

## Exhibit "C"



July 2, 2015

The City of Groveport  
Planning & Zoning Commission  
655 Blacklick Street  
Groveport, OH 43125

Re: Zoning Amendment & Development Plan Application – 5770 Saltzgaber Road

Dear Commissioners;

Becknell Industrial is a national industrial warehouse developer, and we are interested in bringing a new development to your community. We have identified the subject property as a suitable site for the proposed development presented in the attached documents. Groveport has a proven history of successful industrial development that benefits from the local transportation capabilities. We have evaluated the current industrial market and feel that the product we propose would provide a good fit for businesses looking for industrial spaces in the sub 100,000 - 300,000 SF range. The current products available are more suitable to the 300,000 SF and up user.

The entire subject property was previously annexed into the City in 2002 and was zoned Rural (Unzoned) by default. The land is adjacent to existing industrial developments to the east and south, and appears suitable and fitting to continue that development approach. It is our understanding that this proposed use falls into the long range comprehensive plan of the City for this location. Our current request is to rezone only the northern portion of the subject parcel to PIP at this time, with an opportunity for Becknell to pursue the remaining acreage as an option going forward.

The proposed zoning amendment and proposed development will not have a substantial impact on the municipal utility infrastructure such as sanitary and water since they exist and appear to have been properly sized for new development in this area of the City. The property has drainage outlet capabilities that were provided by the adjacent industrial development to the east and onsite ponding will be provided as shown to meet city and state requirements. What will affect the immediate area most will be increasing traffic flow and type along Saltzgaber Road. To more accurately determine what those impacts would be a traffic impact study has been completed and the report is part of this application package.

# BECKNELL

INDUSTRIAL

To properly accommodate the increased traffic the recommended improvements to Saltzgaber Road and its intersection with Groveport Road will be reviewed and incorporated into the proposed development plans in coordination with the City of Groveport and Franklin County.

As required in Section 1162.02 of your codes we want to clarify the proposed development is less than 25 acres and is noted as approximately 21.40 acres on the application. The approximate 21.4 acres currently includes the existing 25' right of way along Saltzgaber road. The net acreage of the proposed lot is 20.53 acres, of which we expect to dedicate 0.33 acres for additional right of way, leaving approximately 20.20 acres as the "proposed lot".

We appreciate your time and consideration of this request and look forward to presenting this to the City and staff in the future. If you have any questions or comments, please feel free to contact me to discuss at 708-221-9157.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Levin', with a horizontal line extending to the left and a wavy line extending to the right.

Terry Levin, P.E.

Asst. VP – Engineering

Becknell Industrial

Becknell Services LLC

**Development Text**  
**Proposed PIP, Planned Industrial Park**  
**+/- 21.4 Acres at Saltzgaber & Groveport Roads**  
**Applicant: Becknell Industrial**

July 20, 2015

**1. Introduction:**

By way of this Development Text and the submitted Development Plan, Applicant requests a rezoning of approximately 21.4 acres at the southeast corner of Saltzgaber Road and Groveport Roads, from the current Rural (Unzoned) zoning district to PIP, Planned Industrial Park. This rezoning would permit development of an industrial facility within the identified property, with careful consideration given to open space and surrounding development and uses.

The Development Plan submitted herewith indicates the general location of the proposed industrial development, which will be developed pursuant to this text and/or the applicable development standards of Ch. 1162 of the Planning and Zoning Code of Groveport, OH.

**2. Permitted Uses:**

In accordance with Ch. 1153 of the Planning and Zoning Code, the following uses shall be permitted for this development, as taken from Ch. 1153.03, Land Use Matrix. Any use not specifically listed, and not specifically prohibited shall be reviewed for Conditional Use in accordance with Ch. 1134.03, Procedure for Authorizing Conditional Use.

**Industrial Uses:**

- Laboratories for Research and Development
- Manufacturing & Processing Uses
- Wholesaling and Storage Uses (subject to outside storage regulations)
- Warehousing & Industrial Service Uses
- Office uses as Accessory Use to the primary Industrial Uses listed.

**3. Development Standards:**

Except as specified herein, all development standards are in accordance with Ch. 1154, 1162, 1176, 1177, and of the Planning and Zoning Code. Any specific requirements not addressed herein or on the submitted Development Plan shall comply with all Planning and Zoning codes in effect at time of development.

**A. General Lot Requirements and/or Commitments:**

- a. **Intensity of Use:** A use allowed in this District shall entirely enclose its primary operation within a structure. Open storage, service and loading facing adjacent streets shall be properly screened per Ch. 1162.02(b)(2).
- b. **Minimum Lot Size:** Minimum size of PIP Districts per Ch. 1162.02(a) is 25 acres, unless specifically noted on the application and site plan. This PIP shall be for approximately 21.4 acres, as noted herein and shown on the Application and Development Plans, subject to right of ways for public roads.
- c. **Minimum Lot Width:** No minimum required, but lot shall abut a public street or be provided means of access by roadway easement. Property abuts Saltzgaber and Groveport Roads.
- d. **Maximum Building Height:** Maximum building height shall be 40 feet.
- e. **Building Setbacks:** (1/2 of adjacent ROW)
  - i. Front Yard Setbacks:
    - 1. Groveport Road shall have a minimum 62' building setback (1/2 of 124' ROW)
    - 2. Saltzgaber Road shall have a minimum 30' building setback (1/2 of proposed 60' ROW)
  - ii. Side Yard Setbacks: For main and accessory structures, including open storage, service and loading areas.
    - 1. East Side Yard Setback shall be ½ building height of the structure.
    - 2. South Side Yard Setback shall be equal to height of the structure.
- f. **Paving Setbacks:** (60% of Building Setback)
  - i. Front Yard Setbacks:
    - 1. Groveport Road shall have a minimum 37' parking setback.
    - 2. Saltzgaber Road shall have a minimum 18' parking setback.
  - ii. Side Yard Setback:
    - 1. Shall be 60% of the final building setback based on building height.

**B. PIP Required Improvements:**

- a. **Street Improvements:** Saltzgaber Road abuts the western property limits and Groveport Road abuts the northern property limits. Access is proposed to be provided from Saltzgaber road as shown on the Development Plans. Drive sizes and location subject to final approval by the City at time of permitting. As required by city code, Saltzgaber Road is to be improved along the length of the development to accommodate the proposed development and drives. The final design and details of the improvements are subject to recommendations provided in a traffic study completed as part of this application, as well as city engineering review, and Franklin County review. Final design and specifications to be presented in a separate road improvement plan for permitting.
- b. **Water and Sewer Facilities:** Existing sanitary and water utility facilities exist along Groveport Road along the northern portions of the property. As part of the improvements of Saltzgaber Road, an extension of these public utilities is proposed to the south end of the development plan along the east side of the road. Final location and design subject to city review and approvals.

- c. **Landscaping Easement:** A 25' landscaping easement is proposed and shown on the plans along the North, South and West property lines as required. The east property line abuts existing industrial zoned lands, and therefore the landscaping easement is shown to be 15', per Ch. 1162.02(e)(3)B.

**C. Landscaping & Open Spaces:**

- a. **Buffer Yards:** Buffer yards are provided within the required landscaping easements noted above.
  - i. 25' Buffers (North, South & West) shall be Type E plantings as shown on the provided landscaping plans.
  - ii. 15' Buffer (East) shall be Type A planting as shown on the provided landscaping plans.
- b. **Interior Parking, Lot & Building Foundation Landscaping:** The code required interior landscaping open areas and plantings shall be provided and shown on final landscaping plans, subject to city approval.
- c. **Parking Lot Screening:** The parking lots on the north, south and west side of the proposed development shall meet required screening requirements. Final landscaping plans shall show these areas, subject to city approval.
- d. **Open Space:** The maximum lot coverage shall be limited by the required landscape setback and buffer yards. In no event will the lot coverage exceed 75% impervious surfaces, subject to final landscaping and drainage plans. Necessary detention ponds are shown and included in the open spaces provided on the Development Plan.

**D. Building Design, Operations & Exterior Treatments:**

- a. **General:** All uses shall operate entirely within enclosed structures, except loading and unloading may occur in designated areas, in conjunction with the permitted uses. Loading and unloading areas are to be designated to the side of the proposed facility as shown on the Development Plan.
- b. **Performance Standards:** All uses shall comply with all city, state and federal operational permitting. No use shall generate excessive dust, smoke, noise, noxious odors or fumes that are not within code or permit limitations. Subject to Ch. 1154.07 of Planning and Zoning Codes.
- c. **Dumpsters:** All trash and/or recycling containers or receptacle shall be screened on all sides. Trash containers shall be screened on all sides by wall, fences, natural vegetation, or an acceptable combination of these elements. Screening shall be between 6 feet and 10 feet tall, and maintain a minimum 75% opaqueness for natural vegetation. Trash container shall be located on the side or rear of buildings and shall otherwise conform to the side and rear yard pavement setbacks noted herein. Subject to Ch. 1176.05 of Planning and Zoning Codes.
- d. **Lighting:** Site and building lighting shall be provided in compliance with Ch. 1154.06 of the Planning and Zoning Codes. Final photometric plans to be provided with permitting and subject to city approval.

- e. **Off Street Parking & Loading:** Parking and loading is provided as shown on the Development Plan. Final parking and loading shall be in compliance with Ch. 1177 of the Planning and Zoning Codes. Car parking and loading requirements to be verified at time of new use and building permitting for such.
- f. **Signage:** The property is planned to be a Speculative Building, with accommodations for 3-4 tenants. To provide tenants signage opportunities a common monument sign will be provided at the north main entrance to the site, as shown and noted on the Development Plan. In addition, wall mounted signage will be provided for each tenant. All signage shall comply with Ch. 1178.08 of the Planning and Zoning Codes. Detailed sign plans and permitting to be completed as part of the building permitting, all subject to city approval.

**E. Miscellaneous Development Commitments:**

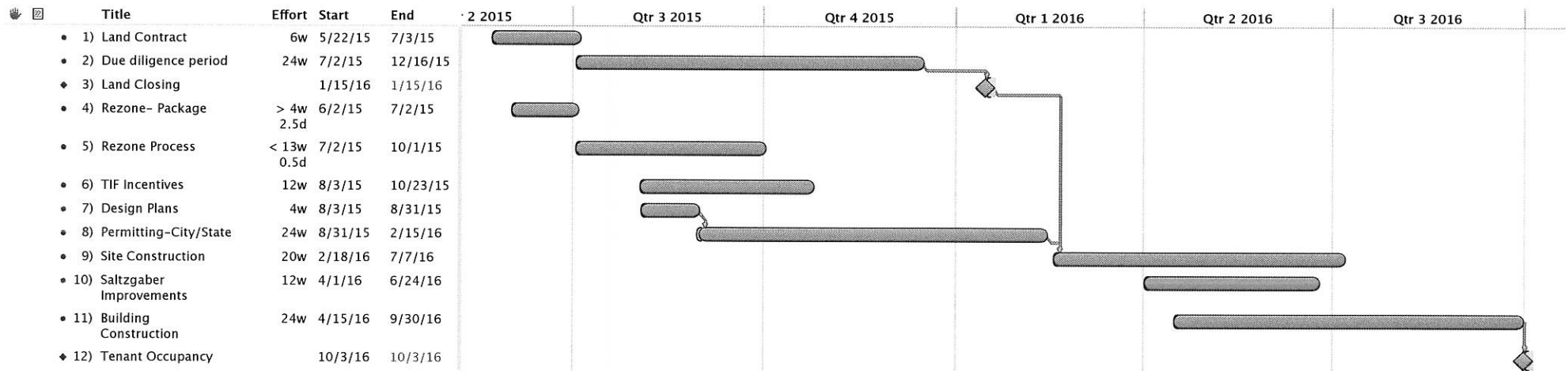
- a. **Drainage & Erosion Control:** This will be a single lot development; all required drainage for the proposed Development Plan will be provided in the general areas identified for detention ponds. The proposed road improvement along Saltzgaber will be accommodated as may be required to drain to and through the property. All drainage design, conveyance systems, ponds, and all erosion and sediment control systems to be in full compliance with Ch. 935, 939, 1193, 1194, 1196, 1399, and any other applicable sections of the Codified Ordinances of Groveport, OH, as well as all state and federal permitting as required.
- b. **Public Sanitary and Water Main:** Facilities will be extended along Saltzgaber Road as part of this development and will fall within public ROW, existing or to be dedicated or utility easements across the property as required. The gravity sanitary sewer system shall be extended as shown to properly serve this facility as well as those properties south and west of this development. The water main extension shall be extended as shown to provide hydrant coverage along the roadway as well as service capabilities to the property south and west of this development. Final design and locations subject to Groveport, Columbus, and Franklin County coordination as needed.
- c. **Right-of-Way (ROW) Dedication:** The improvements along Saltzgaber Road require dedication of new ROW to meet code requirements. The west half of the ROW is located in Franklin County, and the property side is located in City of Groveport. To prevent impacting the existing lands to the west, the required additional ROW will be dedicated from the subject property to meet the requirements. As shown on the Development Plan an additional 12.5' of ROW will be dedicated to the City of Groveport.

Respectfully Submitted,

Becknell Industrial  
4242 S. 1<sup>st</sup> Avenue, Suite D  
Lyons, IL 60534  
c/o Terry Levin, PE, Asst. VP-Engineering  
Office: 708-221-9157  
tlevin@becknellindustrial.com



CITY OF  
**GROVEPORT**  
OHIO



<b>BECKNELL</b> INDUSTRIAL	LOCATION:	Groveport, OH	DATE:	7-20-15
		Saltzgaber Rd. Project Schedule	SCALE:	