



**Planning and Zoning Commission
STAFF REPORT**

Tuesday – September 4, 2018 at 6:00 PM

CASE NUMBER: #2018-09

APPLICANT: Acquire Inc.

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2018-09** A request by Acquire Inc. for a Use Variance at 4241 Williams Road, Parcel #185-001368.

DESCRIPTION: The applicant is requesting a use variance to allow vehicle sales (fleet sales) at the location stated above. The zoning of the property is Planned Industrial Park (PIP) and vehicle sales are not a permitted or conditional use in the PIP zoning district. The applicant will also be converting the existing warehouse into a vehicle service and repair facility and is also requesting an area variance for the required number of parking spaces that would be required for the vehicle service facility. The area variance would be to reduce from the required 453 parking spaces to 68 spaces. The applicant is showing fencing to be installed around the perimeter of the property, the fencing which surrounds the storage areas will have slats installed to meet the screening requirements for outdoor storage. An area variance will also need to be granted for the fencing located in front of the structure along Williams Road. The applicant did not show where the fleet vehicles will be displayed on the site plan submitted, additional screening of the outdoor display area for fleet sales vehicles may be needed, if located at the front of the building along Williams Road due to the proximity to residential areas to the north and west of the property.

CONCLUSION:

Staff has no objections to the granting of the use and area variances. If approval is granted the following conditions should be considered:

1. Additional screening may need to be put in place depending on the location of fleet vehicle sales display area.
2. The fence along Williams Road should be setback no closer to the right-of-way than along the north edge of the existing front parking lot.



Engineering Department

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MEMORANDUM

Office of the City Engineer

Date: August 27, 2018

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2018-09** -- Planning & Zoning Commission – September 4, 2018

Case – 2018-09

Request for Use Variance

Site address: 4241 Williams Road
Containing parcel (s): 185-001368
Current Zoning: PIP (Planned Industrial Park)
Proposed Zoning: No zoning change is proposed
Current Use: Warehouse
Request: Applicant is requesting approval for Use Variance

Comments:

The applicant is proposing to arrange a use associated with vehicle sales (fleet sales) at the location stated above. The applicant would also be converting the existing warehouse into a service and repair facility. The subject tax parcel abuts both Williams Road and Marketing Place. A site plan provided with the request proposes a new site drive on Marketing Place.

The site plan provided with the request illustrates fences across the Williams Rd. access drive and across the Marketing Place proposed access drive. If Gates for these fences involve security measures that may affect flow of incoming traffic to the site (i.e., guard check-in buildings), potential impact on local roadway by related queuing of vehicles is a concern.

Conclusions:

Engineering staff have no objection to granting of this Use Variance and suggest that a condition be attached to that approval, requiring that any future site modification involving a guard house(s), security gates, or similar structures that may affect site traffic circulation and impact on local traffic, is subject to engineering review and approval by the City of Groveport Engineering Department.