



**Planning and Zoning Commission
STAFF REPORT**

Monday – August 5, 2019 at 6:00 PM

CASE NUMBER: #2019-02

APPLICANT: Derik Leary

EXISTING ZONING: PIP (Planned Industrial Park)

REQUEST: **#2019-02** A request by Derik Leary for a Final Development Plan at 2400 Rohr Road, Parcel #154-000002 (*tabled from the May 6, 2019 and June 3, 2019 meetings*).

DESCRIPTION: The applicant is proposing to develop approximately 32.7 +/- acres at the NE corner of Rohr Road and Alum Creek Drive. The property is currently zoned Planned Industrial Park (PIP). The zoning approval for this area as PIP, which was approved in 1995, did not have a development plan submitted at the time of approval and now requires a development plan to be submitted. The development plan shows three parcels to be created with this development, Lot 1 is approximately 10.37 acres and is shown to be where the fuel center / QSR will be constructed. Lot 2 is approximately 20.42 acres and is shown to be where the two warehouses will be constructed. Lot 3 is approximately 1.43 acres and is shown as an outlot with no specific building or use being proposed at this time. Building setbacks as proposed do not comply with required setbacks along Alum Creek Drive and Rohr Road. The required setback along Alum Creek Drive and Rohr Road is 80 feet and the plan is proposing 50 feet along both roadways. Also, the parking setbacks along Alum Creek, Rohr Road, and Global Court do not meet the required setbacks. Parking setbacks are required to be 60 percent of the required building setback, the plan shows the parking setbacks to be 15 feet.



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Signage proposed for the fuel center / QSR exceeds the signage permitted in the sign regulations as to number of signs, square footage of signs, and height of signs. The PIP landscape buffers as shown comply with Chapter 1162 requirements. No building elevations, sign exhibits, or other information to verify full compliance have been provided for Lot 3.

CONCLUSION:

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

- 1. That prior to development of Lot 3 a modification to the development plan showing building elevations, building size and location, sign locations, exhibits, and other information required to verify compliance with zoning regulations, shall be submitted for approval by Planning Commission and Council.**
- 2. Require additional screening / buffering to be installed around the residential properties on Aloha Drive.**



DEPARTMENT OF ENGINEERING

655 Blacklick Street
Groveport, OH 43125
614-836-5301
FAX: 614-567-2498
www.groveport.org

MEMORANDUM

Office of the City Engineer

Date: July 31, 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 # 2019-02** -- Planning & Zoning Commission – August 5, 2019

Case – 2019-02 Request for Final Development Plan approval

Site address: 2400 Rohr Road
Containing parcel (s): 154-000002
Current Zoning: PIP (Planned Industrial Park)
Proposed Zoning: No Change
Current Use: Vacant

Request: Applicant (Derik Leary of Kimley-Horn) is requesting
Final Development Plan approval for a 32.7 ± acre parcel currently owned by
Gurgun Muharrem. Tabled from the May 6, 2019 and June 3, 2019 meetings.

Comments:

The site, located on the northeast corner of the intersection of Alum Creek Drive and Rohr Road is proposed to be developed with mixed use into three lots containing respectively, a fuel center (serving automobiles and trucks) on Lot 1, 2 industrial buildings totaling about 352,500 SF in floor space on Lot 2, and a retail outlot on Lot 3. Internal private drives will connect all three lots and lead to site access drives from adjacent contiguous public roads. The site is bordered by and has frontage along:

- Rohr Road to the south –jurisdiction of the City of Groveport.
- Alum Creek Drive –jurisdiction of the Franklin County Engineer.
- Global Court –jurisdiction of the Village of Obetz.

Site access is proposed from four access drive connections to adjacent public streets, as follows:

- Rohr Road: one full-access drive and one right-in-only access drive.
- Alum Creek Drive: one right-in/right-out access drive.
- Global Court: one full-access drive to be located within an existing right-of-way platted area in the Village of Obetz.

The applicant has coordinated with all three above-mentioned local agencies and has agreed to and thus illustrates on the plan along the western boundary, dedication to public use additional road right-of-way (10-feet) and highway easement (15-ft) along Alum Creek Drive, and along the southern boundary dedication to public use alongside Rohr Road being the former canal land limits. These dedications will accommodate planned roadway improvements along these two arterial roads. It is noted that the Franklin County Engineer and City of Groveport are undertaking a major roadway improvement at the intersection of Alum Creek Drive and Rohr Road, which is under design and anticipated to be constructed in 2020. That project was already planned and programmed prior to this development.

Comments continue as follows:

- 1) Provision for Utilities services: Reasonable feasibility is demonstrated, regarding water, sanitary sewer and storm sewer utility facilities and drainage control/stormwater management). Comments are as follows:
 - a) Water: A water main extension is proposed to serve this development from a connection to an existing 12-inch diameter water main located along Rohr Road. Each lot would connect to the new water main extension for domestic and fire service. The new water main would be dedicated as public infrastructure and thus shall be designed and constructed per City of Columbus and City of Groveport standards and requirements. The new water main shall be completed up to a point adjacent to Lot 3, prior to start of construction of the first development affecting the three lots. The Developer should be held responsible for the cost and completion of the water main extension. A Development Agreement binding the Developer to these requirements is recommended.
 - b) Sanitary Sewer: A sanitary sewer main extension is proposed to serve this development from a connection to an existing 15-inch diameter Groveport sewer main located south of Rohr Road that was sized to accommodate the subject acreage. This proposed sewer main would extend north into the subject development site under Rohr Road and each lot in the subject development would connect to the new sewer main extension, which should be dedicated as public infrastructure. The Developer will be obligated to construct this sewer main to provide sanitary services for the site proposed buildings for all three lots and to serve the adjacent acreage surrounding Aloha Drive, just west of the subject parcel. The new sanitary sewer main design shall be subject to approval of the City of Columbus and City of Groveport design standards and requirements, as well as 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. The Developer should be held responsible for the cost and completion of the sanitary sewer main extension. A Development Agreement shall be established between the City and Developer for this sewer main extension.
 - c) Storm drainage: The Development Plan illustrates a storm drainage collection system for the development that would lead to a large wet-detention basin that will outlet into the storm collection system under and along Alum Creek Drive, in the jurisdiction of the Franklin County Drainage Engineer (FCDE). This on-site drainage system shall be private. The design of the drainage system and stormwater detention basins shall be compliant with City of Groveport Design standards. Connection to the FCDE's storm system will require that agency's approval, which has been confirmed as "feasible", by that agency. 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) Site access and internal circulation and Traffic Impact:

- a) Site access & internal traffic circulation: As stated above, a total of four (4) access drive connections to adjacent public streets are proposed. The Development plan illustrates that all three lots will have access to these drive connections via internal drives. Circulation is found reasonable. Semi-Truck access to the site should be discouraged from the Rohr Road access driveway, for northbound truck traffic on Alum Creek Drive with way finding signage that would be found acceptable to the City of Groveport Building and Zoning Department. The Final plat for this development should include dedication of access easements across these drives, granted to owners (and their successors) of each lot for perpetual ingress/egress to/from all internal drives onto the adjacent public street drive entrances.

It is noted that the Franklin County Engineer and Village of Obetz will require an improvement plan and permit for drive access to Alum Creek Drive and Global Court, respectively. The Developer shall be required to meet all conditions for plan approval and permits by these agencies and for these access points.

- b) 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 Groveport City Engineer, Franklin County Engineer and the Village of Obetz. The review of the TIS is complete. It is concluded that there are off-site roadway system improvement needs driven by the traffic impact from the site development, described as follows. Also described below is a recommended method for accomplishing the improvements:

- a. Alum Creek Drive (Franklin County jurisdiction): A northbound right-turn lane is warranted on Alum Creek Drive directing traffic into the proposed site right-in/right out access from/to this roadway. Length is calculated to be at least 285-ft, with 50-ft taper. Final length and geometric design shall meet approval of the office of the Franklin County Engineer.

Recommendation: Developer shall be responsible to ensure design and construction are undertaken contemporaneously with site development, but no later than the construction of the aforementioned Alum Creek Drive/Rohr Road intersection improvement project AND in a manner approved by the Franklin County Engineer. Design standards shall meet the requirements of the Franklin County Engineer.

- b. Rohr Road (Groveport jurisdiction): An eastbound left-turn lane is warranted on Rohr Road directing traffic into the proposed site's full-access southeast driveway. Length is calculated to be at least 225-ft, with 50-ft taper. Final length and geometric design shall meet approval of the office of the Franklin County Engineer and City of Groveport Engineer.

Recommendation: The Franklin County Engineer has indicated that the ongoing design and construction of the Franklin County Engineer/ Groveport aforementioned Alum Creek Drive/Rohr Road intersection improvement project can integrate this turn lane improvement into their project. The County has expressed their willingness to incorporate this improvement in the plan on the condition the Developer agree to donate the above-referenced right-of-way and highway easement dedications.

Conclusion – Case 2019-02

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 extension, sanitary sewer main extension and off-site roadway system improvements.
- 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) The new public sanitary sewer main needed to serve the development shall be extended into and through the site contemporaneously with the site development of the three lots in the project. The design of said sewer (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 shall be established with site development via Plat or separate instrument. The Developer is responsible for the cost and completion of the sanitary sewer main extension.
- 4) The new public water main needed to serve the development shall be constructed prior to start of construction of site building improvements. The new water main shall be completed up to a point adjacent to Lot 3, prior to start of construction of the first development affecting the three lots. 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 be established with site development via Plat or separate instrument. The Developer is responsible for the cost and completion of the water main extension.
- 5) The proposed access drive from Alum Creek Drive into the development site and the northbound right-turn lane to this drive entrance on Alum Creek Drive (Franklin County jurisdiction) shall be constructed before the activation of water service for the first building constructed on any lot, but no later than the construction of the aforementioned Alum Creek Drive/Rohr Road intersection improvement project. The Developer is required to meet all conditions and requirements imposed by the Franklin County Engineer related to securing permits for connecting the site access driveway and turn lane on Alum Creek Drive.
- 6) The Lot 2 Site access drive to Global Court (Village of Obetz jurisdiction) shall be constructed before activation of water service for the building improvement on Lot 2. The Developer is required to meet all conditions and requirements imposed by the Village of Obetz related to securing permits for connecting the site access driveway to Global Court.
- 7) Prior to Site development on any lot, the Developer shall dedicate to public roadway use and at no cost to the City of Groveport and Franklin County Commissioners, a 10-foot wide right-of-way and a 15-foot wide highway easement along the Alum Creek Drive parcel frontage and the entirety of the former canal lands along the Rohr Road parcel frontage, in a manner acceptable to the Franklin County Engineer and City of Groveport.
- 8) Any future proposed guard-houses and/or gates on site shall be subject to prior approval of the City of Groveport's Chief Building Official and City Engineer.