



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday – June 5, 2023 at 6:00 PM

CASE NUMBER: #2023-02

APPLICANT: Jim Voorhis, VSCW Architects representing Groveport Madison School District.

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2023-02** A request by Jim Voorhis for a Use Variance at 4500 S. Hamilton Rd, Parcel #185-002942, #185-002943, #185-001330, and #185-001331.

DESCRIPTION: The applicant is requesting a Use Variance to allow a school use to be placed at 4500 S. Hamilton Road. This property is currently zoned Planned Industrial Park (PIP) and as such the school use is not a permitted or conditional use in this zoning district. This property was formerly occupied by AEP. It is located at the corner of S. Hamilton Road and Firehouse Lane. To the north is the AEP data center. To the south is the Madison Township Fire, Police, and Administration buildings. To the east is the retention pond for this property and the two newer warehouses built by Pizutti. To the West is the High School complex. A variance is required to allow the alternate parking area shown along S. Hamilton Road to be located closer to the right-of-way than the required parking setback. The required setback is forty-five (45) feet and the parking area is shown with a thirty-three-foot nine-inch (33'9") setback. Also, the applicant is requesting a variance to allow them to not install the required buffer yard along the east and south sides of the property, these area variances must be approved by Council. The applicant has stated that this project will be completed in two phases, with phase 1 being the completion of the alternative school and phase 2 being the transportation center. This property is located in the North Gateway Corridor.

CONCLUSION: Staff has no objection to the granting of the use and area variances requested for the property. The Planning Commission may want to consider requiring additional landscaping along S. Hamilton Road since this is located in the Gateway Corridor. The landscaping would be similar to the landscaping required for the warehouse and data center.



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: May 31, 2023

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2023-02** -- Planning & Zoning Commission – June 5, 2023

Case – 2023-02 Request for Use Variance

Site address: 4500 Hamilton Rd
Containing parcel (s): 185-002942, 185-002943, 185-001330, 185-001331
Current Zoning: PIP
Proposed Zoning: No zoning change is proposed
Current Use: Former AEP Call Center with parking
Proposed use: Transportation Center and alternative high school
Request: Applicant is requesting approval for Use Variance to allow for Alternative School (classroom use) and a Transportation Center

Comments:

Applicant is requesting a Use Variance to allow establishment of an Alternative School (classrooms) and a Transportation Center for the Groveport-Madison School District, to be located within the existing AEP complex that is at the above-referenced address. The “zoning” submittal indicates the portion of the existing building to be used for the alternative school will have a maximum of 180 students with 5-7 staff members. The portion of the existing building to be used for the Transportation Center will be used by administration of the school / transportation directors toward operations. It will include a driver lounge. A new bus repair building will be constructed eventually southeast of the existing building adjacent to the existing parking area. This existing parking lot will be modified to facilitate parking of buses. Other areas of the site (west, north and east of the existing building) will be modified eventually, to add more automobile parking off the existing entry drive for future phases of the building use.

The applicant has stated that this project will be completed in two phases, with Phase 1 being the completion of the alternative school and Phase 2 being the transportation center.

Continued next page

The School is engaging an Engineering consultant to prepare a traffic impact study (TIS) to evaluate potential impact on local traffic conditions brought about by the changed uses (Phase 1 and Phase 2). The focus of this traffic study will be the intersection of SR 317 (S. Hamilton Road) and Firehouse Lane / High School entrance drive. A key component of the study will be to understand how the Phase 2 use-change (see above) may impact capacity and operation (i.e., “condition”) of the signalized intersection. The TIS is to evaluate an opening day condition and design year condition and to also identify deficiencies and counter-measures (recommendations to mitigate for impact). As of the date of this memo, the proposed scope of the TIS is not yet received. Engineering Department has more concern with Phase 2 than Phase 1, based on how the School representatives described the use during Phase 1 and the apparent relative lesser amount of traffic compared to Phase 2.

Conclusions:

Engineering staff have no objection to granting of the Use Variance and recommends that if approval is granted, the following conditions be made a part of such approval:

Suggested Conditions for approval:

1. A Traffic Impact Study shall be submitted and City review and acceptance of that TIS shall be completed, before improvements associated with Phase 1 are finished. Moreover, before improvements associated with Phase 2 are started, an Agreement between the City of Groveport and Groveport-Madison School District shall be entered into if the TIS identifies improvements are needed at the SR 317 / Firehouse Lane intersection to mitigate for impact brought about by the change in use.