



**Planning and Zoning Commission  
STAFF REPORT**

**Monday – May 1, 2017 at 6:00 PM**

**CASE NUMBER:** #2017-04

**APPLICANT:** Van Trust Real Estate

**EXISTING ZONING:** PIP (Planned Industrial Park)

**REQUEST:** **#2017-04** A request by Van Trust Real Estate for a Modification to the Development Plan at 2850 Rohr Road (Parcel #185-001445, #185-001444, #185-001433).

**DESCRIPTION:** The applicant is requesting a modification to the existing development plan approved in ordinance 2015-055. Modifications shown are to the site layout which includes changing the orientation of the buildings from North/South to East/West, change to the building square footage, site layout, site utilities and number of parking spaces to be provided. The design standards have also been revised to address the conditions 1-4 of the original ordinance.

**CONCLUSION:**

Staff has no objections to the approval of the development plan as it relates to zoning requirements.

The Planning Commission should also consider engineering comments and conditions before making its decision on this case.



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**Engineering Department**

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**MEMORANDUM**

Office of the City Engineer

Date: April 26, 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: **CASE # 2017-04** - Planning & Zoning Commission - May 1, 2017

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**Case – 2015-04 Request for MODIFICATION to DEVELOPMENT PLAN**

Site address:	2850 Rohr Road
Containing parcel (s):	185-001433, 185-001444, 185-001445
Current Zoning:	PIP – Planned Industrial Park (PIP)
Proposed Zoning:	No Change
Current Use:	Vacant

Request: Case 2017-04 Applicant (Ryan Lidke, VanTrust Real Estate, LLC) is requesting approval of a Modification to Final Development Plan for a 62.25+/- acre area on the referenced parcels.

**Overview:**

The applicant is proposing a Modification to an existing Development Plan approved in Fall 2015, under ordinance 2015-055. The existing Development plan included two (2) future buildings, one being about 432,000 square feet (SF) and the other being about 598,000 SF. The proposed modification to the Development Plan re-oriens the position of the proposed buildings on the site and changes the buildings sizes to 759,000 SF and 228,000 SF. The total square footage of the two future buildings added together, on the proposed Modified Development plan is thus about 4 % less in total size compared to the 2015 Development Plan. Yet the larger of the two buildings is about 27% larger than the largest of the two buildings on the existing Development Plan. On-site parking accommodation on the proposed modified Development Plan shows more parking spaces (26% more).

**Comments:**

The following summary addresses review comments and highlights proposed site development features presented within the proposed Modified *Development Plan* that is in both the pictorial and narrative form:

1. Development Plan, site access & internal site traffic circulation: As in the existing Development Plan. The Modified Development Plan shows three (3) proposed site access drives, a northern access off of local street Greenpointe Drive South and two southern drive entrances both accessing the site from Rohr Road. The eastern drive entrance from Rohr Rd. is opposite Port Road (positioned generally in a manner consistent with the City's access management standards), and the other western drive entrance from Rohr Road is to be about 730 feet west of Port Road and at a point about 700 feet east of an opposing existing drive entrance on the south side of Rohr Rd. The position of these drive entrances is reasonable and generally in compliance with the City's access management standards.

Interior drives provide opportunity for complete site circulation around the proposed buildings. All proposed site drives appear to accommodate both passenger cars and trucks. Internal circulation is judged reasonable. Use of guard shacks are not defined and approval of such features should be reviewed by both the City zoning official and City engineer prior to construction, as a check for potential conflict with ingress and egress traffic and its impact on public streets.

2. Water and Sewer Utilities:

- (a) Water: Feasibility demonstrated. Water- and fire-protection service connections will be made from existing public water mains on Greenpointe Drive South and on Rohr Road.
- (b) Sanitary Sewer: Feasibility demonstrated. Sewer serviced are proposed to be provided by extension of sewer mains into the site from the north and south for the two buildings shown on the Modified Development Plan. Sewers shall not be less than eight (8) inches in diameter, and their design that shall be subject to approval of City of Columbus and City of Groveport, using agency design standards, including the Ohio EPA requirements. Easements will be required if this is to be a public sewer.

3. Storm drainage: The Final Development plan illustrates that drainage within the site is to be facilitated with a new interior drainage collection system that will lead to two on-site ponds. These ponds are in place, but are undersized and require enlargement/reconstruction to serve as the stormwater management facilities for the site development. A stormwater master plan for this area that was previously provided for the development area to the north, demonstrated that the subject site is within the ultimate watershed for the Rohr Road/Toy Road ditch system that drains to the east. The southern pond on the site that is to be modified, is situated adjacent to Rohr Road. Site drainage design will likely require the outlet from this modified pond to be extended offsite in an easterly direction in some manner, to ensure a positive flow toward the aforementioned ditch system.

The design of the interior drainage system, stormwater management facilities and their outlets, shall comply with the City's Stormwater Policy and Regulations. Easements shall be dedicated for public drainage pipe. Site drainage shall accommodate offsite drainage that passes through the site.

4. Traffic Impact on area roadways: In 2015, a Traffic Impact Study (TIS) was prepared by a traffic engineer engaged by the applicant that reflected the site development represented on the 2015 Development Plan and background traffic at that time. The TIS considered site-traffic impact, and background traffic on Rohr Road at the site drives and on street intersections along Rohr Road that included the following: SR 317, Opus Drive, Port Rd, and Alum Creek Drive. The Franklin County Engineer also reviewed that study, and in particular considered the change in traffic volume that would result by this site development at the intersections at Alum Creek Drive and SR 317.

This TIS should be updated to reflect current background traffic and the proposed site layout on the Modified Development Plan, considering that site building size, layout and parking accommodations are changed, that several other building development along Rohr Road has been completed and opened since 2015, and that traffic conditions are changed since 2015. The updated TIS should be presented to the City Engineer and County Engineer for review and comment. Groveport's chief concern will be a check for traffic signal warrant at the intersection of Port Road and Rohr Road.

**Case 2017-004                      Modification to Development Plan -- Recommendation:**

Engineering staff have no objection to approval of this Modification to Development Plan and suggests if approved, the following conditions be made a part of that approval:

- 1) The Traffic Impact Study Update will be addressed by the developer in a manner acceptable to the City Administration, before the subject site is platted. Moreover, recommendations for traffic improvements identified in review the TIS update that are accepted by the City, will be implemented with the development of this site, in a manner acceptable to the City Administration.
- 2) The center lane of Rohr Road shall be restriped in a manner acceptable to the City Engineer, at site drive entrances off Rohr Road. Details to be reviewed and approved with site development plans.
- 3) Site access from all public roads (including the western driveway entrance to the site from Rohr Road) shall be compliant with the City's Access Management standards.
- 4) Site development design shall conform to the City of Groveport stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow. If offsite drainage improvement is required, such system shall have easements and/or rights-of-use assigned to the City for said purpose. Design of drainage facilities and stormwater management features shall comply with City of Groveport Stormwater Management Policy (Chapter 935) and with the "Toy Road-Rohr Road Watershed" ditch design standards, whichever is greater.
- 5) New site sanitary sewers shall be extended into the site contemporaneously with the construction of site improvements. The design of said sewers (i.e., size, depth, pipe and manhole material, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements ambiguity shall be resolved with site developed in a manner to ensure City has appropriate rights to access, operate and maintain public sewers.
- 6) Site Development Agreement will be entered into between the Developer and City of Groveport.
- 7) Any future proposed guard-house and/or gates on site shall be subject to approval of the City of Groveport's Chief Building Official and City Engineer.