



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, April 6, 2015 at 6:00 PM

CASE NUMBER: #2015-03

APPLICANT: EMH&T

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2015-03** A request by EMH & T for a Final Plat at 3860 Rohr Rd., (Parcel #185-001312, #185-001313, #185-001318, #185-001319, #185-001321, #185-001324).

DESCRIPTION: The applicant is requesting approval of the final plat. This approval is required for all planned development districts by section 1135.01 (e).

CONCLUSION: Staff has no objection to granting approval of the plat. A condition of approval by the Planning Commission should be that the following items be submitted prior to City Councils approval.

1. A definition of the “no-build” zone shall be included on the plat.
2. A definition of the “Conservation Area” shall be included on the plat, and if need be the 25 foot landscape buffer adjacent to the “Conservation Area” be shown.



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3. The 25 foot landscape buffer needs to be shown around the southeast portion of the platted area.
4. The plat needs to include the professional surveyor's signature.
5. The Corporation limits shall be shown on the plat.
6. The applicant shall submit along with the final plat application evidence that all necessary permits have been applied for in regards to wetlands and Waters of the United States where applicable.
7. Any comments from the City of Groveport Engineer's department need to be addressed to the satisfaction of the City Engineer.



Engineering Department

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MEMORANDUM

Office of the City Engineer

Date: April 2, 2015

To: Mayor Lance Westcamp
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2015-03** -- Planning & Zoning Commission – April 6, 2015

Case – 2015-03 Request for Final Plat

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 Park)
Proposed Zoning:	No zoning change is proposed
Current Use:	Vacant /agricultural
Request:	Applicant is requesting approval for final plat.

Comments:

Detail of the final plat is under review and comments were provided to the applicant to address. The site sewer and site improvement engineering drawings are also under review. Moreover, a development traffic impact study is also under review by the City, Franklin County Engineer and State of Ohio.

Conclusions:

Engineering staff have no objection to approval of this final plat and suggest if approved, the following conditions be made a part of that approval:

Applicant shall update the plat for the following items to the satisfaction of the City Administrator, City Engineer, and Chief Planning and Zoning Official, to address the following:

- a. Notes on the plat pertaining to Conservation Easements and “No Build” Zones shall be updated and meet commitments offered during prior zoning approval and shall meet approval of staff.
- b. Configuration of utility and drainage easements on the plat shall be adjusted as appropriate to ensure they are consistent with the approved engineering drawings.
- c. Applicant shall ensure the plat reflects a City-staff approved designation for stream corridor protection affecting the platted area via additional conservation area or other approved method, prior to final plat signature.
- d. Plat will illustrate and reflect dedication in fee-simple, the right-of-way for Pontius Road and Rohr Road.
- e. Plat meets requirements under City Chapter 1191.09
- f. Resolution of outstanding comments from the City of Groveport City Engineer.
- g. Resolution of outstanding comments from the City of Groveport Chief Building & Zoning Official.