



## **Planning and Zoning Commission STAFF REPORT**

**Monday – June 3, 2019 at 6:00 PM**

**CASE NUMBER:** #2019-03

**APPLICANT:** Paul Hemmer Companies

**EXISTING ZONING:** R (Rural)

**REQUEST:** **#2019-03** A request by Paul Hemmer Companies for a Rezoning at 5770 Saltzgaber Road, Parcel #185-002541.

**DESCRIPTION:**

The applicant is requesting to rezone a 37.68 +/- acre parcel from Rural to Planned Industrial Park (PIP). The tract is shown to be split into two parcels and will be platted as required in the PIP zoning regulations section 1162.02 (f). The applicant is proposing to construct two warehouses, building one is approximately 275,000 square feet and building two is approximately 240,500 square feet. The proposed use of the warehouses to be used for distribution and storage and other uses as permitted in section 1153 for the PIP district. The adjacent property uses include industrial parks to the East and South of the property, residential and commercial uses to the West and South and commercial, residential and church uses to the North.

### **CONCLUSION:**

If the Planning and Zoning Commission should consider recommending approval of this zoning request, staff recommends the use of the following checklist and map as suggested in the Comprehensive Plan along with the site specific information provided 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.

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.



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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 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?

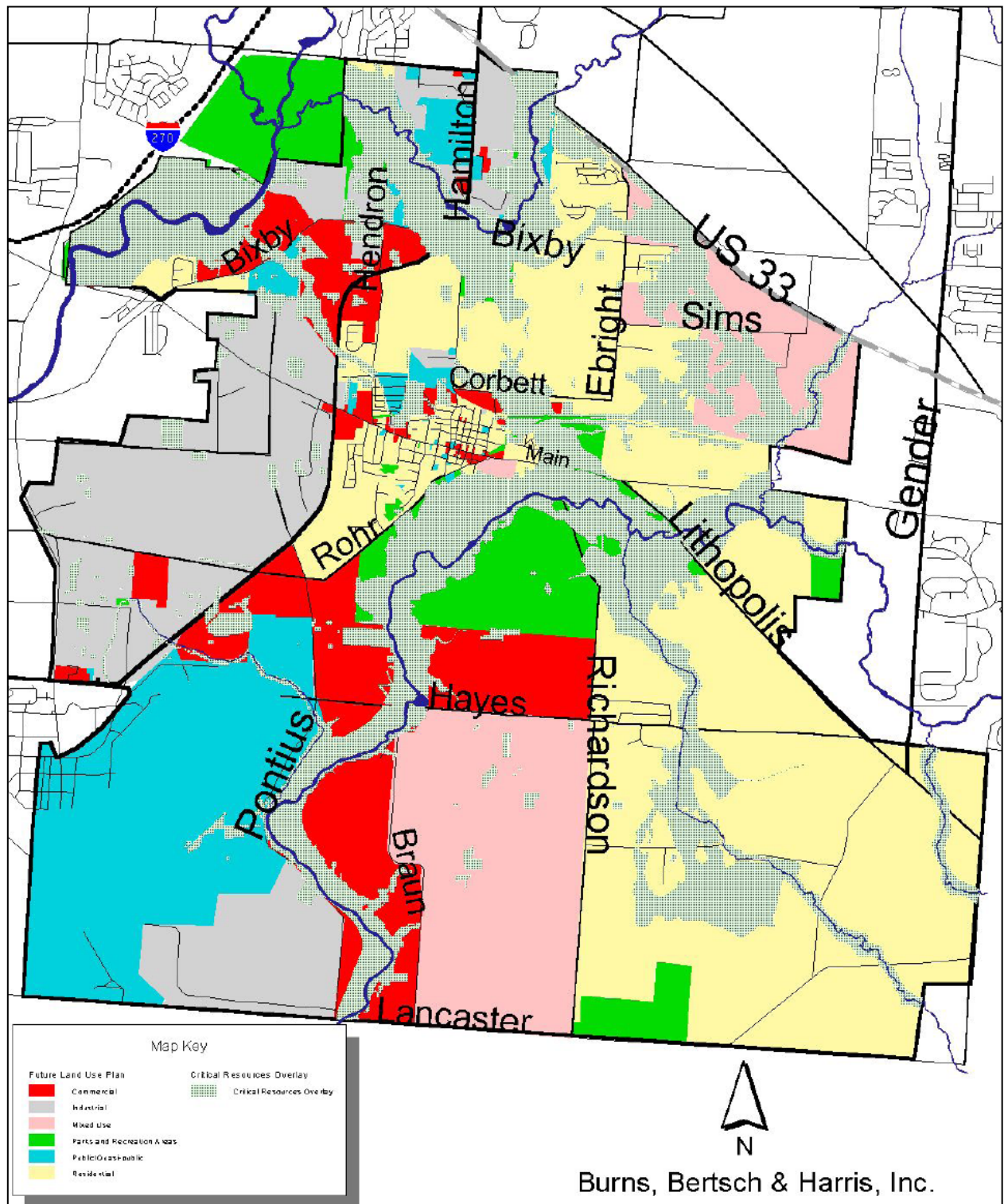
**It should be noted that Groveport City Council has commissioned a Gateway Corridor Study for this area. The overall purpose of this study is to construct basic concepts for future development along Groveport Road from State Route 317 west to Swisher Road.**

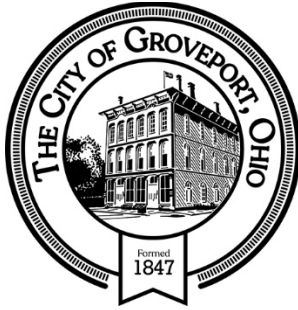


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*Figure 9 – FUTURE LAND USE MAP*





**Engineering Department**  
655 Blacklick Street  
Groveport, OH 43125  
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**MEMORANDUM**  
Office of the City Engineer

Date: May 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 # 2019-03** -- Planning & Zoning Commission – June 3, 2019

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**Case – 2019-03      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) - 37.68 acres
Current Use:	Agriculture

Request: Applicant (Paul Hemmer Companies) is requesting to rezone a 37.68 +/- acre parcel from Rural to Planned Industrial Park (PIP) zoning district with two lots.

**Comments:**

The applicant is proposing to rezone the above-stated acreage that will be platted per the City's PIP zoning regulations. The proposed zoning district, being a planned district requires a Final Development Plan to be approved by Council before site construction can commence. Case 2019-04, is made by the same applicant for the proposed Final Development Plan, which will be discussed under separate review memo.

Under this case for rezoning, the applicant is proposing to rezone the whole acreage of the referenced tax parcel, 37.68 acres, to support a development of two warehouses together totaling about 515,500 SF, with related drives, loading docks, parking lots and utilities. The applicant stated the intended use to be industrial warehousing and in this planned district, there is potential for the buildings to be used for other various uses such as warehouse distribution, storage, manufacturing, fabrication, and other uses in 1153.03.

Surroundings-Existing conditions:

1. The adjacent property uses include existing industrial lands 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.
2. 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 48 feet +/- and Groveport Road right-of-way (ROW) width to be about 120 feet +/- (including the adjacent County Commissioner's parcel on the north side of the subject parcel). With the development of the subject parcel, additional ROW dedication is proposed by the applicant along Saltzgaber Road to provide for at least 60-foot ROW.
3. The Groveport Road corridor east of Swisher Road and in front of this parcel, and a portion of the Saltzgaber Road corridor is under the City of Groveport jurisdiction. About 440 feet of the Saltzgaber Road right-of-way north of the Groveport Road right-of-way is under the jurisdiction of Groveport; the remaining portions of the Saltzgaber Road right-of-way south of this point are under the control of Madison Township.

**Conclusion - Case 2019-03:**

As this Case pertains to a zoning district change, Engineering staff defer to the Planning and Zoning Staff, and their report on this case. Engineering conclusions will be presented in Case 2019-04, Final Development Plan Application.



**Planning and Zoning Commission  
STAFF REPORT**

**Monday – June 3, 2019 at 6:00 PM**

**CASE NUMBER:** #2019-04

**APPLICANT:** Paul Hemmer Companies

**EXISTING ZONING:** R (Rural)

**REQUEST:** **#2019-04** A request by Paul Hemmer Companies for a Final Development Plan at 5770 Saltzgaber Road, Parcel #185-002541.

**DESCRIPTION:** The applicant is proposing to construct two warehouse buildings at this location. The first building is shown to be 275,000 square feet and the second is 240,500 square feet. As shown, the buildings comply with all setback requirements for both Saltzgaber Road and Groveport Road. The warehouses comply with parking requirements related to size and number of spaces for the project. The plan also complies with the required setbacks for the zoning requested. The plan shows the required landscape buffer easement along Groveport Road, Saltzgaber Road and the other property lines. The landscape buffer shown along Saltzgaber Road and the residential use to the south should be supplemented with mounding and additional evergreen trees to provide adequate screening considering it is abutting residential properties. All other landscaping provisions are typical of the development plans we have approved in the past. The applicant is requesting to not install a buffer between the two buildings since they have shared driveway at that location. The plan proposes three ground signs one will be located at each entry to the property. Proposed requirements for wall and directional signage is shown to be in compliance with City regulations.

**CONCLUSION:**

If the Planning and Zoning Commission should consider recommending approval of this development plan, a condition of such approval would be to require additional screening of the project from the residential properties to the west and south along Saltzgaber Road.



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**MEMORANDUM**

Office of the City Engineer

Date: May 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 # 2019-04** -- Planning & Zoning Commission – June 3, 2019

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**Case – 2019-04 Request for Final Development Plan approval**

Site address:	5770 Saltzgaber Road
Containing parcel (s):	185-002541
Current Zoning:	Rural (unzoned)
Proposed Zoning:	PIP – Planned Industrial Park (PIP) - 37.68 acres
Current Use:	Agriculture

Request: Applicant (Paul Hemmer Companies) is requesting approval of application for a Development Plan for a 37.68 +/- acre parcel, being the same parcel presented in Case 2019-03 for zoning district change from Rural to Planned Industrial Park (PIP), with two lots.

**Comments:**

This application pertains to the same acreage that is the subject of the rezoning applications under Cases 2019-03. The site, located southeast of the intersection of Groveport Road and Saltzgaber Road, and will contain two warehouses (totaling about 515,500 square feet) and related parking and internal private drives, on two lots. Site access will be through three private driveways from Saltzgaber Road. Comments continue as follows:

Review of the proposed Development Plan:

1. Site access & internal site traffic circulation: three (3) access driveways are proposed accessing both lots from Saltzgaber Road; the two southern-most drives are from the portion of Saltzgaber Road in the jurisdiction of Madison Township while the northern-most drive is within City of Groveport roadway jurisdiction. No curb drives/accesses are proposed from Groveport Road, which should be discouraged.



All site driveways should be configured geometrically to allow right-in and right-out, and left-in (except for the northern-most driveway (see below).

The position of the proposed northern-most driveway entrance may be too close to the intersection of Groveport Road and Saltzgaber Road. The proposed driveway entrance on the Development Plan would be about 330-feet from the intersection. The City's Access Management guidelines recommend curb cuts (driveways) be about 500-feet separated from unsignalized intersections on collectors (i.e., Saltzgaber Road). It is advised that if this driveway is not shifted to the south to meet the guideline, then this northern-most driveway entrance should be restricted such that left-in ingress shall be limited to automobiles only. Inbound trucks headed to the Lot 1 building should be directed, via way-finding signs, to enter the middle driveway. At the northern-most driveway, exiting vehicles (cars and trucks) should be directed to exit in the northern direction. All three driveways should include traffic control features (raised islands and signage on drive aprons) to direct emerging truck traffic in the northbound direction on Saltzgaber Road.

Lot 1 (18.47 Acres and the northernmost lot), has vehicular circulation completely around the building, with access to two of the drives. Lot 2 (16.44 Acres and the southernmost lot), does not have complete circulation around the building. The passenger car parking area alongside the building on Lot 2 should connect to the southern-most driveway access.

Use of guard shack is 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, from queuing ingress vehicles (cars and truck)

2. Water, Sanitary and Storm Drainage and Stormwater Management: Feasibility is demonstrated.
  - a. Water: Water-service connections for the new buildings are shown to be made from a proposed 20-inch diameter public water main to be extended along Saltzgaber Road, on east side of the street along the entire Saltzgaber Road frontage. The Applicant will be obligated to construct this NEW public water main to provide water service for domestic and fire-protection to the proposed buildings and to serve other properties in the region south and west of the subject parcel. The new water main design shall be subject to approval of City of Columbus and City of Groveport using agency design standards, including the Ohio EPA requirements. Water main diameter will be confirmed during design approval, but shall not be less than 8-inches. Easement dimensions shall be compliant with City of Columbus and City of Groveport standards and be a minimum of 15-feet wide, if on private property.
  - b. Sanitary Sewer: Building sewer services for the new buildings are shown to be made from a proposed 12-inch diameter public sanitary sewer main to be extended along Saltzgaber Road, on east side of the street along the entire Saltzgaber Road frontage. The Applicant will be obligated to construct this NEW public sewer main to provide sanitary services for the site proposed buildings and to serve other properties in the region south and west of the subject parcel. The new sanitary sewer main design shall be subject to approval of City of Columbus and City of Groveport using agency design standards, including the Ohio EPA requirements. Sanitary sewer main diameter will be confirmed during design approval. Easement dimensions shall be compliant with City of Columbus and City of Groveport standards and be a minimum of 15-feet wide, if on private property. A Development Agreement shall be established between the City and Developer for this sewer main extension.
  - c. Storm drainage & Stormwater Management: The Final Development Plan displays set-aside area for on-site stormwater management facility. Interior site drainage collection system are shown to lead to the detention areas and to direct controlled runoff to the northeast to existing storm drainage conduit located



along Groveport Rd. Site drainage shall accommodate offsite drainage that passes through the site. The drainage system and stormwater management design shall comply with the City's Stormwater Policy regulations and Franklin County storm design standards if applicable.

3. Saltzgaber Road Improvements, Intersection Improvements and Right-of-way (ROW) dedication:

Along Saltzgaber Road, additional right-of-way (ROW) is proposed to be dedicated on the east side of the street, to provide for a total of about 62-feet of ROW, along the entire site frontage. This proposed ROW dedication is being reviewed by both the County Engineer and the City Engineer for adequacy per the local standards and thoroughfare plans for the area. 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.

The Applicant is committing to complete Saltzgaber road improvements per Franklin County standards along this road frontage, to provide a three-lane road improvement from the intersection of Saltzgaber Road and Groveport Road, extended south to the southwest corner of the subject parcel. This improvement, as shown on the Development Plan includes an off-set cul-de-sac. It is expected the County will require this cul-de-sac design to allow traffic composed of automobiles, emergency response vehicles, and school buses to have access through this cul-de-sac, to Saltzgaber Road south to Toy Road, while trucks will be directed with signage to use the cul-de-sac as a turn-around to go north toward Groveport Road. With the above-mentioned improvements to Saltzgaber Road, an improved drainage collection system shall be provided to safely convey storm runoff from the roadway and from offsite tributary acreage located west of the project corridor, directing it through and/or around the subject tract. Design of this roadway shall meet the street design standards of the Franklin County Engineer (for the township ROW portion) and City of Groveport (for Groveport's ROW portion).

The Applicant is committing to complete intersection improvements at the intersection of Saltzgaber Road and Groveport Road, to include east-bound and west-bound left turn lanes along Groveport Road and a northbound left-turn lane on Saltzgaber Road. This improvement is illustrated on the Development Plan, Sheet C202. Intersection design shall meet the requirements of City of Groveport. The applicant is advised that the intersection design - when underway - shall ensure that adequate right-of-way shall be acquired by the applicant and/or dedicated from the land they will control, at all four corners of the intersection to facilitate the improvement. Intersection and roadway improvements on Groveport jurisdiction roads should be illuminated with Street lights for reasons of safety.

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 on the development site.

4. Traffic Impact and offsite improvements:

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 Franklin County Engineer. The TIS was reviewed by the City of Groveport, the City's traffic engineering consultant and the Franklin County Engineer.

The Groveport review of the TIS is complete; the Franklin County Engineer has not yet provided review comments as of the date of this memo.

As noted above, the Applicant is committing to complete offsite roadway and intersection improvements at the intersection of Saltzgaber Road and Groveport Road. Geometrics of this intersection improvement as to turn-lane lengths on Groveport Road, as represented on the Development plan, are consistent with the conclusions

in the TIS. The northbound left turn lane on Saltzgaber Road to west-bound Groveport Road, should be 125-feet in length (including 50-ft taper), unless otherwise approved by the City Engineer. The TIS found that these proposed left turn lanes are warranted. Groveport Engineering staff feel these intersection improvements are appropriate to support the new development, and to provide for improved safety along the Groveport Road corridor.

It is noted that the TIS concludes that traffic signal warrants are not met at the Saltzgaber Road and Groveport Road intersection, for the “2020 Build (Site Full build-out)” and “2030 design year (Site Full build-out)”. The City’s Traffic Engineering consultant concurs with this finding. It is noted that signal warrants may someday be met, depending on other growth in the region. Until then, the addition of turn lanes should improve traffic flow through this intersection.

The TIS concluded that all other approaches and intersections examined in the study will operate at acceptable levels of service, in the “Build” condition. The City’s Traffic Engineering consultant concurs with this finding.

5. Other considerations:

- a. Franklin County Engineer’s Office Study of Saltzgaber Road and Toy Road corridors: The Franklin County Engineer has undertaken a study of these corridors. The concern relates to two things: existing Road conditions and cut-through traffic from existing development west of Swisher Road. Groveport is aware of these concerns and concurs that these two roads in their current state cannot accommodate increased traffic volume and the type of vehicles typically associated with development, without some improvement to the roadway system.

It is noted that presently, truck traffic is prohibited (by ordinance, enforced with signage) on Saltzgaber Road within the City of Groveport’s portion of this road. If the project is approved with implementation of roadway improvements with site access from Saltzgaber Road, the ordinance will need to be rescinded.

It is noted that the County has limited legal authority to restrict truck traffic on nonresidential streets; that agency indicates that they cannot prohibit as the City can, truck traffic on roadways outside City of Groveport jurisdiction. The new development will attract traffic flow from the west along Toy Road toward Saltzgaber, despite efforts that may be implemented by future tenants/owners of the new buildings on these sites. Locally on Saltzgaber Road, the proposed Truck-turn-around cul-de-sac at the site NW corner, will help to allow for trucks to make a U-turn and head north to avoid Toy Road, until a future more extensive Toy Road improvement is made that can accommodate access to the site from the west.

**Conclusions – Case 2019-04**

Engineering Staff suggest Planning Commission members consider in their decision for the application for Final Development Plan, to take as a whole the combined request under Case 2019-03 for rezoning to PIP and this case.

Engineering Staff suggest that if this application is recommended for approval by Planning Commission, 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 public water main and public sanitary sewer main extension improvements AND the off-site roadway system improvements, including the Saltzgaber Road improvement and the intersection improvements at Groveport Road and Saltzgaber Road.
- 2) Offsite Roadway improvements on Saltzgaber Road and Groveport Road, shall be designed per requirements of Franklin County Engineer (as an agent for Madison Township) and City of Groveport, as appropriate by jurisdictional control. Street lighting shall incorporated into Groveport Street improvement.
- 3) Site development design shall conform with the City of Groveport requirements, including but not limited to compliance with stormwater management policies and regulations, including requirement for directing site managed storm drainage into an adequate drainage outlet that has positive flow.
- 4) No site access is allowed from Groveport Road.
- 5) Geometric configuration of site access driveways to/from Saltzgaber Road shall be designed and constructed per requirements of Franklin County Engineer (as an agent for Madison Township) and City of Groveport, as appropriate by jurisdictional control.
- 6) On Lot 2, the passenger car parking area alongside the western face of the proposed building shall have connection to the southern-most and center internal site drives.
- 7) Sanitary sewers and Water Mains (i.e., Public Utilities) shall be extended along the project site frontage, contemporaneously with or prior to the construction of site improvements. The design and construction of Public Utilities (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 for these Utilities, shall be established with site development via Plat or separate instrument.
- 8) 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