



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

Application #: 2014-0139

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

Case #: 2014-03

Fee: **\$150.00**

Make Check Payable to:
THE CITY OF GROVEPORT

Part I. GENERAL INFORMATION

Applicant's Name: Justin Zampardi Phone: 614-775-4412

Address: EMH&T 5500 New Albany Rd Columbus OH 43054

Owner's Name: Opus North Corp Phone: 317-430-7588
Manish Gandhi

Address: 600 N. Cleveland Ave #280 Westerville OH 43082

Address of property — located on the NW side of
6201 Green Pointe Dr. S. street/road/avenue.

Parcel # 185-002905-00

The property is currently being used for Vacant

The property is currently zoned: Planned Industrial Park (PIP)

I am requesting modification to the following items in the development plan:

The addition of a cul-de-sac at the end of
S. Green Pointe Drive.

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.

Applicant's Signature

Date

Applicant's Printed Name

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: 185-002931-00

Owner's Name: Opus Real Estate OH VIII R7 LLC
Address: 10350 Bren Rd W
City & State: Minnetonka MN Zip Code 55343

Site Address: 3301-321 Toy Rd Lot #: _____

Mail Address: Name: Northmarq RE SVCS
Address: 3500 American Blvd W 200
City & State: Minneapolis MN Zip Code 55431

✓ Parcel Number: 185-002792-00

Owner's Name: Oak Investments LLC
Address: 10350 Bren Rd
City & State: Minnetonka MN Zip Code 55343

Site Address: 5965 Opus Dr Lot #: _____

Mail Address: Name: Northmarq RE SVCS
Address: 3500 American Blvd W 200
City & State: Minneapolis MN Zip Code 55431

Parcel Number: 185-001433-00

Owner's Name: Opus North Corp
Address: 600 N. Cleveland Ave #190
City & State: Westerville OH Zip Code 43082

Site Address: S. Green Pointe Dr Lot #: _____

Mail Address: Name: Opus North Corp
Address: 9700 W Higgins Rd, ste 900
City & State: Rosemont IL Zip Code 60018

Parcel Number: 185-001444-00

Owner's Name: Kurtz Foundation Inc
Address: 6415 Granger Rd
City & State: Cleveland OH Zip Code 44131

Site Address: Rohr Rd Lot #: _____

Mail Address: Name: Kurtz Foundation Inc
Address: 6415 Granger Rd
City & State: Cleveland OH Zip Code 44131

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.)

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

✓ Parcel Number: 185-001445-00

Owner's Name: Harmony Realty II LTD
Address: 4700 E 49th ST
City & State: Cuyahoga Heights, OH Zip Code 44125

Site Address: 2850 Rohr Rd Lot #: _____

Mail Address: Name: Sunset Management
Address: 6900 Granger Rd, Ste 200
City & State: Independence OH Zip Code 44131

✗ Parcel Number: 186-000400-00

Owner's Name: Columbus Regional Airport Authority
Address: 4600 International Gateway
City & State: Columbus, OH Zip Code 43219

Site Address: 3281 Toy Rd Lot #: _____

Mail Address: Name: Columbus Regional Airport Authority
Address: 4600 International Gateway
City & State: Columbus, OH Zip Code 43219

Parcel Number: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____ Lot #: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____

Parcel Number: _____

Owner's Name: _____
Address: _____
City & State: _____ Zip Code _____

Site Address: _____ Lot #: _____

Mail Address: Name: _____
Address: _____
City & State: _____ Zip Code _____



Engineers, Surveyors, Planners, Scientists

March 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: Opus Business Center at Rickenbacker – Building VIII
Revised Final Development Plan

Dear Mr. Moore,

The subject property is an existing 29 acre site at the end of South Green Point Drive. The existing Final Development Plan associated with this property included five buildings and the extension of South Green Point Drive to the west. The buildings included Rickenbacker Spec VII Building to the north, Rickenbacker Spec V building to the east, Rickenbacker Spec VIII building on the subject property, and two additional buildings south of the South Green Point Drive extension.

As it stands today, Rickenbacker Spec V and VII buildings have been constructed. The subject property is currently vacant with plans to construct Rickenbacker Spec VIII building. The extension of South Green Point drive was never completed and the platted right-of-way has been vacated. A portion of the sanitary sewer and storm sewer were constructed along the south property line and will be utilized to service this development. The Kurtz property to the south is still being utilized as a mulch facility and is no longer a part of Opus' development plans.

Opus Design Build, LLC is proposing to move forward with the site as indicated on the enclosed Revised Final Development Plan. The plan proposes the construction of a cul-de-sac at the end of South Green Point Drive. The cul-de-sac has been designed with a 50 foot radius and a 12 foot right of way to serve the subject property and the property to the south.

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.

A handwritten signature in black ink, appearing to read "Todd M. Cunningham". The signature is stylized with a large, sweeping "T" and "C".

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

Enclosures: 1

Copies:

MEMO

Date: March 7, 2014
To: Steve Farst, PE – The City of Groveport
From: Molly Shlaes, EI, *MMS*
Subject: Preliminary Stormwater Management Summary – Rick VIII Spec Building Site
Copies: Alex McBride, PE, CFM; Justin Zampardi, PE

The following memo summarizes the stormwater management calculations for the proposed Rick VIII Spec Building Site in the City of Groveport, Ohio. The 28.69 acre project site is located south of Toy Road between Alum Creek Drive and Opus Drive. The existing condition of the project area is open space/grass cover in Type "C" hydrologic soils (Celina Silt Loam, Crosby Silt Loam, Kokomo Silt Loam). The proposed condition consists of a warehouse and the associated access drives and parking areas. The stormwater runoff from the proposed site will discharge to the existing wet basin (Pond A, as labeled in the Rickenbacker Spec VII Stormwater Management Plan dated March 2007) located north of the proposed warehouse which addresses quantity and quality control for the tributary areas. The existing wet basin was designed to accommodate the future building as indicated in the report narrative and shown on the Post-Developed Workmap included in the Stormwater Management Plan. The existing wet basin will not require any modifications to the existing outlet structure and will meet the requirements for detention and water quality as set forth by the City of Groveport and the Ohio EPA. For convenience, the relevant excerpt from the Rickenbacker Spec VII Stormwater Management Plan is included below. The March 2007 Post-Developed Workmap, labeled as Exhibit 1, and PondPack output from the original report are attached to this memo.

Rickenbacker Spec VII Stormwater Management Plan dated March 2007 excerpt:

"Subarea 102 has an area of 60.18 acres with a curve number of 94, which is based on the proposed commercial development. The time of concentration is based on the storm sewer calculation sheets. The resulting time of concentration is 0.28 hours. Subarea 102a is broken out as a separate subarea because upon development of the building directly south of Pond A, the flow from the storm sewer will flow directly to Pond C4 via the storm sewer, but larger events flood route back into Pond A. Subarea 102a contains 0.26 acres with a curve number of 94, which is based on the proposed commercial development. The subarea has a minimum time of concentration of 10 minutes based on the short travel path. Subareas 102 and 102a discharge into Pond A, which is controlled by a 12" submerged water tight pipe which connects Pond A to a catch basin in Subarea 102a. The submerged pipe ends with a riser at this catch basin that has an invert of 730.9', which controls the normal pool. Flows from

the submerged pipe discharge into the storm sewer and ultimately to Pond C4. Peak Discharges on the pressure pipe are based on head pressure of the water levels in the basins. The water levels are modeled in FlowMaster. The output from the pressure pipe was entered into the PondPack model as a user defined table making it the outlet for the pond. FlowMaster output is contained within Appendix C. Pond A was held to the same 0.15 cfs/acre for the tributary area, 60.18 acres, resulting in an allowable release of $(60.18 * 0.15 = 9.03)$ cfs into Pond C.

Outlet Structure

Pond A:

Invert: 730.90

Top: 737.00

Outlet: 12" submerged water tight pipe @ 727.00 connected to a riser that outlets at 730.90

Table 2
Peak Release Rates

Storm Event (yr)	Pond A (cfs)
1	1.81
2	2.16
5	2.53
10	2.78
25	3.13
50	3.41
100	3.67

Table 3
Peak Water Surface Elevations

Storm Event (yr)	Pond A (ft)
1	732.16
2	732.61
5	733.18
10	733.61
25	734.27
50	734.84
100	735.40

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. Developments that discharge to the Rohr Road Drainage Ditch are required to provide stormwater detention features that will meet the mandated allowable release rate of 0.31 cfs per acre of development. Given that Pond A was designed more conservatively with an allowable release

rate of 0.15 cfs per acre, the existing outlet structure design will meet the allowable release rate criteria established for developments that discharge to the Rohr Road Drainage Ditch. A copy of the "Future Condition" watershed map that was submitted with the watershed update analysis has been attached to this memo for reference, and is labeled as Exhibit 2. The location of the proposed development is highlighted in green 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 Ohio EPA requires that the water quality volume for wet basins be detained for a period of 24 hours while releasing less than half of that volume in the first 8 hours. Per the Rickenbacker Spec VII Stormwater Management Plan dated March 2007, post-construction water quality has been provided within Pond C for the entire site by controlling the water quality volume of 7.450 ac-ft.

