



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, November 2, 2015 at 6:00 PM

CASE NUMBER: #2015-09

APPLICANT: Van Trust Real Estate, LLC

EXISTING ZONING: Exceptional Use (EU)/Planned Industrial Park (PIP)

REQUEST: #2014-09 A request by Van Trust Real Estate, LLC for a Rezoning at 2850 Rohr Road, (Parcel# 185-001433, #185-001444, #185-001445).

DESCRIPTION: The applicant is requesting to rezone 62.254 +/- acres from Exceptional Use (EU) and Planned Industrial Park (PIP) to Planned Industrial Park (PIP). The current PIP zoning that is existing on a portion of the property is part of an existing development plan previously approved by Council. This parcel is being included in the rezoning so there are not two different rezoning's and development plans that would apply to this project.

The applicant is proposing to construct two warehouses with this proposal. One of which is approximately 598,000 square feet and the other is shown as approximately 432,000 square feet the proposed warehouses are shown to be used for distribution, warehouse and storage, manufacturing and other uses as permitted in Section 1153.03 of the Groveport Zoning Code. The adjacent property uses include industrial parks to the East, North and South of the property. The land to the West is not located in Groveport but is to be developed as Industrial Park uses also.

Conclusions:

Staff has no objections to the granting of this zoning classification for this property.

The City Comprehensive Plan along with the Future Land Use Map shows this area being developed for Industrial use. Staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan to determine if this is an appropriate zoning classification for this property.

The future land use map for the community is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, land use maps do not necessarily recognize or follow property lines and are based upon broad use categories. As such, the future land use map does not dictate how specific parcels should be zoned in the future. Rather, the Planning Commission and City officials should consider the map to be one of several tools available to assist them in making land use recommendations and decisions.



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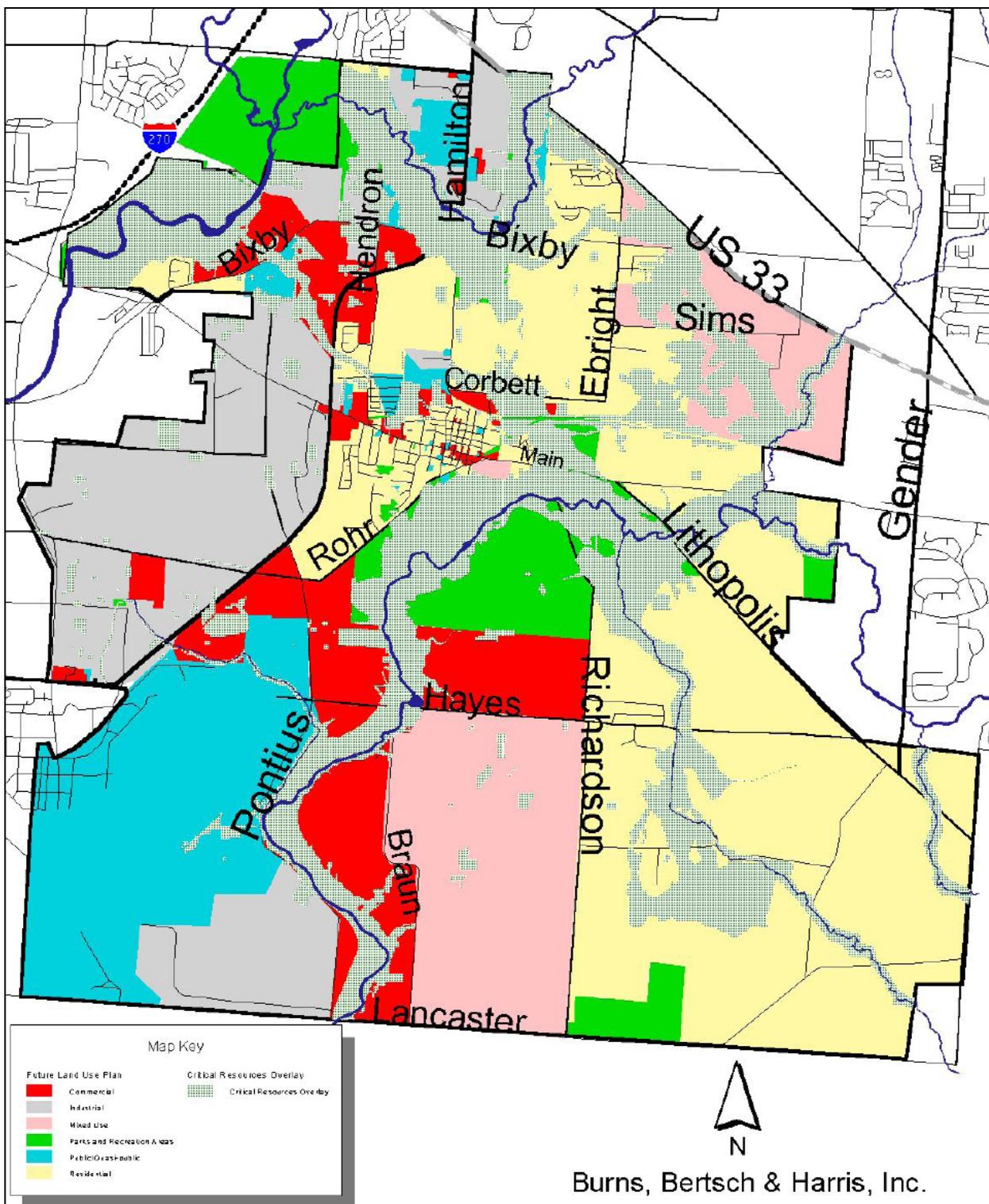
The information contained on the map should always be supplemented by site-specific information. The Planning Commission may consider using the sample checklist provided in order to promote a systematic review of land use decisions. The checklist should be used for all rezoning requests to ensure that relevant land use issues are raised. Certain answers would not mandate a particular decision and not all of the questions are pertinent to every situation.

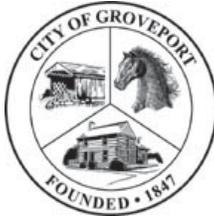
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
6. Are the present development boundaries logically drawn in relation to existing conditions?
7. Will the change adversely influence living conditions in the surrounding area?
8. Will the change create or appreciably increase traffic congestion?
9. Will the development seriously impact adjacent areas?
10. Will the development seriously affect the natural character of the land to the point of creating potential hazards?
11. Have the basic land use conditions changed?
12. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
13. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others of at the expense of the general welfare?
14. Are there reasons why the property cannot be used as it is presently planned or zoned?
15. Is the change out of scale with the area's needs? The City's needs? The region's needs?
16. Are there alternative undeveloped sites for the proposed use(s)?
17. Does the development comply with FAA regulations?



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CASE NUMBER: #2015-10

APPLICANT: Van Trust Real Estate, LLC

EXISTING ZONING: Exceptional Use (EU) / Planned Industrial Park (PIP)

REQUEST: #2014-10 A request by Van Trust Real Estate, LLC for a Final Development Plan at 2850 Rohr Road, (Parcel# 185-001433, #185-001444, #185-001445).

DESCRIPTION: The applicant is requesting to rezone 62.254 +/- acres to Planned Industrial Park (PIP). The development plan submitted shows two warehouses to be built at this site. One is approximately 598,000 square feet and the other is 432,000 square feet. The proposed height of the warehouses is 45 feet. The proposed plan complies with parking requirements for the project. The plan also complies with the required setbacks for the zoning requested. The plan shows the required PIP landscape buffers along the property lines.

CONCLUSION:

Staff has no objections to the approval of the development plan as it relates to zoning requirements with the following conditions:

1. Ground and directional signage shall comply with Chapter 1178 of the Groveport Zoning Code.
2. Parking setback for side and rear yards shall be a minimum of 15 feet.
3. Loading Dock screening shall be installed to screen the loading dock areas along the north and south ends of each building to comply with Chapter 1176 of the Groveport Zoning Code.
4. Landscaping along Green Pointe Drive should be installed to match the landscaping shown in the Development text for Rohr Road.

The Planning Commission should also consider engineering comments and conditions before making its decision on this case.

updated 11/02/15



Engineering Department
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www.groveport.org

MEMORANDUM
Office of the City Engineer

Date: October 29, 2015

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 # 2015-09** - Tabled at the September 8 and October 5, 2015 P&Z meeting
CASE # 2015-10 - Tabled at the September 8 and October 5, 2015 P&Z meeting

Case – 2015-09 Request for ZONING AMENDMENT
Case – 2015-10 Request for FINAL DEVELOPMENT PLAN

Site address: 2850 Rohr Road
Containing parcel (s): 185-001433, 185-001444, 185-001445
Current Zoning: EU - Exceptional Use (185-001445) and
PIP – Planned Industrial park (PIP) (185-001433, 185-001444)
Proposed Zoning: PIP – Planned Industrial Park (PIP)
Current Use: Mine/Quarry (yard waste processing center)

Request:

Case 2015-09 Applicant (Raif Webster, VanTrust Real Estate, LLC) is requesting approval to rezone a 62.254 +/- acre collection of parcels (see above) from EU and PIP zoning district to Planned Industrial Park (PIP) zoning district.

Case 2015-10 Applicant (Raif Webster, VanTrust Real Estate, LLC) is requesting approval of a Final Development Plan for a 62.254 +/- acre area on the referenced parcels.

Recap:

The two related cases pertain to the above site address. The cases were tabled at the September meeting, pending completion of review the Traffic Impact Study, which is under review by both the Franklin County Engineer and the City of Groveport.

The applicant is proposing to construct two (2) buildings, one being about 432,000 square feet (SF) and the other being about 598,000 SF. Use is described in the submitted design standards component of the Development Plan Text as: warehouse/storage, distribution, manufacturing/fabrication, office use as ancillary to above, free standing office use, all other uses as permitted under section 1153.03. The adjacent property uses include existing industrial parks in the City of Groveport to the east, north and south of the property that are similarly zoned PIP district.

Comments

Case 2015-09 Rezoning – Recommendation:

Engineering staff have no objection to granting the zoning classification. The proposed zoning district being a planned district, requires a Final Development Plan as part of the zoning approval. The request for Final Development Plan and technical aspects thereof, are discussed under a separate report by the City Engineer under Case 2015-10.

Case 2015-10 Final Development Plan -- Comments

The City Engineer has completed a review of the Traffic Impact Study (TIS) and while the County has recently indicated their review comments are forthcoming, as of the date of this report, their final conclusions are not received.

The TIS considered site-traffic impact, balanced by background traffic, on Rohr Road at the site drives and on street intersections along Rohr Road that included the following: SR 317, Opus Drive, Port Rd, and Alum Creek Drive. The County's review pertains mainly to the intersections at Alum Creek Drive and SR 317. It is noted that Rohr Road is already established with three lanes (eastbound, west bound and a center two-way left turn lane) in front of the site.

In evaluating the impact on Rohr Road, the TIS concluded for a 2025 horizon year, that right-turns are not warranted at the site drives to Rohr Road. Moreover, traffic signal control is not warranted at the site drives (for the design or horizon year), one of which is at the Port Road intersection. The TIS also summarized that if the City required the existing center two-way left turn lane (for east-bound to site turning traffic) to be restriped at the drive entrances, turn-length at each drive entrance would be 285-feet, including 50-ft taper. The City Engineer Department concurs with these findings.

Pertaining to the location of the proposed west drive entrance from Rohr Rd to the site, it is recommended that the western driveway be re-aligned in a manner compliant with the City's access management standards (minimum 500-ft separation from the existing drive on south side of Rohr). Another option is to realign the western drive to connect to a future internal drive located on the parcel west of the site when that site is developed, such that the two sites share a common drive entrance that would be positioned opposite the existing drive on the south side of Rohr Road. The location of this drive shall be resolved before the plat for this site is before City Council.
Centerline striping along Rohr Road

Case 2015-10 Rezoning – Recommendation:

Engineering staff have no objection to approval of this Development Plan and suggests if approved, the following conditions be made a part of that approval:

- 1) The TIS conclusions will be addressed by the developer's engineer in a manner acceptable to the City Administration, before the subject site is platted.
- 2) Site access from all public roads (including the western driveway entrance to the site from Rohr Road) shall be compliant with the City's Access Management standards.
- 3) The center lane of Rohr Road shall be restriped in a manner acceptable to the City Engineer. Details to be reviewed and approved with site development plans.

- 4) Site development design shall conform to the City of Groveport stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow. If offsite drainage improvement is required, such system shall have easements and/or rights-of-use assigned to the City for said purpose. Design of drainage facilities and stormwater management features shall comply with City of Groveport Stormwater Management Policy (Chapter 935) and with the "Toy Road-Rohr Road Watershed" ditch design standards, whichever is greater.
- 5) New site sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements. The design of said sewers (i.e., size, depth, pipe and manhole material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements ambiguity shall be resolved with site developed in a manner to ensure City has appropriate rights to access, operate and maintain public sewers.
- 6) Any future proposed guard-house and/or gates on site shall be subject to approval of the City of Groveport's Chief Building Official and City Engineer.