



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, February 2, 2015 at 6:00 PM

CASE NUMBER: #2014-13

APPLICANT: NorthPoint Development, LLC

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2014-13** A request by NorthPoint Development for a Modification to the Development Plan at 3860 Rohr Rd., (Parcel #185-001312, #185-001313, #185-001318, #185-001319, #185-001321, #185-001324) (Tabled from January 5, 2015 meeting).

DESCRIPTION: The applicant is requesting a modification to the existing development plan for the Schottenstein's property located at the corner of Rohr and Pontius Roads. Modifications shown are to split approximately 106 acres from the original site and build two buildings instead of the original single building shown on the site. Also the access points to Pontius and Rohr Road have been revised. A portion of the 70 foot landscape buffer along the east side of the property has been moved from the west side of the proposed right-of-way easement to the east side to allow for trailer parking along the west side of one of the warehouses. The remaining landscape buffers around the property are the same as shown originally. Building setbacks and parking setbacks as shown comply with the original development plan.

CONCLUSION:

After review of the submitted documents staff has no objections to the granting of the requested development plan modification. All original conditions required for the development as stated in



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ordinance 2008-013 and the revised development text as submitted by North Pointe Development should be made part of this approval. Furthermore an additional requirement that a letter is to be provided by the Schottenstein Trustees GP, who are retaining ownership of a portion of the property, that any and all commitments on that portion of the property that they are retaining shall be implemented in coordination with the development of the 106 acres by North Pointe Development.