



Engineering Department

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MEMORANDUM
Office of the City Engineer

Date: March 1, 2017

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 Meeting: March 6, 2017

Case – # 2017-01 Request for MODIFICATION TO DEVELOPMENT PLAN

Site address:	3099 Rohr Road
Containing parcel (s):	185-002965
Current Zoning:	PIP
Proposed Zoning:	No change
Current Use:	Vacant open space

Request: Case 2017-01:

Description: Applicant Hillwood Investment Properties, requests an approval for *Modification to Development Plan* on the above-referenced property for reduction of vehicular (car) parking from that designated on the current-effective Development Plan, which was approved via City ordinance #2014-007. Included in the 2014 ordinance was an area variance allowing a reduction of the required parking spaces to 234. The applicant is now proposing to install 148 parking spaces at this time with area to add 12 parking spaces in the future. Included in this 2017 request is the Modified Development Plan that illustrates the reduction in vehicular-car parking with an increase in truck-trailer storage/parking. Significantly, this Modified Development Plan also illustrates placement of security fencing and a proposed new Guard House shown to be located at the northwestern corner of the building adjacent to the security fencing. It is noted that with the 2014 ordinance, a condition was placed in the ordinance such that “Any future site improvement involving a guard shack [house] or similar structure that may affect site circulation is subject to engineering review and approval”. As the subject proposed Modification to Development Plan now includes this site feature, and in that the guard house has potential to affect site vehicular circulation, this report to Planning Commission will include a recommendation pertaining to this proposed feature.

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CONCLUSION: Engineering staff has no objection to granting of the requested Development Plan Modification and suggests if granted, the following conditions be established and made part of an ordinance for this case:

1. Approval for the guard house position as shown on the Modified Development Plan is conditional, as follows:
 - a. If at any time site traffic circulation deteriorates due to excessive queuing of vehicles controlled by the guard house and/or security gates such that the vehicle queuing line extends into the Rohr Road right-of-way, and if the City Administrator declares in writing to the owner and tenant that site traffic conditions represent a public safety hazard, controlled access to the security fenced area shall be discontinued within 24-hours of receiving said notice. In this circumstance, the City will notify the owner and/or their tenant, who will then have 30-days to present and implement an alternative plan for City approval that eliminates the unsafe condition.
2. Any future site modification involving the guard house(s), security gates, or similar structures that may affect site traffic circulation is subject to engineering review and approval by the City of Groveport Engineering Department.