



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: January 29, 2015

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: Planning & Zoning Commission – February 2, 2015

This memorandum summarizes engineering review comments on materials submitted with applications(s) in support of the following cases that are before the City of Groveport Planning and Zoning Commission

Case – 2014-13 Request for Modification to the Development Plan: 3860 Rohr Rd

Site address: 3860 Rohr Road
Containing parcel (s): 185-001312, 185-001313, 185-001318, 185-001319,
185-001321, 185-001324)

Current Zoning: PIP (Planned Industrial)
Proposed Zoning: No zoning change is proposed
Current Use: Vacant-agricultural

Request: Modification to Development plan to facilitate two (2)
Buildings (instead of original single building) with new
building-site configuration

Comments:

The Modified Development Plan has been reviewed and compared to the original approved Development Plan. This summary highlights significant differences in the two and discusses significant new items to consider:

- 1) Water and Sewer Utilities: Feasibility for utility service relevant to the two proposed building sites has been demonstrated. Water: no differences in provisions for service. Sewer: alignment for sanitary sewer thru the site is changed due to configuration/position of the two proposed building footprints. Applicant is committing to extend the sanitary sewer through the subject project to the western & southern property lines as in original plan. The terminus of the sewer extension to the southern property line should be reasonably close to an

existing sanitary pump station located on the parcel to the south so as to provide the City the ability to take the pump station out of service and converted to gravity flow connected pipe.

- 2) Storm drainage/Stormwater management: feasibility is demonstrated. Drainage to be collected and storm runoff managed with detention basins, storage areas, and bioswales and best management practices to assure water quality, directing the vast majority of site drainage to the Little Walnut Creek. The Development plan contains a note that development will conform to the City's requirements for stormwater management and will include means to deter attraction of waterfowl.
- 3) Wetlands/environmental sensitive areas: Engineer of record is addressing appropriate permitting obligations for any development activity that may impact these types of areas on the site, with the appropriate state and federal agencies.
- 4) Transportation Thoroughfare Plan (TTP): Modified Development Plan illustrates a similar dedicated right of way of 120-feet for a possible future extension of a re-routed arterial class Rohr Road to Hayes Road connector, in a manner consistent with the City's 1999 TTP. The Dev. Plan shows a proposed private site access drive to occupy that right-of way that should be removed and access points to the site should be adapted to the future arterial road when it is constructed.
- 5) Traffic circulation, ingress/egress points and traffic impact: Approval of the original Development Plan (as memorialized in Ordinance 08-013) contained a requirement that the developer conduct a traffic impact study for the development site, and a requirement that Developer shall implement all recommendations from that study. This obligation should continue to be reinforced within the ordinance to approve the Modification to the Development Plan. Traffic study should now reflect the current building configuration and proposed site access features. The traffic Study and its planning scope shall be subject to approval by the City of Groveport and Franklin County Engineer (due to their jurisdiction along Pontius Road and along Rohr Road).
- 6) Site access: Site access on the modified Development plan is proposed from three (3) driveway curb cuts on Pontius Road and one (1) driveway curb cut on present-day aligned Rohr Road. Pontius Road is jurisdiction of Franklin County Engineer and County Commissioners and hence, applicant would need to secure approval of those agencies to complete desired curb cuts. Rohr Road east of Pontius Road is City of Groveport's jurisdiction. The site layout demonstrates that use of the Rohr Road driveway access would be by all form of vehicles entering/leaving the subject site, including both cars and trucks. This differs from the original Development Plan that was by car use only. Rohr Road is presently posted "no through trucks", which would need to change between the Pontius Road/Rohr Road intersection and the curb cut on Rohr Road. See discussion below for suggested condition of approval for this access drive.

Conclusions – Case 2014-13

Engineering staff have no objection to approval of this modification to Development Plan and suggests if approved, the following conditions be made a part of that approval:

- 1) The developer shall conduct a traffic study, to be approved by the City of Groveport and Franklin County Engineer, and shall implement all recommendations in said study.
- 2) Site access from Pontius Road is subject to approval of Franklin County Engineer.
- 3) Engineering traffic control measures (such as signage and physical traffic access control measures) shall be constructed at the Rohr Road site access driveway in a manner consistent with the approved recommendations contained in the traffic study that will include at a minimum, a prohibition against right turn movements

leaving the site onto Rohr Road in the east-bound direction. At the access drive exit and east of that drive, signage will be posted to prohibit through truck traffic on Rohr Road. City Engineer shall approve these control features before construction.

- 4) Site development shall conform to the City of Groveport stormwater management and floodplain management policies and ordinances, especially regarding quantity and quality control.
- 5) A gravity sanitary sewer shall be extended to the south and west property lines contemporaneously with the construction of any improvements, including buildings on the site. The design of said sewer (i.e., size, depth, pipe and manhole material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). The sanitary sewer extended to the southern property line and shall terminate at a point to within at most 200-feet to an existing City-owned sanitary pump station located on the parcel south of the subject tract.
- 6) The “Future Building Site” located east of Little Walnut Creek as shown on the Development Plan shall not be developed until a development plan for that future building site has been reviewed by Planning and Zoning Commission and approved by City Council.
- 7) Until such time as the future public arterial thoroughfare is constructed within the newly dedicated right-of-way, the developer or their successors and assigns shall be responsible to maintain the land area within this right-of-way area and the proposed private drive located therein. When the future road is constructed, the developer (or their successors and assigns) shall remove the private drive and reconstruct the relocated drive access to the future right of way at their cost and in a manner compliant with the City’s access management policy in force at that time.
- 8) Any future proposed guard-house and/or gates on site shall be subject to approval of the City of Groveport’s Chief Building Official and City Engineer.