



PLANNING AND ZONING COMMISSION STAFF REPORT

Tuesday – September 7, 2021 at 6:00 PM

CASE NUMBER: #2021-06

APPLICANT: Fed One Dublin, LLC

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: A request by Fed One Dublin, LLC for a Final Plat at 5740 Green Pointe Drive N, Parcel #185-002202.

DESCRIPTION: The applicant is requesting approval of the Final Plat. The proposed plat denotes a change from the previously approved plat. The landscape easement along S. Hamilton Road is changing from 25' to 15' to allow for additional parking on the site. Section 1162.02(e)(3.)(B.) allows for the 15' foot landscape buffer.

CONCLUSION: Staff has no objection to granting approval of the plat. Conditions of approval by the Planning Commission should be that;

1. The surveyor shall sign and seal the plat per Section 1191.09(5)(B).



Engineering Department
655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-836-1953
www.groveport.org

MEMORANDUM
Office of the City Engineer

Date: August 30, 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 # 2021-06** -- Planning & Zoning Commission – September 7, 2021

Case – 2021-06 Request for Amendment for Subdivision Plat approval

Site address:	5740 Green Pointe Drive North
Containing parcel (s):	180-002202
Site Description:	8.734 ± Acres among the three parcels
Current Zoning:	Planned Industrial Park (PIP)
Proposed Zoning:	No Change
Current Use:	vacant long
Request:	The applicant Sara J. Hanes

Comments:

The applicant is requesting the approval for Final Plat to establish on the referenced lot, a revised landscape easement along S. Hamilton Road to allow for additional parking space on the site. Moreover, the plat incorporates dedication of sanitary sewer easement of about 0.087 acres that overlays onto a segment of public sanitary sewer, which was previously not dedicated. In review of the plat, the Engineering department discovered an extraneous editorial note that was placed on sheet 2 that should be removed to avoid confusion, before signatures.

Conclusions – Case 2021-06

Staff have no objection to granting approval of the Final Plat but do suggest if approved, the following conditions be made a part of that approval:

1. Extraneous notes appearing on the plat shall be removed to the satisfaction of the City Engineer.
 2. Final Plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
 3. Final plat shall meet requirements of the Franklin County Engineer.
 4. The Final Plat meets requirements of the City of Groveport Chapter 1191.09.
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