



**Planning and Zoning Commission
STAFF REPORT**

Monday – May 6, 2019 at 6:00 PM

CASE NUMBER:

#2019-01

APPLICANT:

The Pizzuti Companies

EXISTING ZONING:

PIP (Planned Industrial Park)

REQUEST:

#2019-01 A request by The Pizzuti Companies for a Final Development Plan at 4500 S. Hamilton Road, Parcel #185-001293 and Parcel #185-001294.

DESCRIPTION:

The applicant is proposing to develop approximately 44 acres located south of the existing Kmart warehouse and east of S. Hamilton Road. The property is currently zoned Planned Industrial Park (PIP). The zoning approval for this area as PIP, which was approved in 1973, did not have a development plan submitted at the time of approval and now requires each phase of development to submit a development plan for approval. They are proposing to construct two warehouse buildings at this location. The first building is shown to be 324,000 square feet and the second is 252,000 square feet. As shown, building 1 does not meet the building setback of 130 feet from the Hamilton Road right-of-way. Plans show building 1 with a 75 foot setback. The required parking setback along Hamilton Road is 78 feet, as proposed the parking setback is shown as 75 feet. The parking setback along Higgins Blvd is required to be 24 feet as proposed the parking setback is shown to be 15 feet. Per the development text, the landscaping along Hamilton Road will be a Type “A” buffer yard which exceeds the PIP buffer requirements for that area. The applicant is proposing to not install the required PIP buffer plantings along the east property line due to this being property owned by the City of Groveport and which abuts Blacklick Creek. The plan also shows no landscape buffer being installed along the north property line which should have a Type “A” buffer installed. Along the south property line the plan shows use of existing trees for a majority of the required buffer. The other buffer yards are shown to be in compliance with landscape code requirements. A tree survey was completed for the areas that will have trees removed for this development, per the landscape regulations, they will be required to be replaced on a one for one basis. All other landscaping provisions are typical of the development plans we have approved in the past. The plan proposes two ground signs per building, the locations are shown on the site plan. Proposed requirements for wall and directional signage is typical of development plans previously approved. A portion of the property is located in the regulatory floodplain and will require a SFHAD permit to be issued prior to start of development of the site.



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CONCLUSION:

Zoning staff has no objections to approval of the development plan with the following condition:

1. A Type “A” buffer shall be installed along the north property line.
2. The FEMA information shown on the site plan be revised to reflect the property is partially located in the regulatory floodplain.

It should be noted that Groveport City Council has commissioned a Gateway Corridor Study for this area. The overall purpose of this study is to construct basic concepts for future development along State Route 317 from US 33 to Bixby Road.



DEPARTMENT OF ENGINEERING
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MEMORANDUM
Office of the City Engineer

Date: April 30, 2019

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 # 2019-01** -- Planning & Zoning Commission – May 6, 2019

Case – 2019-01 Request for Final Development Plan approval

Site address: 4500 S. Hamilton Road
Containing parcel (s): 185-001294 & 185-001293
Current Zoning: PIP (Planned Industrial Park)
Proposed Zoning: No Change
Current Use: Vacant

Request: Applicant (Phil Rasey of Pizzuti Companies) is requesting
Final Development Plan approval for a 44 ± acre parcel currently owned by
AEP, located between Higgins Blvd. and Firehouse Lane.

Comments:

The site, located on the east side of S. Hamilton Road, will contain two warehouses (totaling about 576,000 square feet) and related parking and internal private drives. Site access will be through connection of these drives to the public street system at Higgins Blvd, being a short public street located on the east side of the intersection with S. Hamilton Road, opposite Directors Blvd (located on the west side of the intersection). Comments continue as follows:

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- 1) Provision for Site Utilities services: The Final Development Plan demonstrates reasonable feasibility regarding new water, sanitary sewer and storm sewer utility facilities (i.e., water-mains, sanitary sewer service and drainage control/stormwater management). Comments are as follows
 - (1) Water: To make room for the two proposed buildings to be situated on the parcel, an existing public 12-inch diameter water main will need to be replaced with a new (replacement) 12-inch diameter water main that is to be constructed east of the two new buildings. The new buildings' (domestic and fire) water services will then connect to that new main. The new water main shall be dedicated as public infrastructure and shall be designed and constructed per City of Columbus and City of Groveport standards. The new main shall be completed prior to start of construction of the new buildings. The Developer should be held responsible for the cost and completion of the new water main. A Development Agreement binding the Developer to these requirements is recommended.
 - (2) Sanitary Sewer: The Development Plan illustrates that Sanitary Sewer service to the new buildings would be arranged by construction of two separate sanitary sewers (one for each building), extended from the existing public sanitary sewer main located alongside the S. Hamilton Road right-of-way. The Final Development Plan does not indicate if these proposed sewers are to be public or private. It is recommended that if the sewers are to only serve a single building each, that they be designated private sanitary sewers, but designed to Groveport and Columbus public design standards.
 - (3) Storm drainage: The Development Plan illustrates a storm drainage system for the development that will be constructed and would lead to detention basins that will outlet into Blacklick Creek. This system shall be private. The design of the drainage system and stormwater detention basins shall be compliant with City of Groveport Design standards. Operation and maintenance responsibilities for the detention basins shall be clearly identified in the design documents and per the above referenced Chapter 935. Generally, site development shall comply with all aspects of Chapter 935, applicable to the site as determined by the Engineering Department.

2) Traffic impact and circulation:

- a) Traffic Impact: The developer's traffic engineering consultant prepared a Traffic Impact Study (TIS), which was undertaken in a cooperative manner under a study scope approved by the City Engineer and ODOT's District 6 traffic engineer. The TIS was reviewed by the City, ODOT and the City's traffic engineering consultant. Review comments were returned to the developer's engineer, who prepared an updated TIS that was then resubmitted back to the City Engineer. Following review of the final TIS, it is concluded there are off-site roadway system improvement needs that include needs related and unrelated to the potential site-development. Based on the TIS, the recent history of crashes and physical condition of the intersection, the following off-site improvement needs on Groveport's roadway jurisdiction are listed:

(1) Higgins Blvd: Reconstruction of the pavement section, per Groveport standards.

(2) S. Hamilton Road at the intersection with Higgins Blvd./Directors Blvd.:

- i. The southbound left turn lane on S. Hamilton Road, requires an extension to provide for a 345-ft long lane (including 50-ft taper) and realignment of the turn lane into a positive offset alignment that then would require the northbound turn lane to be realigned to a positive offset alignment. Geometric design of the intersection improvement shall conform to ODOT L&D design manual standards, for a Limited Access facility, and shall be subject to approval by Groveport and ODOT.

ii. Traffic signal:

- (a) Signal operation changes are recommended by the City's traffic engineering consultant to provide for protected/permissive signal phasing of both the northbound and southbound left turn improvements at this intersection. This requires new signal heads and a new controller. The addition of site development traffic will include heavy trucks in the southbound left turn movement while the existing northbound left turn includes both heavy trucks and school buses; larger vehicles require longer gaps to safely make left turns. Based on traffic crash history and these factors, protected/permissive signal phasing is recommended to be implemented.
- (b) The existing traffic signal equipment (controller, cabinet, signal heads, support structure) should be updated to support the realigned S. Hamilton Road turn lanes and the changes to implement protected/permissive signal phasing for the northbound and southbound left turn lanes. Moreover, the signal equipment should be designed and equipped to match the current City standards being used along S. Hamilton Road.
- (c) Traffic signal improvement plans shall be designed per ODOT standards and construction drawings shall be subject to approval by Groveport and ODOT.

- (3) A Development Agreement between the City and the Developer to establish schedule and responsibility for funding and completing these off-site roadway improvements is recommended to be established prior to start of construction of the proposed buildings for this development site.

- b) Site traffic circulation: The proposed final development plan illustrates reasonable internal site circulation. The private drives on site shall provide the Madison Township Fire Department, City of Groveport Water Department, and City of Columbus Department of Public Utilities legal access to utilities (public and private) supporting these buildings and for responding to potential fire events.

No security guard-houses nor gates are shown on Final Development plan. 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, to ensure they are placed in such a manner to avoid vehicle queueing on public streets by vehicles seeking access to the site.

Conclusion – Case 2019-01

Engineering Staff have no objection to granting approval of the Final Development Plan, but do suggest if approved, the following conditions be made a part of that approval:

- 1) A Development Agreement be established and entered into between the City and Developer before site development begins, to memorialize requirements of the Developer for the water main improvement and off-site roadway system improvements (including traffic signal).
- 2) 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.
- 3) 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).
- 4) The new replacement public water main shall be constructed prior to start of construction of site building improvements. The design of the water main (i.e., size, depth, specifications and alignment) shall be per the requirements of the City of Groveport and City of Columbus (per service agreement with Columbus). Easements shall established with site development via Plat or separate instrument.
- 5) Any future proposed guard-house and/or gates on site shall be subject to prior approval of the City of Groveport's Chief Building Official and City Engineer.