _____

Mail Address: Name: Duke Realty Ohio
Address: 5600 Blazer Pkwy
City & State: Dublin, OH Zip Code 43017

Parcel Number: 185-001315-00

Owner's Name: Duke Secured Financing

Address: 5600 Blazer Pkwy

City & State: Dublin, OH Zip Code 43017

Site Address: 6295 Commerce Center Dr Lot #: _____

Mail Address: Name: Duke Realty

Address: 5600 Blazer Pkwy

City & State: Dublin, OH Zip Code 43017

Parcel Number: 180-003042-00

Owner's Name: Karen & Franklin Charles

Address: 3277 Rohr Rd

City & State: Groveport OH Zip Code 43017

Site Address: 3277 Rohr Rd Lot #: _____

Mail Address: Name: Karen & Franklin Charles

Address: 3277 Rohr Rd

City & State: Groveport, OH Zip Code 43125

Parcel Number: 180-001052-00

Owner's Name: Sharon Evans

Address: 3269 Rohr Rd

City & State: Groveport OH Zip Code 43017

Site Address: 3269 Rohr Rd Lot #: _____

Mail Address: Name: Sharon Evans

Address: 3269 Rohr Rd

City & State: Groveport, OH Zip Code 43125



MEMO

Date: February 7, 2014

To: Steve Farst, PE – The City of Groveport

From: Matthew Stechschulte, EI

Subject: Preliminary Stormwater Management Summary - Rohr Road – Van Trust Parcel

Copies: Raif Webster (Van Trust Real Estate, LLC), Alex McBride, PE, CFM (EMH&T), Kendra Ware, PE (EMH&T), Todd Cunningham, PE (EMH&T)

The following memo summarizes the preliminary stormwater management calculations for the proposed Rohr Road – Van Trust Parcel in the City of Groveport, Ohio. The 70.2 acre project site is located west of the intersection of Rohr Road and London Groveport Road and along the south side of Rohr Road. The existing condition of the project area is predominantly open space with some single-family residences and wooded areas in Type “C” hydrologic soils. The proposed condition consists of two warehouses and the associated access drives and parking areas. The site will incorporate several interconnected dry basins (with micropools and forebays) to provide quantity and quality control in order to meet the requirements of both the City of Groveport and the Ohio EPA.

The proposed development is located within an area that was recently analyzed as part of a watershed update for the Rohr Road drainage ditch which services the Rohr Road - Toy Road Watershed. The watershed update analysis, prepared by EMH&T, was summarized in a memo titled “Rohr Road-Toy Watershed Study Update” and dated November 12, 2013. The analysis, which was reviewed and accepted by the City of Groveport, concluded that the Rohr Road drainage ditch and downstream infrastructure had adequate capacity to accept stormwater discharges from the ±71 acre Van Trust Parcel.

Similar to other developments that discharge to the Rohr Road drainage ditch, the Van Trust Parcel is required to provide stormwater detention features that will meet the mandated allowable release rate of 0.31 cfs/acre of development. Applying the allowable release rate to the project area results in a 100-year allowable release rate of 21.75 cfs (70.2 acres x 0.31 cfs/acre = 21.75 cfs). A copy of the “Future Condition” watershed map that was submitted with the watershed update analysis has been attached to this memo for reference. The location of the proposed commercial development is highlighted in yellow on the attached watershed map. The Rohr Road drainage ditch will route stormwater discharges to an outfall at Little Walnut Creek, located approximately 2,100 feet southeast of where Rohr Road crosses over the Rohr Road drainage ditch.

The post-developed condition of the project area consists of two warehouses with associated parking area and drives which will result in a Runoff Curve Number of 92 (based on the area being 75% impervious). The post-developed time of concentration is conservatively assumed to be 0.25 hours based on land use and size of the development. Based on the above design parameters, we have determined that the Rohr Road-Van Trust Parcel (70.2 acres of tributary area) will require a total storage volume of 18.1 acre-feet to meet the 100-year allowable release rate described above. The proposed development will provide up to 42.3 ac-ft of storage within the interconnected dry basins, meeting and exceeding the required storage volume. Table 1 shows the preliminary proposed peak flow rates for the Rohr Road – Van Trust Parcel development. This analysis reflects the NRCS Type II distribution, 24-hr storm duration. Rainfall depths were obtained from the Bulletin 71. The peak flow rates were computed using the HydroCAD 10.0 Computer Program.

Table 1
Post-Developed Peak Release Rates

Storm Event (yr)	Post-developed Peak Inflow Rates (cfs)	Allowable Release Rates* (cfs)	Proposed Release Rates (cfs)	Maximum W.S.E., Top of Bank = 933.20 (ft)	Detention Storage Volume Utilized (ac-ft)
1	124.27	21.75	12.53	729.16	-
2	160.72	21.75	14.53	729.53	-
5	217.94	21.75	16.81	730.01	-
10	258.38	21.75	18.04	730.30	-
25	319.95	21.75	19.56	730.69	-
50	374.13	21.75	20.67	731.00	-
100	431.17	21.75	21.72	731.30	18.03

*Allowable Release Rates are based on 0.31cfs/acre (0.31*71.2 acres= 21.75cfs)

The Ohio EPA requires that the water quality volume for dry basins be detained for a period of 48 hours while releasing less than half of that volume in the first 16 hours. The proposed interconnected dry basins will incorporate an outlet structure designed to provide the proper 48-hour drawdown. Additionally, the basins will incorporate micropools and forebays that meet the permanent pool volume requirements of the Ohio EPA General Construction Permit (20% of the water quality volume below normal pool).

It should be noted that the proposed detention volumes and release rates are based on preliminary engineering and are subject to change with final engineering. The above stormwater management plan was designed to meet both the requirements of the City of Groveport and the Ohio EPA.



Engineers, Surveyors, Planners, Scientists

February 7, 2014

The City of Groveport Planning and Zoning Commission
C/O Mr. Stephen Moore
Chief Building Official
City of Groveport
655 Blacklick Street
Groveport, OH 43125

Subject: Rohr Road – Revised Final Development Plan

Dear Mr. Moore,

The subject property is an existing 60 acre site on the south Side of Rohr Road near the intersection of Rohr Road with London Groveport Road (SR 317). In 2006 the site was zoned PIP to facilitate the development of approximately 1,240,000 sf of industrial space. The Final Development Plan associated with the original zoning included two buildings with a north-south orientation served by two curb cuts from Rohr Road. One entrance was located 825' east of the intersection of Opus Drive with Rohr Road and the other was located 785' west of the intersection of Commerce Center Drive with Rohr Road. The spacing between the entrances was 500'. Although the entitlements have been in place for some time, the original developer did not move forward with any building on the site.

The original Developer also controlled an approximately 11.4 acre parcel south of the 60 acre site with frontage along London Groveport Road (SR 317). Under the existing development plan, the majority of the 11.4 acre parcel was planned to be a regional retention pond that served the 60 acre site. That parcel is no longer being incorporated into the site which resulted in the need to modify the site plan. In addition, the market for industrial buildings has changed over the past 8 years to respond to the needs of perspective users regarding site access and the configuration of building footprints.

VanTrust Real Estate has now secured an option to develop the property and is proposing to move forward with the site as indicated on the enclosed Revised Final Development Plan. The Revised Final Development Plan reflects two buildings totaling approximately 1,060,000 sf in a north-south orientation that are served by three site drives from Rohr Road with on-site stormwater management ponds located along Rohr Road. The plan also incorporates the changes due to the 11.4 acre parcel being removed from the project.

In late 2013, VanTrust Real Estate engaged EMH&T to perform and update to the Rohr Road Toy Road Watershed Master Drainage plan. The purpose of the update was to evaluate how development over the past twenty years within the established Rohr Road Toy Road watershed has occurred and determine storm water outfall options for sites within the watershed that have

yet to develop. The study indicated that the subject 60 acres site could discharge into the existing drainage ditch along the north side of Rohr Road as long as the parameters established in the revised study were met. As previously mentioned, this resulted in the plan being revised to show storm water management being provided in a series of interconnected ponds along Rohr Road.

A revised site access study is being prepared to confirm the spacing that needs to be maintained between the three proposed driveways and the spacing between the three proposed driveways and the following intersections:

- Rohr Road/Port Road
- Rohr Road/Opus Drive
- Rohr Road/Commerce Center Drive

EMH&T is working with City staff to ensure that the study meets the City's requirements and addresses any concerns regarding the proposed driveway locations. The site is being developed on a speculative basis and is planned for multiple tenants. As such, the marketability of the site to multiple tenants is enhanced by providing three points of access.

If you have any questions or need any further information, I can be reached at 614.775.4350 or at tcunningham@emht.com.

Respectfully Submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

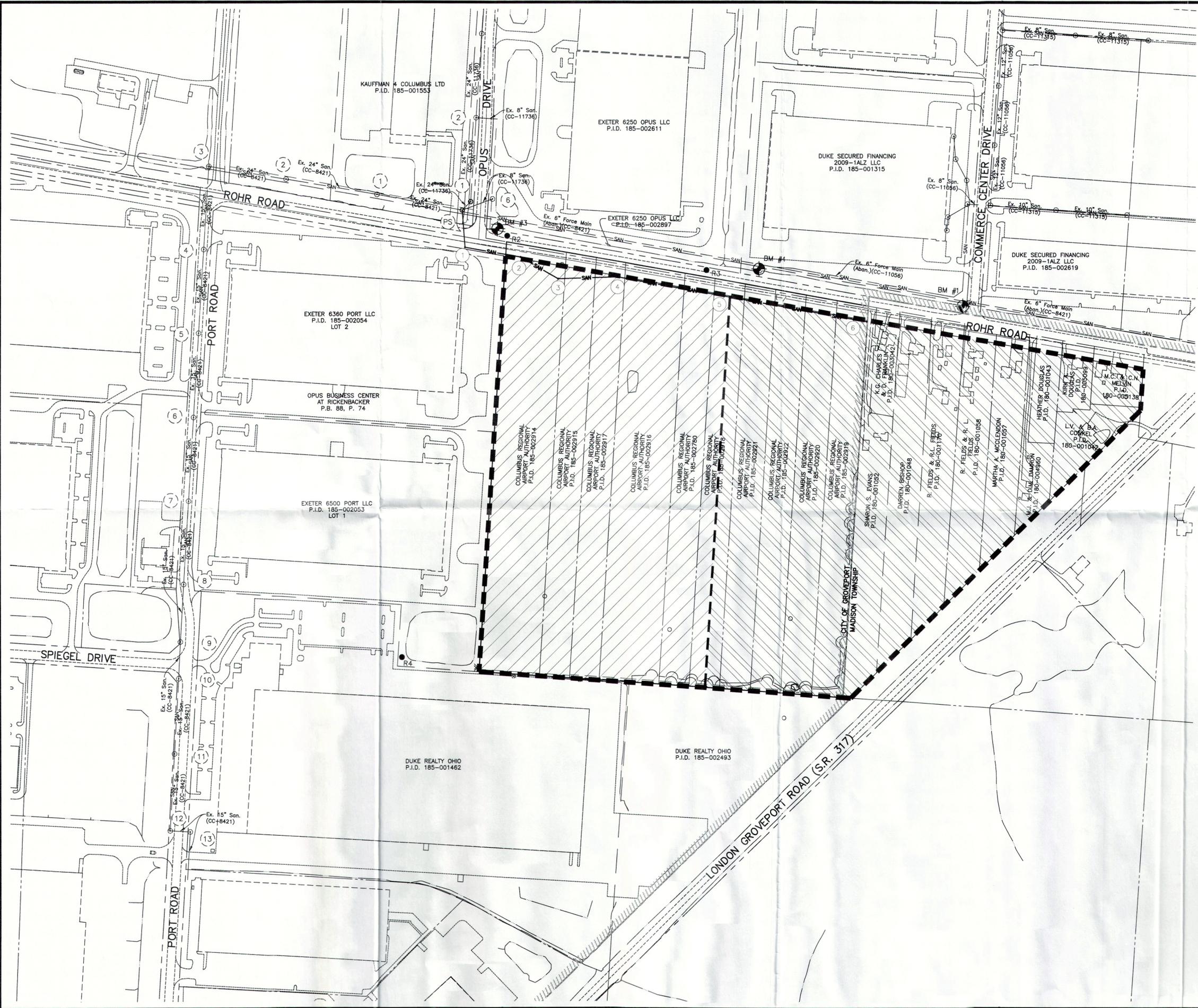


Todd M. Cunningham, P.E.
Principal
Director of Development

Enclosures: 1

Copies:

J:\2012\1845\Draw\GSH\1845_Spec\1845_Spec.dwg, 2/7/2014 10:32 AM, User: kendra, 2/7/2014 11:18 AM
 3 Xrefs: 2012-0550-VS-REF-E, 20120550-CS-REF-N, 2010-1251-CS-REF-N



REFERENCE COORDINATES			
REFERENCE #	DESCRIPTION	NORTHING	EASTING
R1	FCGS 9963 Aluminum disk in concrete monument set over found stone, at an angle point in the centerline of Shook Road, 0.5 miles south of S.R. 317, 33 feet north of a railroad spur in Rickenbacker International Airport.	664386.9780	1843472.7300
R2	Iron Pin w/Cap 31' north of C/L Rohr Rd., 118' east of C/L Opus Dr.	671130.3170	1850593.3980
R3	Iron Pin w/Cap 29' north of C/L Rohr Rd., 970' east of C/L Opus Dr.	670986.7160	1851433.5850
R4	Iron Pin w/Cap southwest corner pond at southwest corner subject property.	669367.8520	1850153.2080

- 37.1 Acres Into Manhole 2 (Phase 1)
- 45.8 Acres Into Manhole #6 (Phase 2)
- Total Tributary Area
- Tributary Divide Line



MARK	DATE	DESCRIPTION

CITY OF GROVEPORT OHIO
SANITARY SEWER IMPROVEMENT PLAN
FOR
ROHR ROAD SPEC BUILDING
TRIBUTARY MAP

EMHT
 Environmental Management & Technology, Inc.
 5900 New Albany Road, Columbus, OH 43204
 Phone 614.275.4500 Fax 614.275.3448
www.emht.com

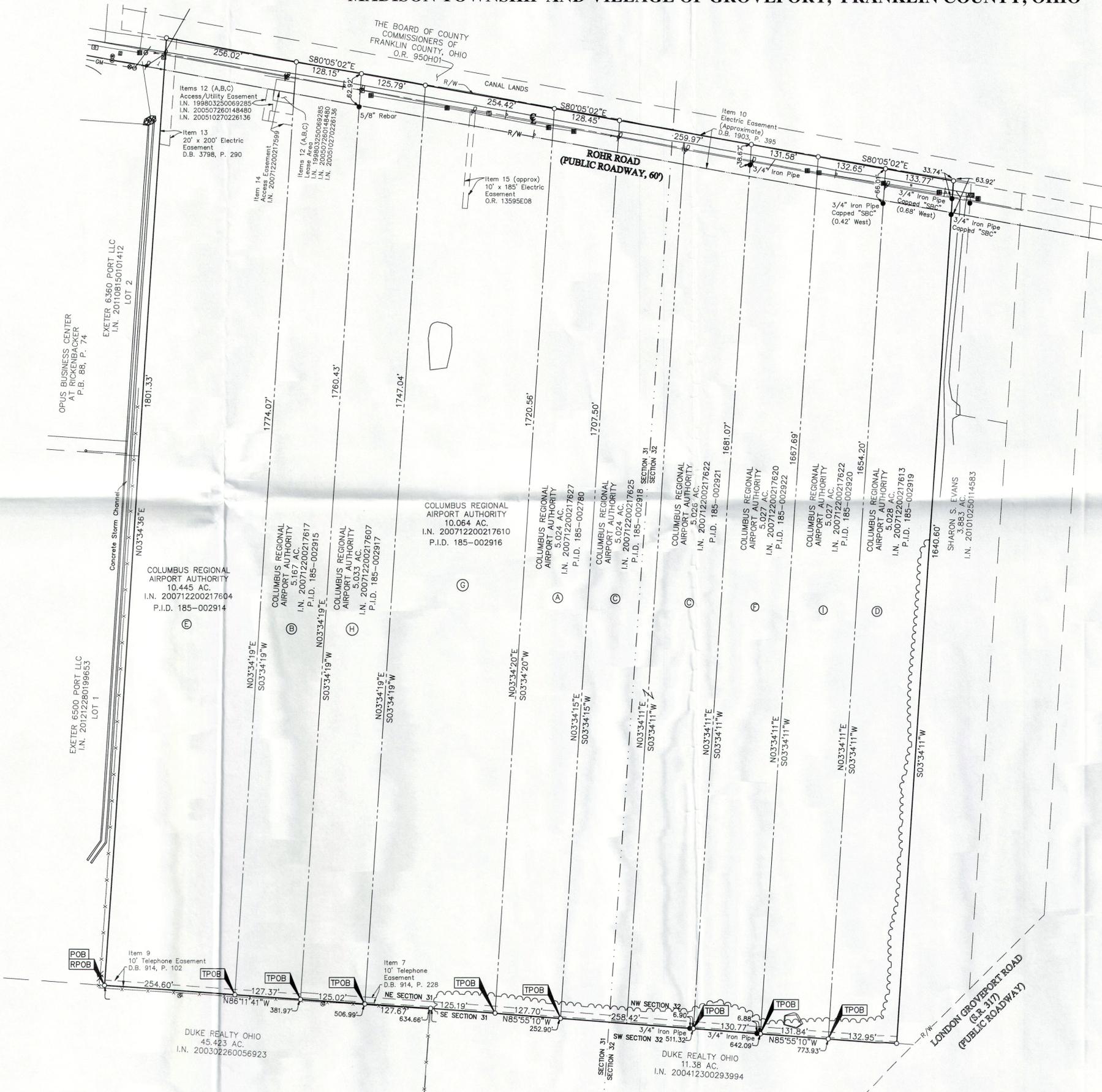
DATE	February 7, 2014
SCALE	1" = 200'
JOB NO.	2014-0340
SHEET	1/1

ALTA/ACSM LAND TITLE SURVEY

SECTIONS 31 & 32, TOWNSHIP 11, RANGE 21

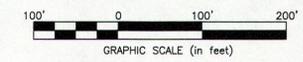
CONGRESS LANDS

MADISON TOWNSHIP AND VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO



UTILITY LEGEND			
	= Guy Pole		= Cable TV Pole
	= Flag Pole		= Cable TV Marker Post
	= Utility Pole		= Cable TV Pedestal
	= Power Pole		= Telephone Pole
	= Yard Light		= Telephone Marker Post
	= Parking Meters		= Telephone Pedestal
	= Parking Meter		= Telephone Booth/or Drive-Up
	= Air Condition Unit		= Metal Traffic Signal Pole
	= Guy Wire w/Anchor		= Wood Traffic Signal Pole
	= Light Pole		= Traffic Lighting Control Box
	= Light Pedestal		= Traffic Lighting Pull Box
	= Electric Marker Post		= Sign
	= Electric Meter		= Bollard
	= Electric Transformer		= Mail Box
	= Electric Pedestal		= Curb Inlet
	= Electric Tower		= Catch Basin
	= Electric Outlet		= Cleanout
	= Electric Pull Box		= Sanitary Manhole
	= Electric Manhole		= Storm Manhole
	= Gas Valve		= Telephone Manhole
	= Gas Service		= Fence
	= Gas Marker Post		= Flowarrow
	= Gas Meter		= Water Line
	= Gasoline Tank		= Gas Line
	= Propane Tank		= Storm Line
	= Fire Hydrant		= Sanitary Line
	= Water Valve		= Underground Electric
	= Water Service		= Overhead Utility
	= Water Well		= Underground Telephone
	= Cistern		= Overhead Telephone
	= Sprinkler		= Cable TV
	= Sprinkler Control Box		= Centerline
	= Monitoring Well		= Right of Way Line
			= Street Lighting
			= Signal Wiring

- = STONE FND.
 - = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - = R.R. SPK. FND.
 - = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
February 7, 2014

EMHT		Date: April 15, 2013
Evans, Machwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 • Toll free: 888.775.3648		Scale: 1" = 100'
emht.com		Job No: 2012-1946
		Sheet: 2 of 2
REVISIONS		
MARK	DATE	DESCRIPTION
TNW	5/24/13	Add topo along Rohr Road
HLK	6/19/13	Revisions per comments (Items 28 & 30)
TNW	8/12/13	"clean up comments" from Kathleen O'Rourke Altier
HLK	11/15/13	Revisions per updated title commitment received.