



**Planning and Zoning Commission
STAFF REPORT**

Monday – June 3, 2019 at 6:00 PM

CASE NUMBER: #2019-05

APPLICANT: Paul Hemmer Companies

EXISTING ZONING: R (Rural)

REQUEST: **#2019-05** A request by Paul Hemmer Companies for a Final Plat at 5770 Saltzgaber Road, Parcel #185-002541.

DESCRIPTION: The applicant is requesting approval of the final plat. This approval is required for all planned development districts by section 1135.01 (e).

CONCLUSION: Staff has no objection to granting approval of the plat. A condition of approval by the Planning Commission should be that the surveyor shall sign and seal the plat, per section 1191.09(5)(B).



Engineering Department

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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 # 2019-05** -- Planning & Zoning Commission – June 3, 2019

Case – 2019-05 Request for Final Plat 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 final plat for a 37.68 +/- acre parcel, same being 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 applications under Cases 2019-03 and 2019-04. The applicant is requesting approval on a Final Plat for the subject tract and for the proposed PIP-zoning district. The proposed final plat has undergone a review by an independent professional surveyor arranged by the Engineering Department; review comments were returned to the applicant for their review, response and correction of the proposed plat. It is noted that dedication of additional right-of-way and highway easement are proposed along Saltzgaber Road, for the portion of this road in Groveport's jurisdiction and Madison Township's jurisdiction. The Franklin County Engineer ought to be provided an opportunity for technical review of the plat as noted in the review comments.

The applicant has been advised they are required under Groveport Section 1191.09(c)(6)), to provide with the Final Plat application, information that either confirms on the subject parcel there are no jurisdictional wetlands, or evidence shall be provided indicating all necessary permits have been applied for from the Army Corps of Engineers and if necessary, the Ohio EPA; this was omitted in the Final Plat application. At the time of writing of this memo-report, the applicant was assembling that material.

The Plat shows a 19-foot utility easement along the east side of Saltzgaber Road, to contain a proposed sanitary sewer extension shown on the Final Development Plan. Moreover, the Final Development Plan also illustrates a proposed water main extension shown to be aligned within a proposed expanded ROW. If during design review of the proposed water main and sewer main extensions, which are to be designed to meet current City of Columbus and City of Groveport standards, it is determined by Groveport or Columbus that the utility main alignments and easement dimensions require change from what is shown on the FDP, additional space and easements shall be provided.

Conclusions – Case 2019-05

Staff have no objection to granting approval of the final plat, but do suggest if approved, the following conditions be made a part of that approval:

1. Before the Final Plat is brought to City Council for Approval:
 - a. All review comments on the proposed plat brought forth from the City and County shall be addressed to the satisfaction of the City and County.
 - b. The applicant shall provide information either confirming no jurisdictional wetlands impact the project site (i.e., 1191.09(c)(6)), or evidence shall be provided indicating all necessary permits have been applied for from the Army Corps of Engineers and if necessary, the Ohio EPA.
2. Sufficient Right-of-way shall be dedicated to the City and County, as determined by these agencies, to facilitate City and County approved improvements to Saltzgaber Road and the intersection of Saltzgaber Road and Groveport Road.
3. Plat shall include all utility easements for extension of public water and sanitary sewer, the dimensions of which shall conform with City of Groveport and City of Columbus requirements.
4. Final plat shall be signed and sealed by a professional surveyor, licensed in the State of Ohio.
5. Plat meets requirements of the City of Groveport Chapter 1191.09