



PLANNING AND ZONING COMMISSION STAFF REPORT

Monday, August 3, 2015 at 6:00 PM

CASE NUMBER: #2015-06

APPLICANT: J. Mark Shapland, Becknell Industrial

EXISTING ZONING: R (Rural)

REQUEST: #2015-06 A request by J. Mark Shapland, Becknell Industrial for a rezoning at 5770 Saltzgaber Road, (Parcel #185-002541).

DESCRIPTION: The applicant is requesting to rezone 21.4 +/- acres of a 37.68 +/- acre parcel from Rural to Planned Industrial Park (PIP). The 21.4 +/- acre tract will be split off of the larger tract and will be platted as required in the PIP zoning regulations section 1162.02 (f). Section 1162.02 (a) states that a PIP District development shall require a minimum tract of land twenty-five (25) acres or more in area. The twenty-five (25) acre requirement may be reduced if the use of the total area is set forth in the application, including:

- (1) The type of firm or firms;
- (2) A site plan for the development of each lot, including the placement of structures, storage areas, parking areas, yard space and other activities.

The applicant is proposing to construct an approximately 310,000 square foot warehouse to be used for distribution and storage. The adjacent property uses include industrial parks to the East and South of the property, residential and commercial uses to the West and commercial, residential and church uses to the North.

Conclusions:

Staff has no objections to the granting of this zoning classification for this property. The City Comprehensive Plan along with the Future Land Use Map shows this area being developed for Industrial use. Staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan to determine if this is an appropriate zoning classification for this property.

The future land use map for the community is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, land use maps do not necessarily recognize or follow property lines and are based upon broad use categories. As such, the future land use map does not dictate how specific parcels should be zoned in the future. Rather, the Planning Commission and City officials should consider the map to be one of several tools available to assist them in making land use recommendations and decisions.



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The information contained on the map should always be supplemented by site-specific information. The Planning Commission may consider using the sample checklist provided in order to promote a systematic review of land use decisions. The checklist should be used for all rezoning requests to ensure that relevant land use issues are raised. Certain answers would not mandate a particular decision and not all of the questions are pertinent to every situation.

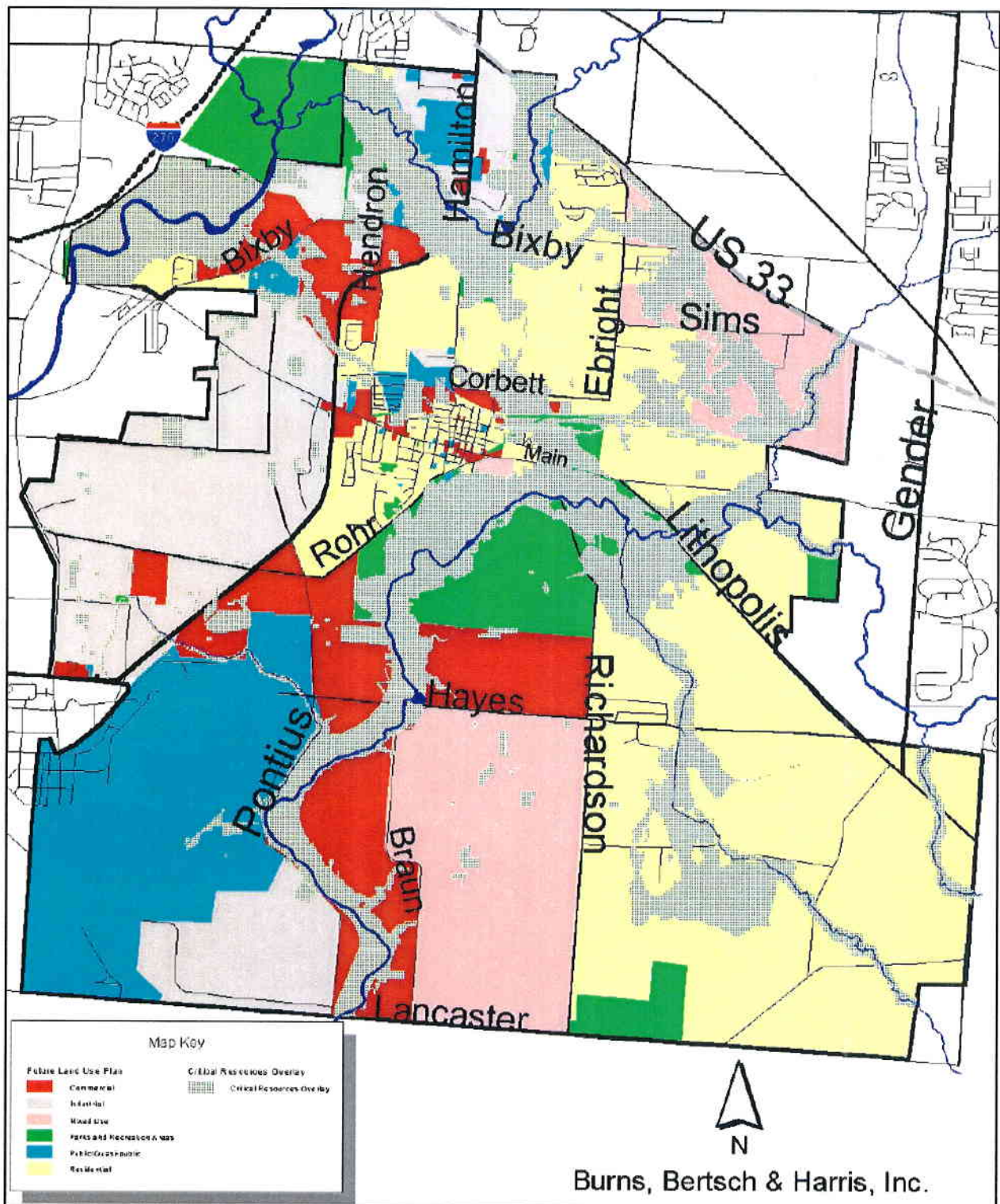
1. Is the proposed development consistent with the City's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
6. Are the present development boundaries logically drawn in relation to existing conditions?
7. Will the change adversely influence living conditions in the surrounding area?
8. Will the change create or appreciably increase traffic congestion?
9. Will the development seriously impact adjacent areas?
10. Will the development seriously affect the natural character of the land to the point of creating potential hazards?
11. Have the basic land use conditions changed?
12. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
13. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others of at the expense of the general welfare?
14. Are there reasons why the property cannot be used as it is presently planned or zoned?
15. Is the change out of scale with the area's needs? The City's needs? The region's needs?
16. Are there alternative undeveloped sites for the proposed use(s)?
17. Does the development comply with FAA regulations?



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Figure 9 – FUTURE LAND USE MAP





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: July 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: **CASE # 2015-06** -- Planning & Zoning Commission – August 3, 2015

Case – 2015-06 Request for Zoning Amendment

Site address: 5770 Saltzgaber Road
Containing parcel (s): 185-002541
Current Zoning: Rural (unzoned)
Proposed Zoning: PIP – Planned Industrial Park (PIP)
Current Use: Agriculture

Request: Applicant (J. Mark Shapland, Becknell Industrial) is requesting to rezone 21.4 +/- acres of a 37.658 +/- acre parcel from Rural zoning district to Planned Industrial Park (PIP) zoning district.

Comments:

The applicant is proposing to rezone the above-stated acreage, split off from the larger tract that will be platted per the City's PIP zoning regulations. The proposed zoning district, being a planned district, requires a Final Development Plan as part of the zoning approval. The request for Final Development Plan approval for this site is discussed under a separate report by the City Engineer, under Case 2015-07.

The applicant is proposing to construct a 310,000 square foot warehouse to be used for distribution and storage. The adjacent property uses include existing industrial parks in the City of Groveport to the east and south of the property that are similarly zoned PIP district, commercial uses in the City of Groveport to the northwest and north that are zoned community service and select commercial planned district, a church use in the City of Groveport to the north, and residential uses on the west side of Saltzgaber Road within the unincorporated area of Madison Township. Please refer to the Chief Building and Zoning Official's summary for a more thorough description of the application-project, and considerations the planning commission may wish to contemplate.

The subject parcel is bordered by Saltzgaber Road to the west, and Groveport Road to the north. The application identifies the Saltzgaber Road right-of-way width to be about 47 feet +/- and Groveport Road right-of-way (ROW) width to be about 124 feet +/- . With the development of the subject parcel, additional ROW dedication is proposed by the applicant along Saltzgaber Road to provide for a 60-foot ROW. Moreover, to accommodate increase in traffic from the project, the applicant has committed to roadway improvements to Saltzgaber Road and to the intersection of Saltzgaber Rd/Groveport Road. The County Engineer and township have been advised of the proposal, which is being considered by their agencies. The City suggests that the ROW dedication should provide for a fee-simple form of dedication for the entire road ROW on Saltzgaber and to the Saltzgaber/Groveport Rd intersection as required by the City, during later review of the Road design.

City of Groveport has jurisdiction on the northern-most 400 feet +/- of Saltzgaber Road including the intersection with Groveport Road, while the remaining Saltzgaber Road ROW is understood to be in the jurisdiction of Madison Township. The County Engineer and City Engineer are reviewing road records to confirm jurisdiction and dimension of the ROW.

Engineering review of technical aspects of the application is addressed by the City Engineer under the review summary for the Final Development Plan Case #2015-07.

Please refer to the report by the Chief Building and Zoning official for more comments pertaining to this re-zoning application.