



December 4, 2014

Mr. Stephen Moore
Chief Building Official
City of Groveport, Ohio
655 Blacklick Street
Groveport, OH 43125

RE: Application to Planning & Zoning Commission
Modification to Development Plan, Rohr and Pontius Roads

Dear Mr. Moore:

Attached please find an application to modify the development plan approved by Groveport City Ordinance No. 08-013, approved April 28, 2008.

NorthPoint Development has contracted with Schottenstein Trustees GP, to purchase approximately 106 acres of land located on the southeast corner of Rohr and Pontius Road. NorthPoint is requesting a modification to allow construction of two separate industrial buildings instead of the one building currently approved. Upon approval of the modification by Groveport, NorthPoint will purchase the 106 acres and start construction of the larger southern building. The first building will be built speculatively, with no tenant at the time of construction. The second smaller building on the north would be developed at a later date as market conditions warrant.

NorthPoint has engaged EMH&T as our engineering consultant to provide or coordinate all necessary site design required by the City. It is our intent to comply with the requirements outlined in the approved Development Text, and modify only those items that are necessary to successfully develop two modern bulk distribution buildings that will attract and keep the highest quality companies, and employees to Groveport.

NorthPoint is excited with this opportunity and we look forward to getting started. We are currently under construction on 3,000,000 square feet of comparable industrial projects in the Midwest and have the development expertise and financial strength to add Groveport, Ohio to our portfolio.

Best regards,

Robert Gude, Vice President
NorthPoint Development
816-797-7448 mobile
816.888.7387 direct
bob@northpointkc.com
www.beyondthecontract.com

5015 NW Canal Street | Suite 200
Riverside, MO 64150
816.888.7380
www.BeyondTheContract.com

Exhibit "A"



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

Application #: 2014-0971

Case #: 2014-13

Fee: **\$150.00**

Make Check Payable to:
THE CITY OF GROVEPORT

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

Part I. GENERAL INFORMATION

Applicant's Name: NorthPoint Development, LLC Phone: 816-888-7380

Address: 5015 NW Canal Street, Ste. #200, Riverside, MO 64150

Owner's Name: Nathaniel Hagedorn Phone: 816-888-7381

Address: above

Address of property 3860 Rohr Rd located on the SE side of

185-001313, 185-001324 street/road/avenue.

Parcel # 185-001318-00, 185-001319-00, 185-001312-00, 185-001321-00

The property is currently being used for Agriculture

The property is currently zoned: PIP

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

Development of two (2) industrial buildings rather than one (1) shown on previous development plan.

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

December 4, 2014

Nathaniel Hagedorn, NorthPoint Development, LLC

Applicant's Printed Name

PROPERTY OWNERS LIST

P.N. 180-001051
ARLEDGE MARSHALL E
3501 ROHR RD
GROVEPORT, OH 43125

P.N. 180-001053
BAUGHMAN RUBY TR
3515 ROHR RD
GROVEPORT, OH 43125

P.N. 185-002951
CABOT II-OH1L02 LLC
ONE BEACON ST STE
1700 PONTIUS RD
GROVEPORT, OH 43125

P.N. 185-001962
CABOT II-OHIBO4 LLC
ONE BEACON ST STE 1700
6840 PONTIUS RD
GROVEPORT, OH 43125

P.N. 185-002940
CITY OF GROVEPORT OHIO
PONTIUS RD
GROVEPORT, OH 43125

P.N. 180-005224
COLUMBUS MUNICIPAL AIRPORT AUTHORITY
PONTIUS RD
GROVEPORT, OH 43125

P.N. 180-001178
COLUMBUS MUNICIPAL AIRPORT AUTHORITY
6799 PONTIUS RD
GROVEPORT, OH 43125

P.N. 180-000292
COLUMBUS MUNICIPAL AIRPORT AUTHORITY
6799 PONTIUS RD
GROVEPORT, OH 43125

P.N. 180-000691
COLUMBUS MUNICIPAL AIRPORT AUTHORITY
PONTIUS RD
GROVEPORT, OH 43125

P.N. 185-002758
DUKE SECURED FINANCING
6405-435 COMMERCE CENTER DR
GROVEPORT, OH 43125

P.N. 180-000090
FAGAN JAMES R CO-TR ET AL
6513 PONTIUS RD
GROVEPORT, OH 43125

P.N. 180-000070
LEE JOSEPH T TOD
6435 PONTIUS RD
GROVEPORT, OH 43125

P.N. 180-005014
LOCKBOURNE FREEWILL BAPTIST CHURCH
3533 ROHR RD
GROVEPORT, OH 43125

P.N. 180-000261
MILLER DONNA J ET AL
HAYES RD
GROVEPORT, OH 43125
RD

P.N. 180-001054
PATTERSON DIANA L
3551 ROHR RD
GROVEPORT, OH 43125

P.N. 185-001313
SCHOTTENSTEIN TRUSTEES
3860 ROHR RD
GROVEPORT, OH 43125

P.N. 185-001365
STATE OF OHIO ODNR
ROHR RD
GROVEPORT, OH 43125
P.N. 180-000561
STATE OF OHIO ODNR
6141 RAGER RD
GROVEPORT, OH 43125

P.N. 180-000613
VILLAGE OF GROVEPORT
3582 ROHR RD
GROVEPORT, OH 43125

P.N. 185-002791
WPT PONTIUS ROAD LP
6766 PONTIUS RD
GROVEPORT, OH 43125

Exhibit "A"

DESCRIPTION OF 353.422 ACRE TRACT
EAST OF PONTIUS ROAD
NORTH OF HAYES ROAD
SOUTH OF ROHR ROAD

Situated in the State of Ohio, County of Franklin, City of Groveport, being in Section 28, 32 and 33. Township-11, Range-21, Matthew's Survey, being 353.422 acres of land conveyed to Jean Schottenstein (etal 4) as recorded in Deed Volume 3078, Page 453 and Deed Volume 3078, Page 455 and to Schottenstein Trustees as recorded in Official Record Volume 1073 C20 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning at a railroad spike set at the centerline intersection of Rohr Road and Pontius Road;

Thence along the centerline of said Rohr Road the following Ten (10) courses:

- 1) South 80°09'13" East a distance of 6.62 feet to a railroad spike set;
- 2) South 79°59'38" East a distance of 590.34 feet to a railroad spike set;
- 3) North 82°51'11" East a distance of 129.56 feet to a railroad spike set;
- 4) North 61°45'27" East a distance of 165.48 feet to a railroad spike set;
- 5) North 48°54'28" East a distance of 615.18 feet to a railroad spike set;
- 6) North 49°34'13" East a distance of 599.99 feet to a railroad spike set;
- 7) North 49°01'16" East a distance of 800.00 feet to a railroad spike set;
- 8) North 49°35'02" East a distance of 699.26 feet to a railroad spike set;
- 9) North 50°25'46" East a distance of 600.59 feet to a railroad spike set;
- 10) North 47°56'47" East a distance of 276.96 feet to a railroad spike set;

Thence South 86°00'05" East a distance of 582.23 feet, bounded on the north by Michael J. & Christina L. Dillman (ORV 28992 F02), Dorothy L. Newlon, Franklin D. & Ralph D. Coey (ORV 981 D20) and Jack G. Harper (ORV 2258 J19) to an existing iron pin pm a westerly property line of Woodrow W. Wilson (etal 4) (DV 3297, Pg 46);

Thence along Little Walnut Creek the following two (2) courses:

- 1) South 16°34'21" East a distance of 245.48 feet to a point;
- 2) South 22°09'39" East a distance of 594.66 feet to a point at a north easterly property corner of Air East Business Park LTD (Instr. No. 200006130116802);

Thence North 86°15'25" West a distance of 1726.04 feet, along a northerly property line of said Air East Business Park LTD, to an existing iron pin;

Thence North 0°33'17" West a distance of 157.08 feet, along an easterly property line of said Air East Business Park LTD, to an existing iron pin;

Thence North 86°03'17" West a distance of 1128.18 feet, along a northerly property line of said Air East Business Park LTD, to an existing railroad spike in the centerline of Pontius Road;

Thence North 0°26'16" East a distance of 543.13 feet, along the centerline of said Pontius Road, to an existing iron pin;

Thence North $11^{\circ}07'04''$ West a distance of 87.73 feet, along the centerline of said Pontius Road, to a railroad spike set at the intersection of the centerline of said Pontius Road and the east west half section line of Section 32;

Thence North $12^{\circ}04'14''$ West a distance of 1345.91 feet, along the centerline of said Pontius Road, to the Point of Beginning containing 353.422 acres more or less according to an actual field survey made by Hockaden & Associates, Inc. in March of 2001.

Development Text
Proposed PIP, Planned Industrial Park
353.422±Acres at Rohr and Pontius Roads
Applicant: Schottenstein Trustees, c/o Michael T. Shannon, Esq.

February 2, 2015

1. Introduction:

By way of this Development Text and the submitted Development Plan, Applicant requests a rezoning of 353.422± acres at the southeast corner of Rohr and Pontius Roads, from the current PR-6, CC, and R, Rural zoning districts to PIP, Planned Industrial Park. This rezoning would permit development of an industrial park within a concentrated area of the overall 353± acres, with careful consideration given to open space dedication and preservation of historically-significant structures.

The Development Plan submitted herewith indicates the general location of the proposed industrial park, which area will be developed pursuant to this Text and/or the applicable development standards of §1162.02.

2. Permitted Uses:

In accordance with the City Zoning Code §1153.01 (Permitted Uses), the following uses shall be permitted for this development:

Industrial Development. Manufacturing, processing, warehousing and industrial service activities located and maintained within the limits of the Development Standards of these Planned Industrial Park District regulations and in accordance with the approved Development Plan.

(b) Intensity of Use.

(1) A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage and service areas and loading docks shall be screened a minimum of six feet in height. Screening shall have an opaqueness of seventy-five percent (75%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets.

In lieu of the above requirement, Applicant proposes a "Landscape Buffer D" (with 10-foot high mound), "Landscape Buffer C" (with 6-foot high mound) and a "Landscape Buffer B" (with 3-foot high mound), as shown on the submitted Landscape Plan, and has requested a variance for same through a separate BZA variance application.

3. Development Standards:

Except as specified herein, all development standards are in accordance with the City Zoning Code §1162.02. Any specific requirements not addressed herein or on the submitted Development Plan shall adhere to the standards of the Zoning Code.

A. Density, Height, Lot and/or Setback Commitments.

1). Maximum building height shall be 40 45 feet.

2). Lot width. No minimum lot width is required.

3). Building Setbacks. The minimum building setback from Pontius Road shall be sixty (60) feet. The minimum building setback from the proposed Thoroughfare Road shall be fifty-five (55) feet. The 55-foot setback represents a slight variance from Code minimum (60-foot setback), which variance has been requested through a separate BZA variance application.

4). Parking/Paving Setbacks. The minimum parking/paving setback from all public rights-of-way shall be twenty-five (25) feet. The parking setbacks, which are calculated as a percentage of the established building setbacks, also represent variances from the Code minimums, which have been requested through a separate BZA variance application.

5). Side Yards. For main and accessory structures, including open storage, service, and loading areas, side yards shall be as noted on the Development Plan. The side yards, which are calculated by the size of the building to be constructed, also represent variances from the Code minimums, which have been requested through a separate BZA variance application.

B. Access, Loading, Parking, and/or Other Traffic-Related Commitments.

1). Access to the site will be as shown on the submitted Development Plan, subject to final approval by the City. Access is proposed via Pontius Road, with possible future access via the City's proposed Thoroughfare Road or private drive constructed in the future Thoroughfare Road Right-of-Way.

2). A minimum of 0.3 parking spaces per 1,000 square feet of gross building area shall be provided.

2.) A minimum of 0.3 parking spaces per 1,000 square feet of gross building area shall be provided.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1). A landscape easement shall be provided around the building site. The primary easement area will be a 25-foot wide easement, with a partial 40-foot wide easement area and a partial 70-foot wide easement area as shown on the submitted landscape plan.

A variance has been requested via a separate BZA variance application, since the Zoning Code requires a landscape easement around an entire tract. Since the entire area of land included in this rezoning is 353.422± acres, only a small portion of which will be developed, the variance is necessary to provide new landscaping only around the portion of the property being developed.

2). A landscape plan has been submitted for approval, and all landscape easements and buffer areas shall be developed in accordance with the final approved landscape plan.

3). Detention ponds shall be provided as shown on the submitted plans.

D. Building Design and/or Exterior Treatment Commitments

1). All uses shall operate entirely within enclosed structures, except as loading and unloading may occur in designated areas, in conjunction with the permitted uses.

2). No dust, smoke, noxious odor or fumes will be emitted from the structures or property.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1). Screening of Trash Container Receptacles.

All trash containers or receptacles shall be screened on all sides. Trash containers shall be screened on all sides by walls, fences, or natural vegetation or an acceptable combination of these elements. Screening shall be between 6 feet and 10 feet high, and shall maintain a minimum opaqueness of 75% at all times. Trash containers shall be located to the side or rear of buildings and shall otherwise conform to the [applicable](#) side and rear yard pavement setbacks.

F. Miscellaneous Commitments

Conservation Area:

Located between the proposed development and Little Walnut Creek, a 104.7± acre Conservation Area shall be designated and maintained as a no-build zone, as depicted on the submitted Development Plan. Any future building construction on the portion of the property East of Little Walnut Creek shall not disturb the Conservation Area designated by this rezoning.

A designated 120-foot wide right-of-way area for the City's future roadway construction is shown on the submitted Development Plan, as called for in the City's Thoroughfare Plan. That roadway shall be permitted to cross through the designated Conservation Area, and extend to the City of Columbus corporate boundary.

No-Build Zone (Rohr Road Frontage):

A 64.3-acre area designated as a No-Build Zone shall be maintained as open space along Rohr Road, which represents the portion of the development closest to existing residential development on the north side of Rohr Road. This open space, together with the Conservation Area, will ensure that no industrial development will occur near the existing residential neighborhood across Rohr Road. These commitments, in conjunction with the significant landscape buffer to be provided along Rohr Road, will effectively eliminate any visual impact of the development on nearby residences.

Sanitary Sewer:

A 15-foot wide, 4.501-acre easement was previously provided to the City of Groveport along this site's Pontius and Rohr Road frontages, for purposes of extending sanitary sewer lines. That easement was provided in conjunction with the Air East Business Park development to the immediate south.

The site will be served by an existing sanitary line that sits on the north side of Rohr Road. The gravity sanitary line will be extended to the site's south property line, via recorded easements

Right-of-Way Dedication:

Right-of-way along Pontius and Rohr Roads shall be dedicated as necessary and as depicted on the submitted Development Plan.

- (a) A 60-foot wide right-of-way area will be dedicated along the site's Pontius Road frontage, as measured from centerline of Pontius Road.
- (b) A 60-foot wide right-of-way area will be dedicated along the site's Rohr Road frontage, as measured from centerline of Rohr Road.
- (c) A ~~46.7~~14.39-acre area, consisting of a 120-foot wide path through the site as shown on the Development plan shall be dedicated as right-of-way for the proposed future thoroughfare road as contemplated in the City Thoroughfare Plan.

Future Building Site:

As depicted on the submitted Development Plan, a future building site is shown for the land East of Little Walnut Creek. Any such future development shall be in accordance with the permitted uses and development standards set forth in this rezoning, and shall require approval of a separate Development Plan.

Exhibit "A"



Groveport Buildings I & II

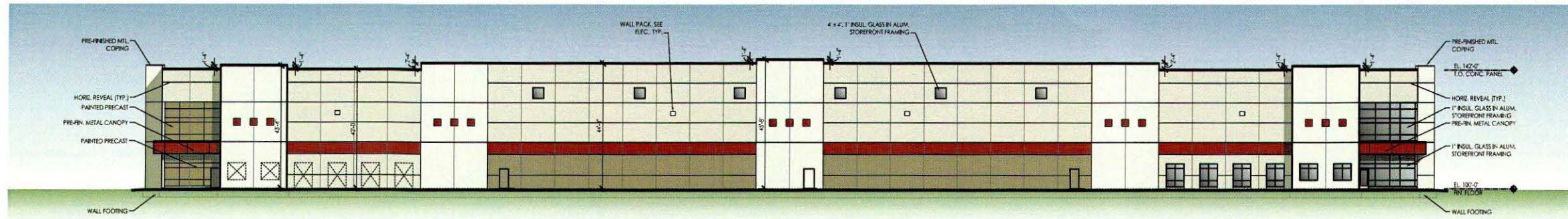
PONTIUS & ROHR ROADS - GROVEPORT, OHIO

30 DECEMBER 2014

ARCHITECTURE®

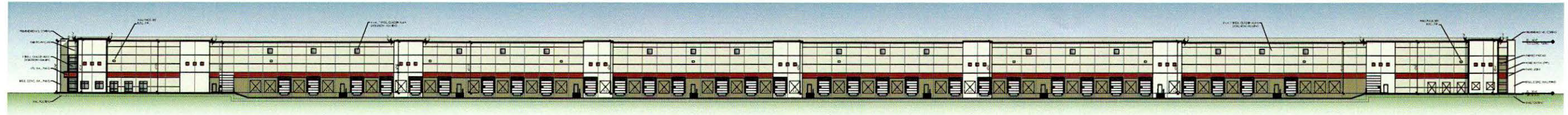
7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.804.1060
FAX 317.804.1061

© 2014 JRA ARCHITECTURE #14277-Y



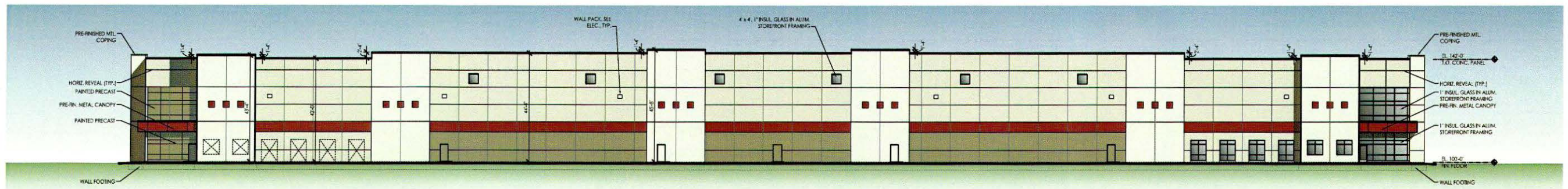
WEST ELEVATION - BUILDING II

1" = 20'-0" (24x36)



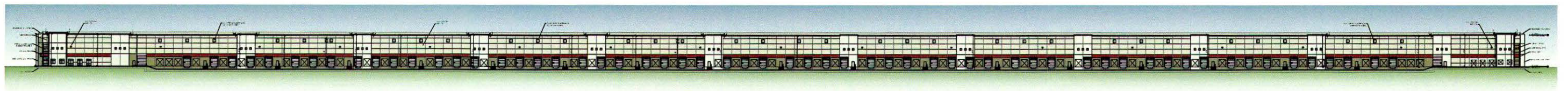
SOUTH ELEVATION - BUILDING II

1" = 40'-0" (24x36)



WEST ELEVATION - BUILDING I

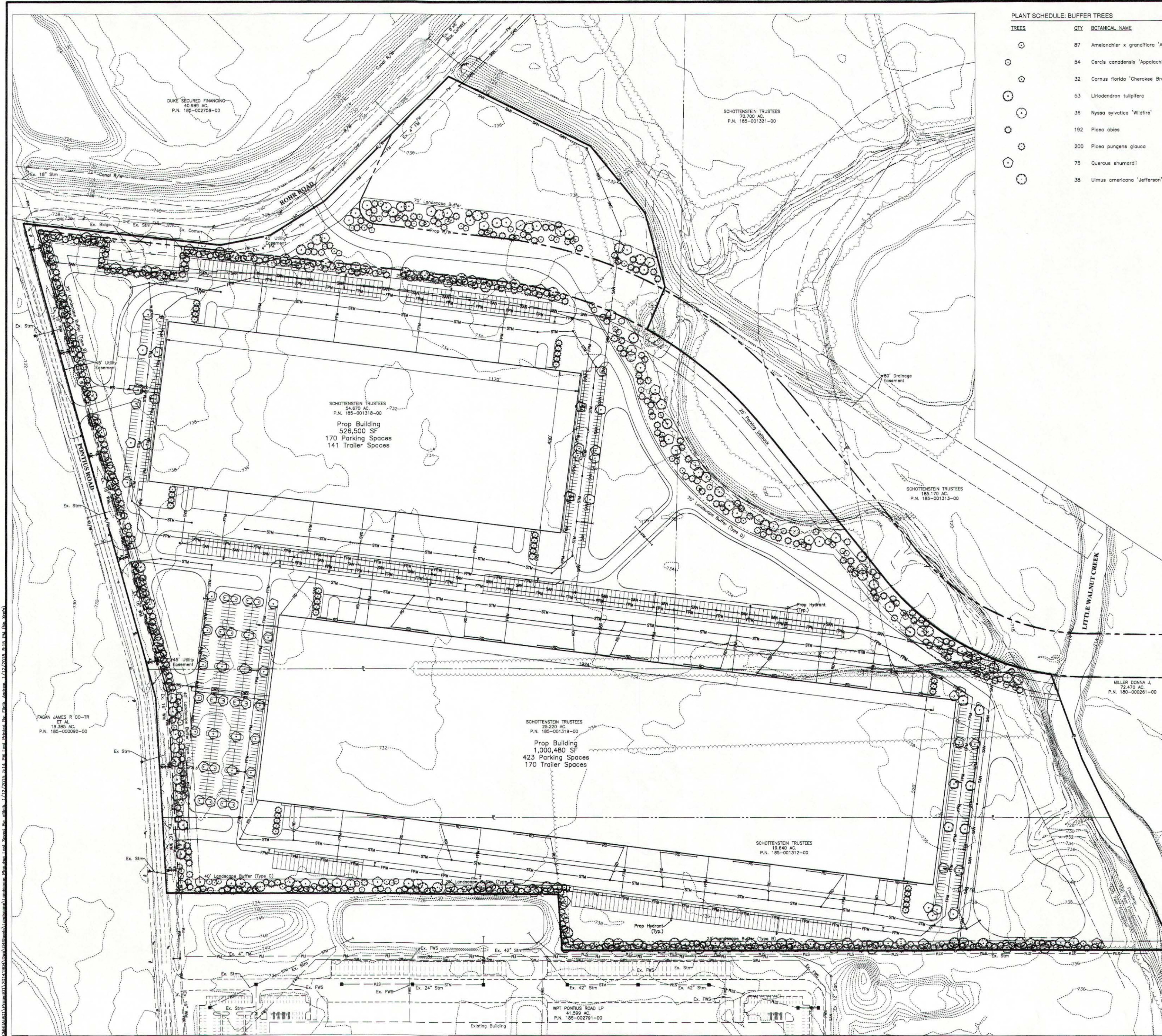
1" = 20'-0" (24x36)



SOUTH ELEVATION - BUILDING I

1" = 60'-0" (24x36)

- COLOR 1: SW7003 TOQUE WHITE
- COLOR 2: SW7043 WORDLY GRAY
- COLOR 3: SW7046 ANONYMOUS
- COLOR 4: (ACCENT) SW2839 ROYCROFT COPPER RED
- COLOR 5: (ACCENT) SW7048 URBANE BRONZE
- GLASS: GRAY TINTED
- ALUM. & CANOPY: CLEAR ANODIZED ALUMINUM



COMPILED BY: J. L. HARRIS, P.E., 1/12/2015, 5:14 PM, Last Updated: 1/12/2015, 5:14 PM, (Rev. 001)

PLANT SCHEDULE: BUFFER TREES					
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
○	87	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	B&B
○	54	Cercis canadensis 'Appalachian Red'	Appalachian Red Redbud	6' Ht.	B&B
○	32	Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	6' Ht.	B&B
○	53	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B
○	36	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2" Cal.	B&B
○	192	Picea abies	Norway Spruce	6' Ht.	B&B
○	200	Picea pungens glauca	Colorado Blue Spruce	6' Ht.	B&B
○	75	Quercus shumardii	Shumard Red Oak	2" Cal.	B&B
○	38	Ulmus americana 'Jefferson'	Jefferson Elm	2" Cal.	B&B

Landscape Calculations

North Building
Lot Interior Landscape = 3,240 Lin. Ft. / 100 x 2
Trees Required = 85 Trees
Trees Provided = 85 Trees (Not Shown on Plan)
Building Foundation Landscape = 3,240 Lin. Ft. / 100 x 10
Shrubs Required = 324 Shrubs
Shrubs Provided = 324 Shrubs (Not Shown on Plan)

North West Parking Lot
Parking Area = ±30,100 S.F.
Landscape Area Required = ±3,010 S.F.
Landscape Area Provided = ±3,020 S.F.
Trees Required = 82 Spaces/10 = 9 Trees
Trees Provided = 9 Trees

North East Parking Lot
Parking Area = ±31,400 S.F.
Landscape Area Required = ±3,160 S.F.
Landscape Area Provided = ±3,200 S.F.
Trees Required = 86 Spaces/10 = 9 Trees
Trees Provided = 9 Trees

South Building
Lot Interior Landscape = 4,888 Lin. Ft. / 100 x 2
Trees Required = 98 Trees
Trees Provided = 98 Trees (Not Shown on Plan)
Building Foundation Landscape = 4,888 Lin. Ft. / 100 x 10
Shrubs Required = 489 Shrubs
Shrubs Provided = 489 Shrubs (Not Shown on Plan)

South West Parking Lot
Parking Area = ±114,850 S.F.
Landscape Area Required = ±11,485 S.F.
Landscape Area Provided = ±11,599 S.F.
Trees Required = 316 Spaces/10 = 32 Trees
Trees Provided = 32 Trees

South East Parking Lot
Parking Area = ±36,320 S.F.
Landscape Area Required = ±3,632 S.F.
Landscape Area Provided = ±2,880 S.F.
Trees Required = 107 Spaces/10 = 11 Trees
Trees Provided = 16 Trees

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
January 12, 2015



REVISIONS

NO.	DATE	DESCRIPTION

NorthPoint Development

VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO
LANDSCAPE PLAN
FOR
SCHOTTENSTEIN PROPERTY

EMHT

EMHT Engineering, Inc.
1000 New Albany Road, Columbus, OH 43204
Phone: 614.775.7500
emht.com

DATE

January 12, 2015

SCALE

As Noted

JOB NO.

2014-1904

SHEET

1/1